

BLAIR BLANCHARD STAPLETON

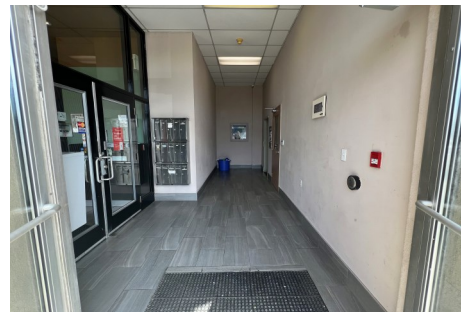
LIMITED, REAL ESTATE BROKERAGE

MIXED USE PROPERTY INVESTMENT

BBSREALTY.COM

29,236SF

8,200SF
RETAIL SPACE



1051 Upper James Street, Hamilton, ON

Attractive investment opportunity! 29,236 square foot, mixed-use building located on a major traffic artery situated on Upper James Street at the Lincoln M. Alexander Parkway ("The Linc"). This 3-storey building sits on a 0.61 acre lot with easy access to QEW Niagara/Toronto/Brantford via the LINC, close to municipal transit, and minutes to a variety of amenities.

Shawn Doiron

Sales Representative

Office: 905.529.5900 Ext. 262

Email: doirons@bbsrealty.com

ANCASTER OFFICE

303-1425 Cormorant Road, Ancaster ON L9G 4V5
P 905.529.5900 F 905.529.7474

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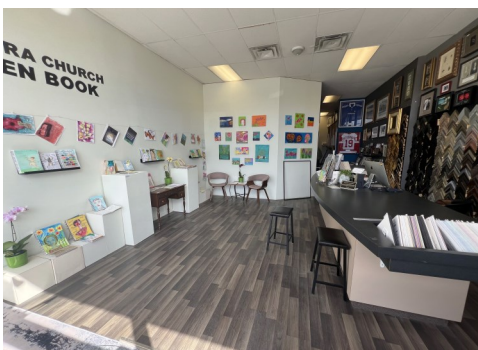


PROPERTY DETAILS	
TAXES (2023)	\$26,265.91
BUILDING SIZE	29,236 sf
FIRE PROTECTION	Alarm/Smoke Det.
LOT SIZE	135.05' X 200.34"
OFFICE AREA (approx.)	21,036 sf
RETAIL AREA (approx.)	8,200 sf
PARKING	Approx. 55 spaces
ZONING	C5



PROPERTY DETAILS

- Total building size of 29,236 sf
- Approximately 8,200 square feet of retail storefront space
- Approximately 21,036 square feet of office space
- Pylon signage out front
- Approximately 55 on-site parking spaces
- Incredible location on Upper James Street with high traffic and great visibility
- Easy access to LINC and QEW
- Public transit nearby
- Flexible possession



