

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL BUILDING FOR SALE

BBSREALTY.COM

**\$1,250,000**  
ASKING PRICE

**3,500SF**  
+/-40% OFFICE SPACE



## 796 Burlington Street East, Hamilton, ON

Rare small freestanding industrial building. Great for small user that requires a fenced compound. Furnace replaced. Roof redone. 12' x 14' loading door.

**Gary Stapleton**  
Broker  
Office: 905.529.5900 Ext. 227  
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**Alexandra Blair**  
Sales Representative  
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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.

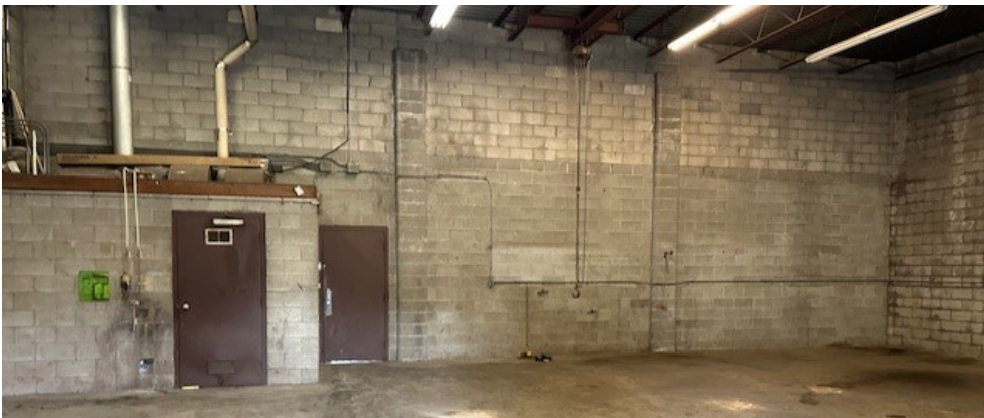
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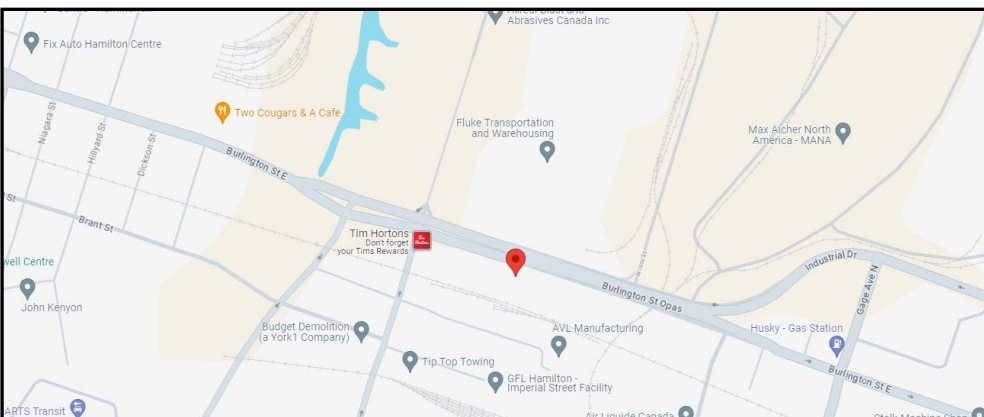


PROPERTY DETAILS	
PRICE	\$1,250,000
TAXES (2023)	\$14,063.80
SIZE	3,500 sf
LAND SIZE	135.99' x 178.70'
CLEAR HEIGHT	17'
DRIVE-IN	(1) 12' x 14'
PARKING	Surface
OFFICE / INDUSTRIAL	40% / 60%
ZONING	M5



## PROPERTY DETAILS

- 3,500 square foot freestanding building with fenced compound
- Approximately 40% office space
- Furnace replaced
- Roof re-done
- Great location within close proximity of a variety of amenities



