

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## ENDCAP RETAIL UNIT FOR LEASE

BBSREALTY.COM

**\$22.95psf**  
NET LEASE RATE

**7,225**  
SQUARE FEET



## 1289 Upper James Street, Unit 1, Hamilton, ON

Prime endcap retail unit located in a busy sought-after grocery store anchored plaza on Upper James Street with excellent exposure to high traffic and easy access to the Lincoln M. Alexander Parkway ("the Linc"). The premises consists of 4,354 square feet of ground floor space with open front retail area, finished back office, and 2,871 square feet of second floor finished office space. Abundant parking. Ideal for most retail/office, medical, educational, and other uses.

 **John Hryczynski**  
Broker

Office: 905.529.5900 Ext. 240

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### HAMILTON OFFICE

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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

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## PROPERTY DETAILS

NET LEASE RATE	\$22.95 psf
SIZE	7,225 sf
FLOORS	2 Floor
LAND SIZE	306.97' x 323.04'
PARKING	Plaza/Surface
PUBLIC TRANSIT	HSR Rte. 27
ZONING	C7

## PROPERTY DETAILS

- Excellent, high traffic location on arterial Upper James Street with immediate access to The Lincoln M. Alexander Parkway
- Plaza anchored by popular local grocery store Denninger's Foods of the World
- Major commercial strip just south of Stone Church Rd abundant with retail and restaurants
- Public transit available at doorstep with connections to Downtown Hamilton



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