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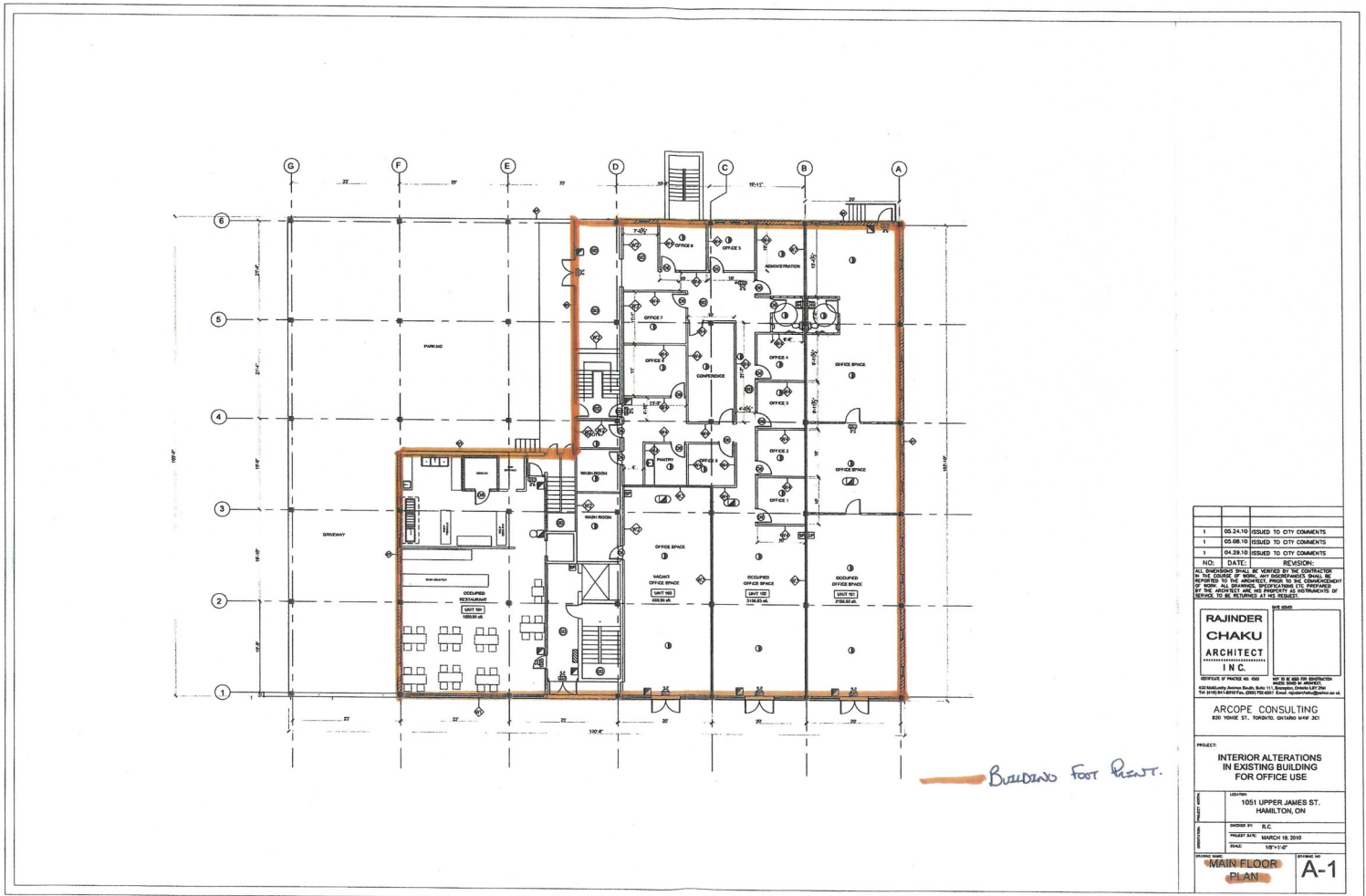
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MAIN FLOOR PLAN