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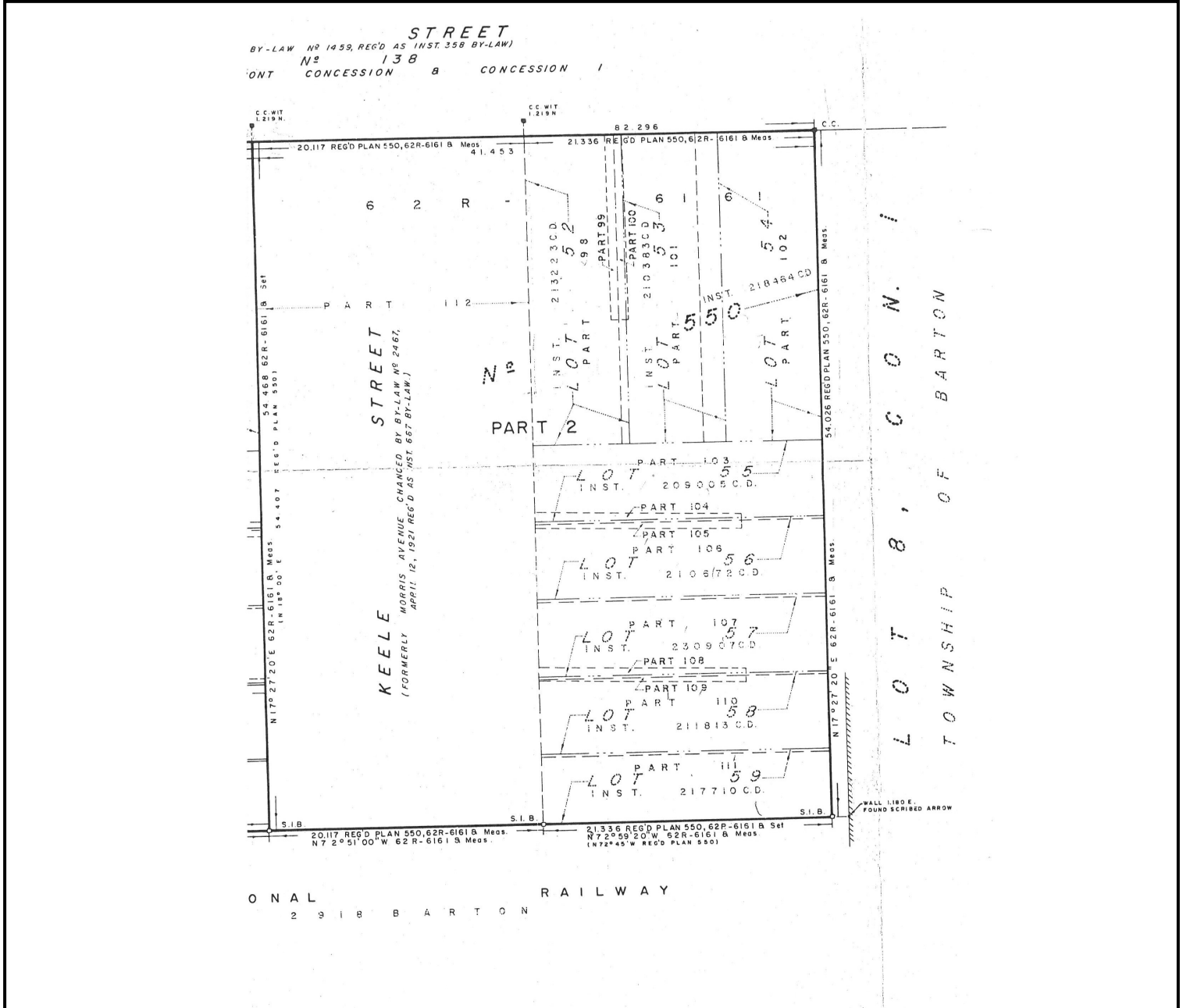
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