

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

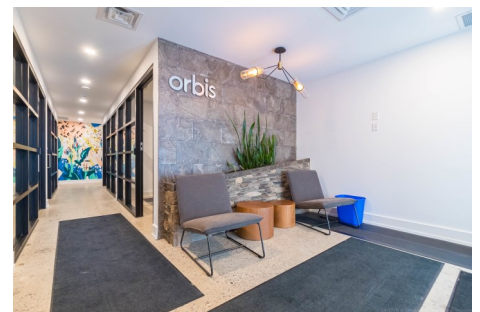
OFFICE/RETAIL BUILDING FOR SALE

BBSREALTY.COM

\$3,249,000
ASKING PRICE

\$27,518.92
TAXES (2023)

6,045
SQUARE FEET



151 John Street South, Hamilton, ON

This stunning building has prime location, right off the main arteries of downtown Hamilton. Walking distance to restaurants, City Hall, banks, shopping, and St. Joseph's Hospital. Located next to the biggest GO station in Hamilton, the beautiful property also offers onsite parking. There are three floors including the half above grade basement, with many offices and work stations throughout. The lower level has an all glass boardroom, office, and large cafeteria style staff area. Each floor offers a local artist mural or art installation, making it very attractive and welcoming.

Evan Apostol
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Kerianne Harlow
Sales Representative

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HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite , Hamilton, ON L8P 1H1
P 905.527.1144 F 905.529.7474

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RETAIL/OFFICE BUILDING FOR SALE

Every inch of this property has been completely renovated and designed to showcase and utilize every part of the building. Whether it's the trendy epoxy concrete floor or the staff area complete with a full kitchenette or the funky chandelier with a local art installation in the stairwell – this property has been designed with high end finishes. Currently tenanted with an attractive rent, this would be an ideal investment. Tenant's lease is nearing expiry, so could be perfect for an owner/operator for a turn key building ready to make their vision into reality.

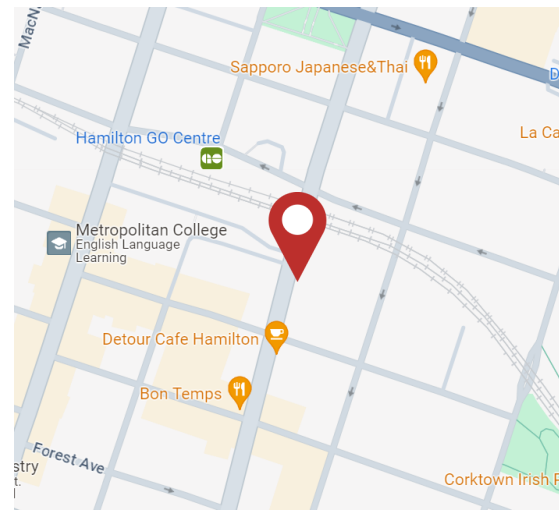
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PROPERTY DETAILS	
ASKING PRICE	\$3,249,000
ANNUAL TAXES	\$27,518.92 (2023)
SIZE	6,045 sf
BASEMENT	Yes
FLOORS	3
LAND SIZE	33.00' x 130.00'
PARKING	Yes
PUBLIC TRANSIT	Yes
ZONING	C5

PROPERTY DETAILS

- Prime location right off of main arterial Downtown Hamilton roads
- Just across the street from Hamilton GO Centre
- Onsite parking
- Each floor has local artist mural or art installation
- Features include epoxy concrete floor, staff area with full kitchenette, and funky chandelier in stairwell