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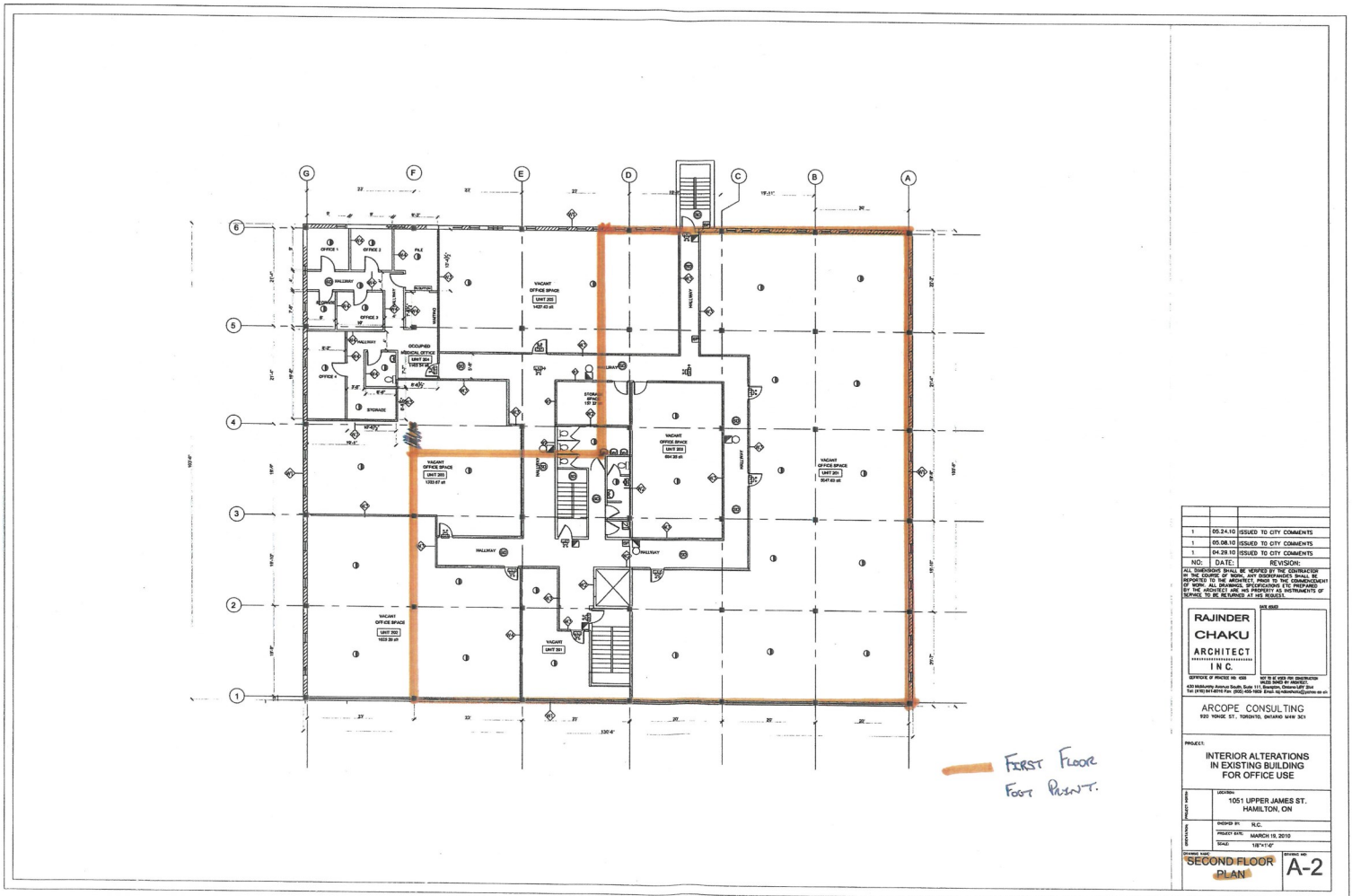
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SECOND FLOOR PLAN



NO.	DATE	REVISION
1	05.14.10	ISSUED TO CITY COMMENTS
1	05.08.10	ISSUED TO CITY COMMENTS
1	04.20.10	ISSUED TO CITY COMMENTS
<small>ALL DIMENSIONS SHALL BE GIVEN BY THE CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE GIVEN BY THE ARCHITECT UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE GIVEN BY THE CENTERLINE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE GIVEN BY THE CENTERLINE UNLESS OTHERWISE SPECIFIED.</small>		
RAJINDER CHAKU ARCHITECT INC.		
<small>400 UNIVERSITY AVENUE, SUITE 111, MISSISSAUGA, ONTARIO L4W 1M7 TEL: 905.875.1111 FAX: 905.875.1112</small>		
ARCOPE CONSULTING <small>920 HOWE ST. TORONTO, ONTARIO M6P 1S1</small>		
PROJECT: INTERIOR ALTERATIONS IN EXISTING BUILDING FOR OFFICE USE		
LOCATION: 1051 UPPER JAMES ST. HAMILTON, ON		
OWNER: NLC		
PROJECT NO.: MARCH 18, 2010		
SCALE: 1/8"=1'-0"		
SECOND FLOOR PLAN		A-2

