

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

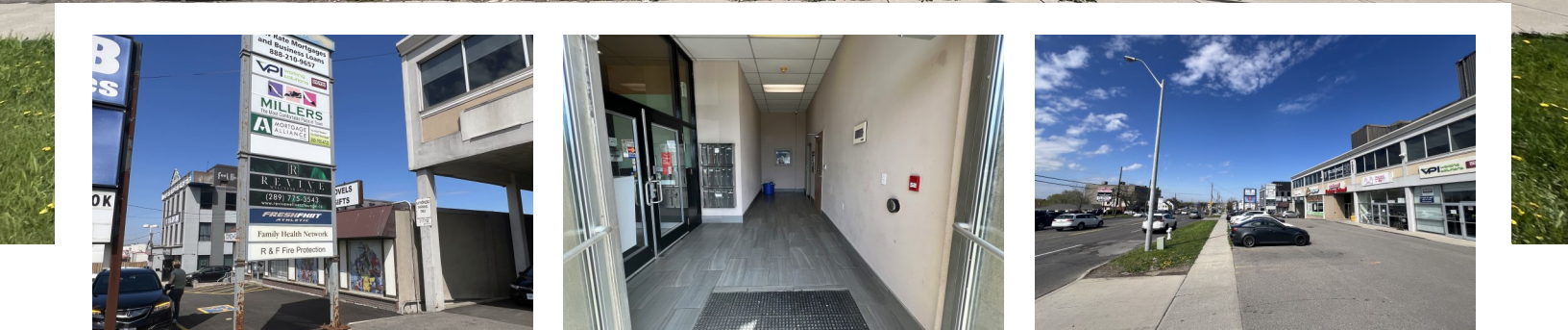
MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

\$9,850,000
ASKING PRICE

29,236SF
SQUARE FEET

8,200SF
RETAIL SPACE



1051 Upper James Street, Hamilton, ON

Attractive investment opportunity offering a 6.4% Cap Rate! 29,236 square foot, solid mixed-use building including approximately 55 parking spaces and situated on a major arterial street by Upper James and the Lincoln M. Alexander Parkway ("The Linc"). Property offers excellent exposure on Upper James Street. This three-storey building sits on a 0.61 acre lot with easy access to QEW Niagara/Toronto/Brantford via the Linc, steps to public transit, and close 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

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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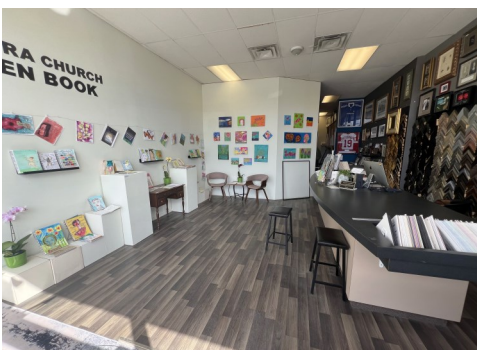
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PROPERTY DETAILS	
ASKING PRICE	\$9,850,000
TAXES (2023)	\$26,269.51
BUILDING SIZE	29,236 sf
FIRE PROTECTION	Alarm/Smoke Det.
LAND SIZE	132.27' X 200.0'
OFFICE AREA (approx.)	21,036 sf
RETAIL AREA (approx.)	8,200 sf
PARKING	Approx. 55 spaces
ZONING	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 | |
| • Immediate possession | |