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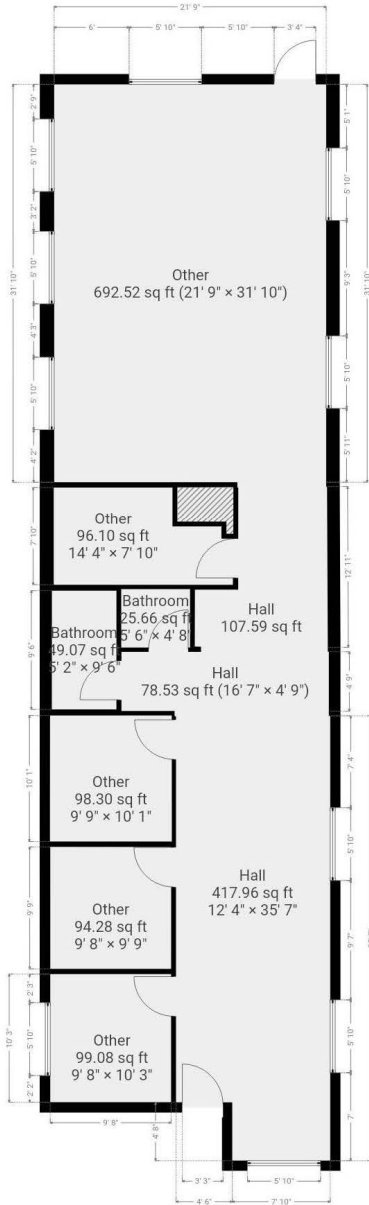
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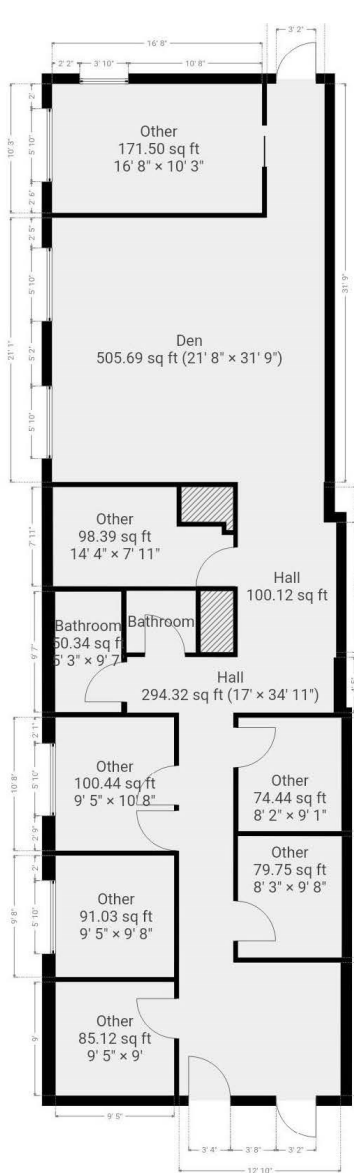
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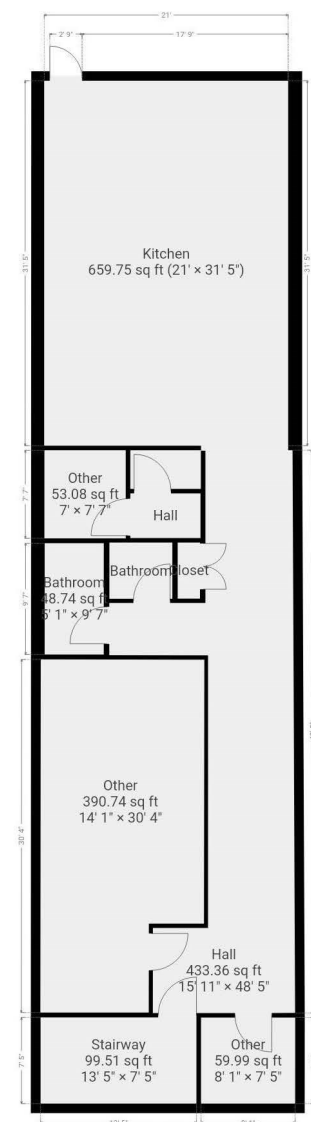
FLOOR PLAN



First Floor



Second Floor



Basement

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