BLAIR BLANCHARD STAPLETON

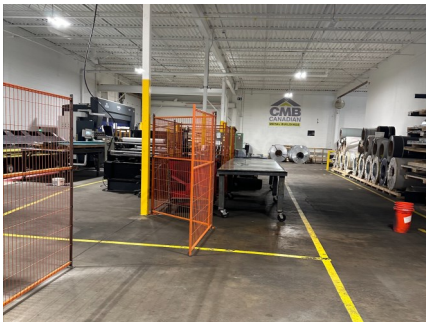
LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL BUILDING FOR SALE

BBSREALTY.COM

$4,950,000
ASKING PRICE

17,793
SQUARE FEET



400 Millen Road, Stoney Creek, ON

PROPERTY DETAILS

ASKING PRICE	$4,950,000
SIZE	17,793 SF
LOT SIZE	200.16' X 198.21'
ACRES	0.935
PROPERTY TAXES	$43,445.00
LOADING	DRIVE-IN
ZONING	M2
CLEAR HEIGHT	16'
POWER	600V, 400A

Great location across from the postal sorting station with easy access to both the South Service Road and QEW via Fruitland Road. Building has recently undergone major renovations. New offices.

Gary Stapleton
Broker

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Drew Blair
Broker of Record

Office: 905.529.5900 Ext. 225
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HAMILTON OFFICE
1425 Cormorant Road, Suite 303, 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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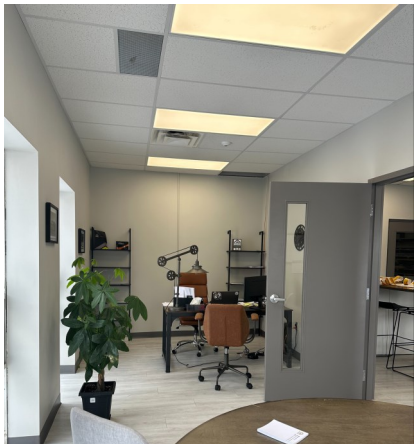
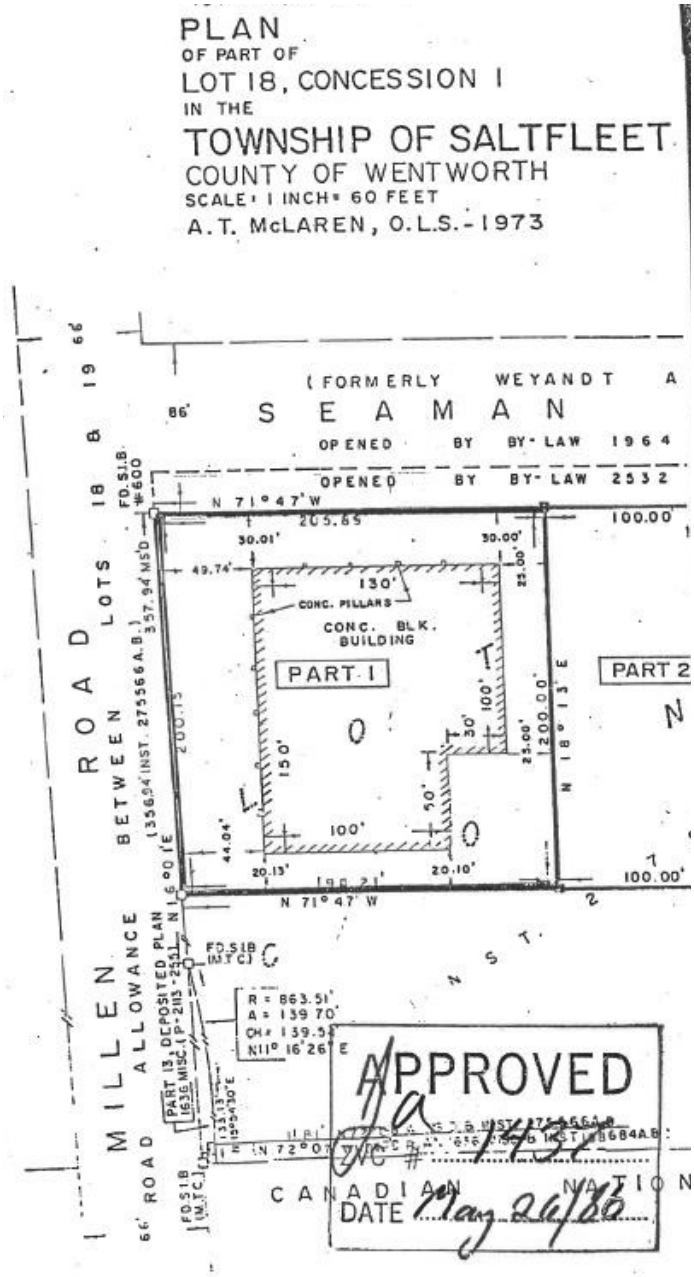
SURVEY





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SALES CHART – 349 MILLEN ROAD, STONEY CREEK, ON

	UNIT #	TERM	ANNUAL ($)	2024	AREA (SF)
1.	Units 2 & 3 Canadian Metal Inc. Building	Nov. 1/22 – Oct. 31/23	167,900.00	$13.00/sf	12,893
	Units 2 & 3 Canadian Metal Inc. Building	Nov. 1/23 – Oct. 31/26	174,055.50	$13.50/sf	12,893
	Units 2 & 3 Canadian Metal Inc. Building	Nov. 1/26 – Oct. 31/27	177,278.75	$13.75/sf	12,893
2.	Unit 1 Evolve Electric Inc.	Mar. 1/23 – Oct.31/27	63,700.00	$13.00/sf	4,900
					Total 17,793 sf

Income 2024:	17,793 sf x $13.00/sf =	$231,309.00
Income 2025:		$237,755.50
Income 2027:		$240,978.75

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