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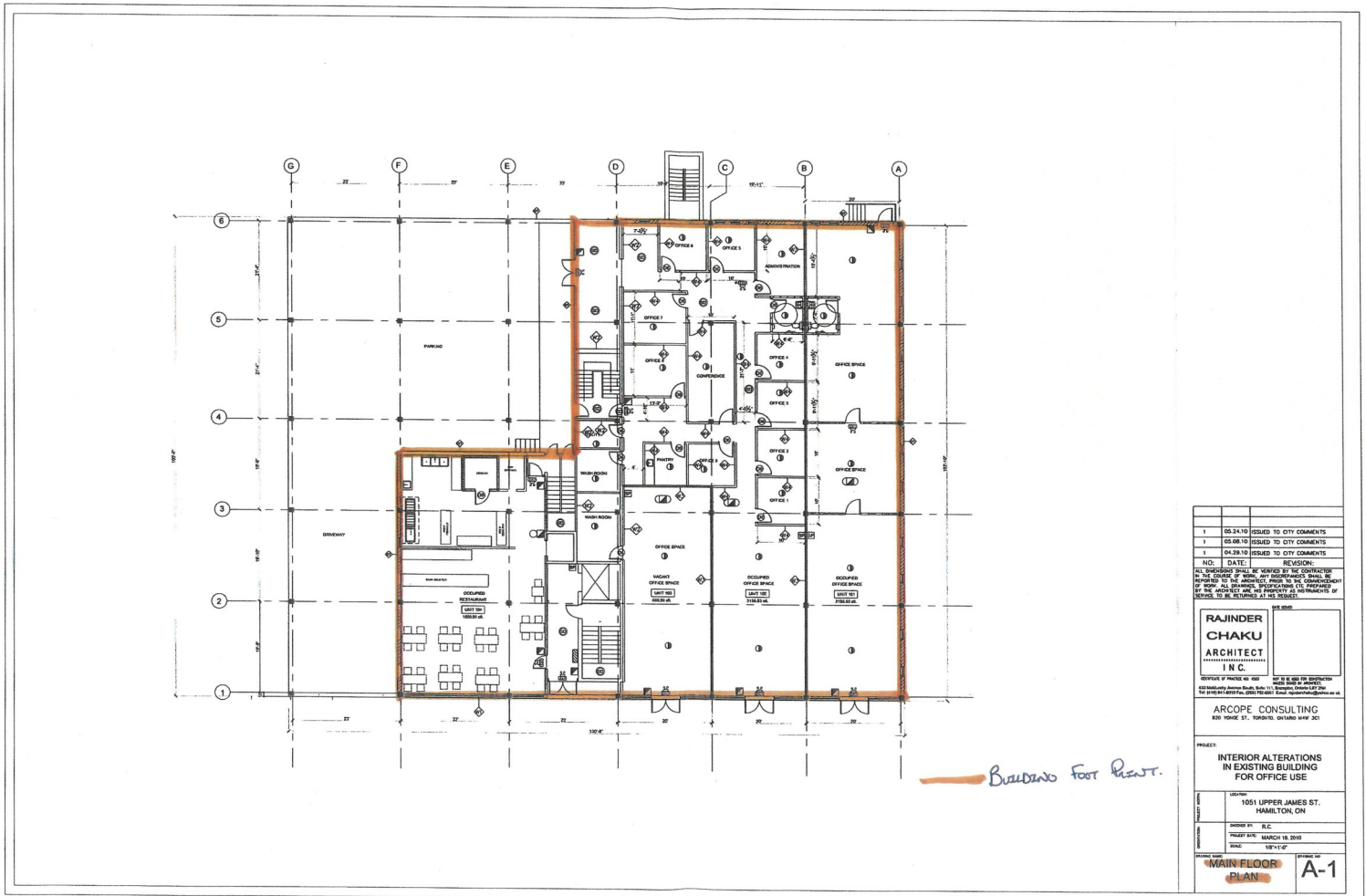
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MAIN FLOOR PLAN



NO.	DATE	REVISION
1	05.24.10	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 VERIFIED BY THE CONTRACTOR IN THE FIELD OF WORK AND RESPONSIBILITY SHALL BE ASSIGNED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. ALL DIMENSIONS, SPECIFICATIONS, ETC. PROVIDED BY THE ARCHITECT ARE TO REMAIN UNLESS OTHERWISE NOTED TO BE RETURNED AT HIS REQUEST.</small>		
RAINDER CHAKU ARCHITECT INC.		<small>REGISTERED ARCHITECT 432 Mainway Avenue, Suite 111, Hamilton, Ontario L8P 2P6 Tel: 905.529.5900 Fax: 905.529.7474</small>
ARCOPE CONSULTING <small>850 YONGE ST. TORONTO, ONTARIO M4W 3C1</small>		
PROJECT: INTERIOR ALTERATIONS IN EXISTING BUILDING FOR OFFICE USE		
LOCATION	1051 UPPER JAMES ST. HAMILTON, ON	
DESIGN BY	R.C.	
PROJECT #/N	MARCH 18, 2010	
SCALE	1/8" = 1'-0"	
MAIN FLOOR PLAN		A-1