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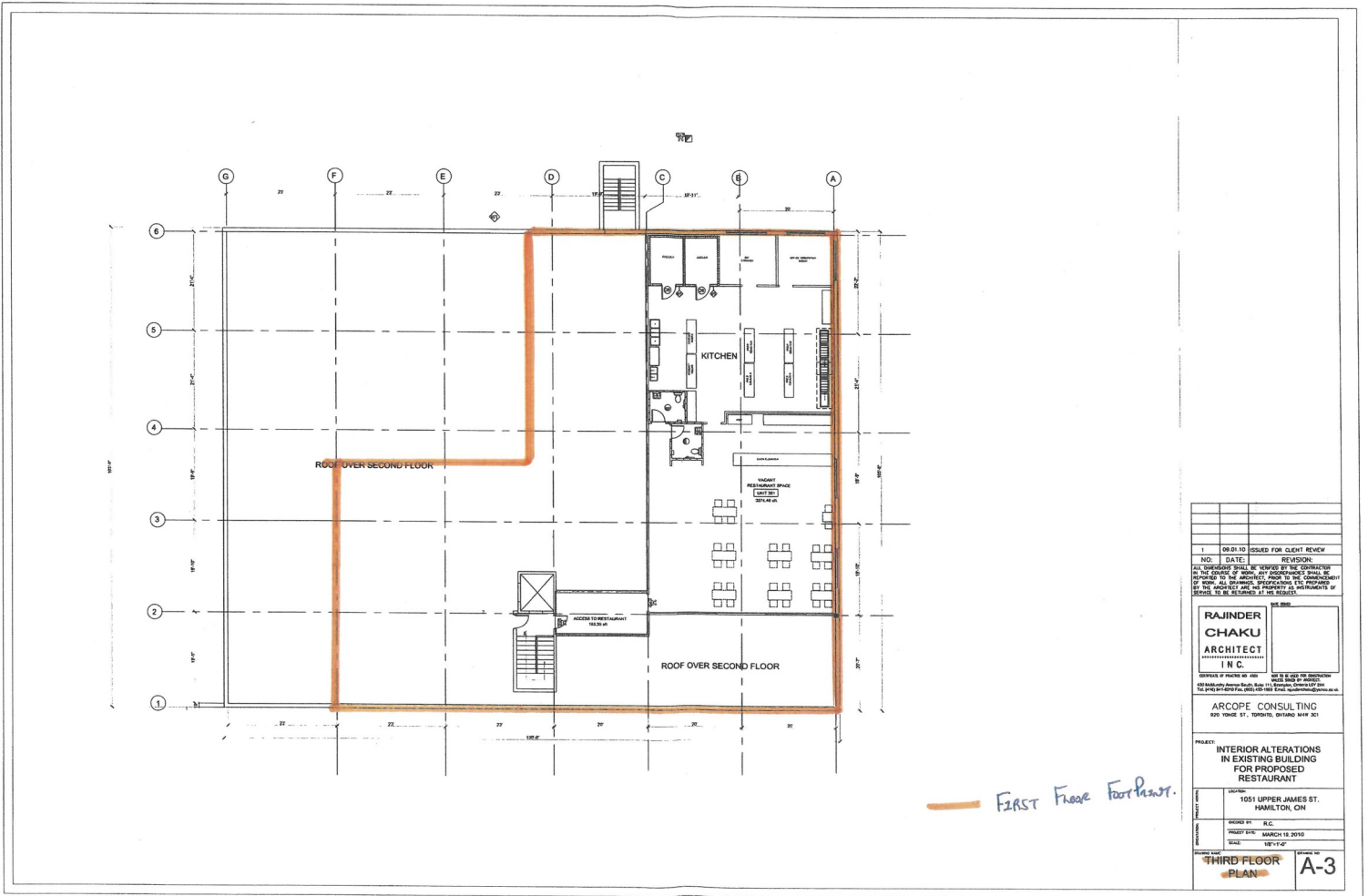
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THIRD FLOOR PLAN



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