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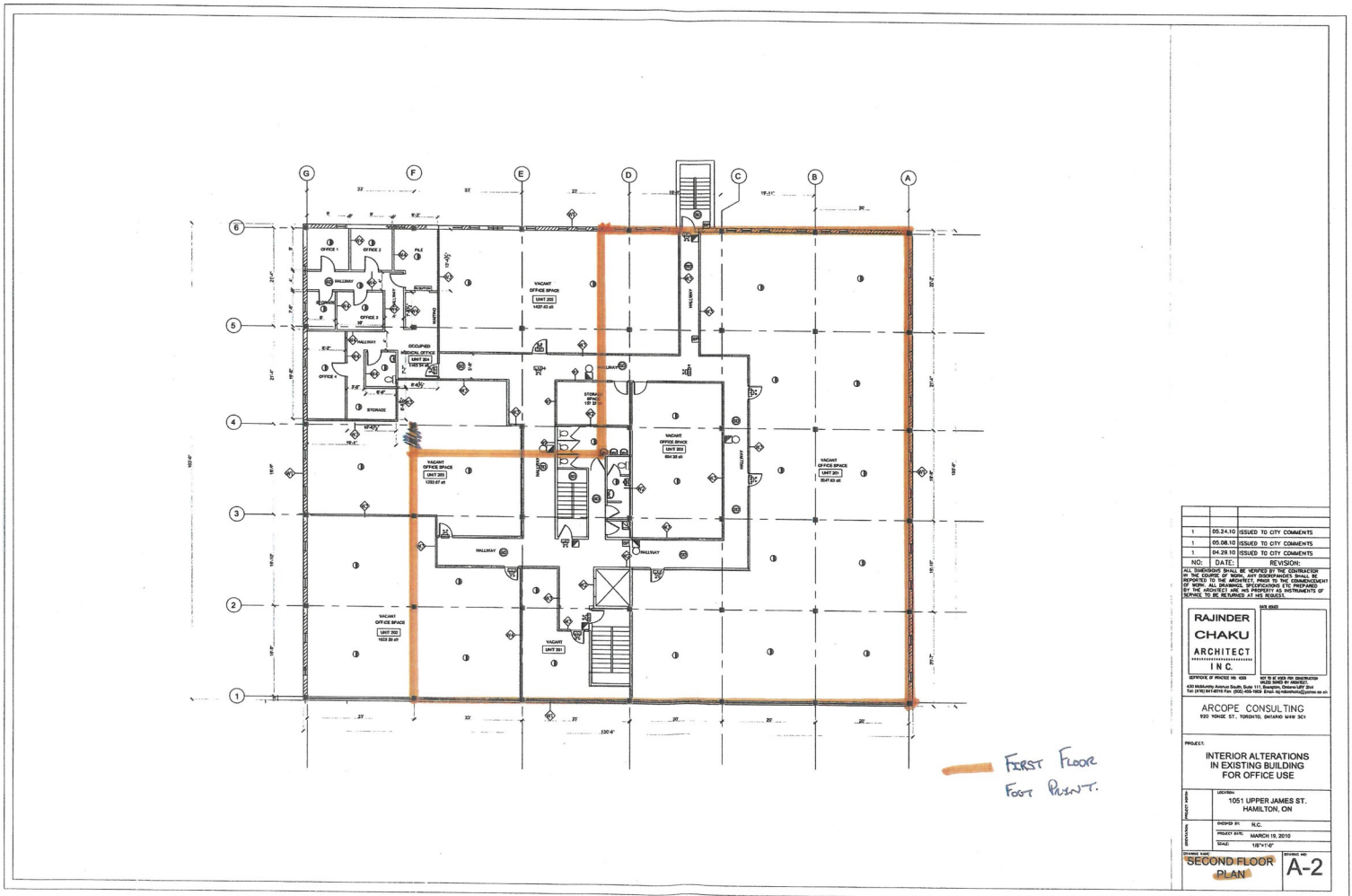
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SECOND FLOOR PLAN



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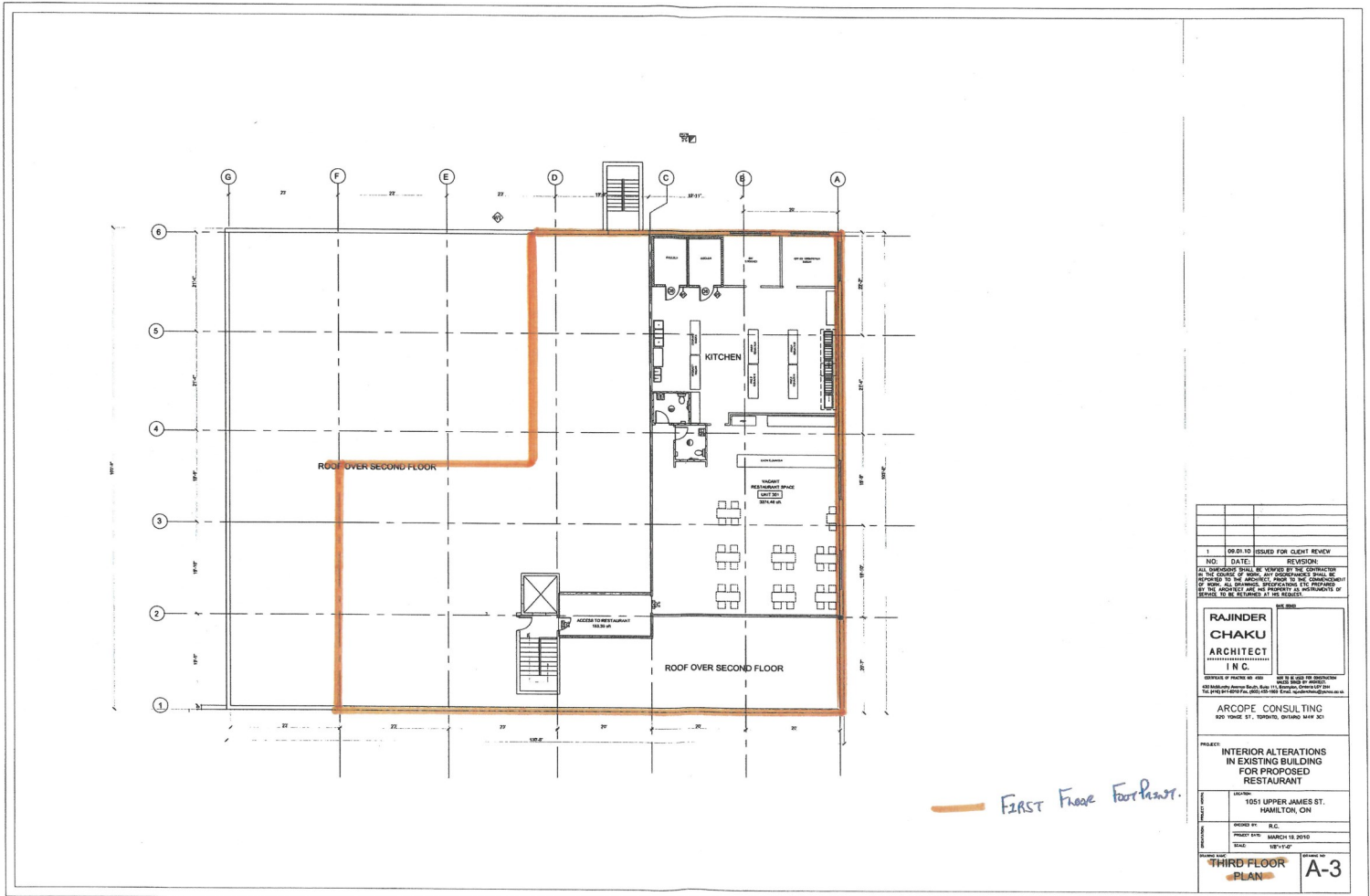
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THIRD FLOOR PLAN



NO.	DATE	REVISION
1		ISSUED FOR CLIENT REVIEW

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT AND HIS FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

RAJINDER CHAKU ARCHITECT INC.

ARCHITECT OF RECORD FOR THE PROJECT

ARCOPE CONSULTING
8200 YORKER ST., TORONTO, ONTARIO M3J 3C1

PROJECT: INTERIOR ALTERATIONS IN EXISTING BUILDING FOR PROPOSED RESTAURANT

LOCATION: 1051 UPPER JAMES ST. HAMILTON, ON

OWNER: R.C.

PROJECT DATE: MARCH 18, 2016

SCALE: 1/8" = 1'-0"

THIRD FLOOR PLAN

A-3

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