

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE / RETAIL BUILDING FOR SALE

BBSREALTY.COM

**\$2,700,000**  
ASKING PRICE

**9,058**  
SQUARE FEET



## 1493 Centre Road, Hamilton, ON

Free standing turnkey medical building with huge potential for conversion to other permitted uses under the existing zoning! Uses such as restaurant/hospitality, personal services, retail, commercial recreation, studio, repair shop, medical offices, financial services, vet, and more the possibilities are endless! Building is almost fully vacant allowing a new owner to make it their own. Right between the Carlisle Arena and Carlisle Memorial Park, this scenic property is surrounded by estate homes, boutique shops, essential stores, and beautiful farm land. This property is perfect for any owner/operator that appreciates the affluent nature of Carlisle.

### **Evan Apostol**

**Broker**

Office: 905.527.1144 Ext. 300

Email: [evan.apostol@marklandpm.com](mailto:evan.apostol@marklandpm.com)

### **Keriann Harlow**

**Sales Representative**

Mobile: 905.912.2289

Email: [harlow@bbsrealty.com](mailto:harlow@bbsrealty.com)

#### **HAMILTON DOWNTOWN OFFICE**

25 Main Street West, Suite 2025 Hamilton ON  
P 905.527.1144 F 905.546.0007

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 completeness there of. The information contained herein is subject to change without notice.

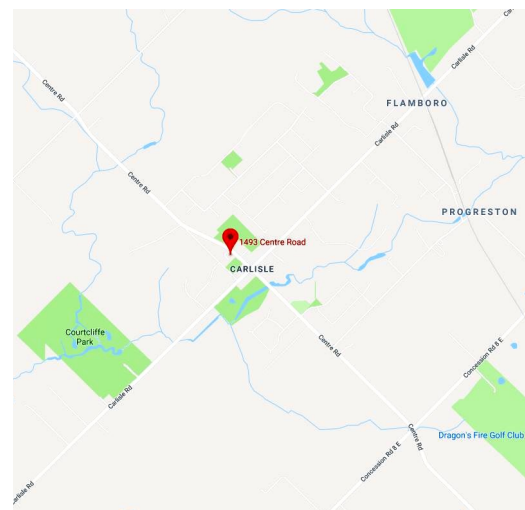
# OFFICE / RETAIL BUILDING FOR SALE

Currently setup as a turn key medical office, the main floor offers reception area, 12+ offices, 6 washrooms, lab, pharmacy build out. The lower level offers private offices, further doctors offices and reception with xray and ultrasound build out.



## PROPERTY DETAILS

ASKING PRICE	\$2,700,000
SIZE	9,058 SF
FLOORS	2
LAND SIZE	Irregular
OFFICE %	100%
PARKING	Yes
PROPERTY TAX (2023)	\$30,917.96
ZONING	S2 Settlement Commercial



**Evan Apostol**  
 Broker  
 Office: 905.527.1144 Ext. 300  
 Email: [evan.apostol@marklandpm.com](mailto:evan.apostol@marklandpm.com)

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 Sales Representative  
 Mobile: 905.912.2289  
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## FEATURES

- 9,058 sf free standing turnkey building on large scenic irregular lot
- Potential for conversion to other permitted uses under existing zoning
- Building almost fully vacant
- Currently set up as turnkey medical office
- Main floor reception area, 12+ offices, 6 washrooms, lab & pharmacy build out
- Lower level private offices, doctor offices, reception, xray & ultrasound build out
- Surrounded by boutique retail, century homes and farmland
- Located ten minutes north of Waterdown.
- Municipal water and gas.

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Office: 905.527.1144 Ext. 300  
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Mobile: 905.912.2289  
Email: [harlow@bbsrealty.com](mailto:harlow@bbsrealty.com)

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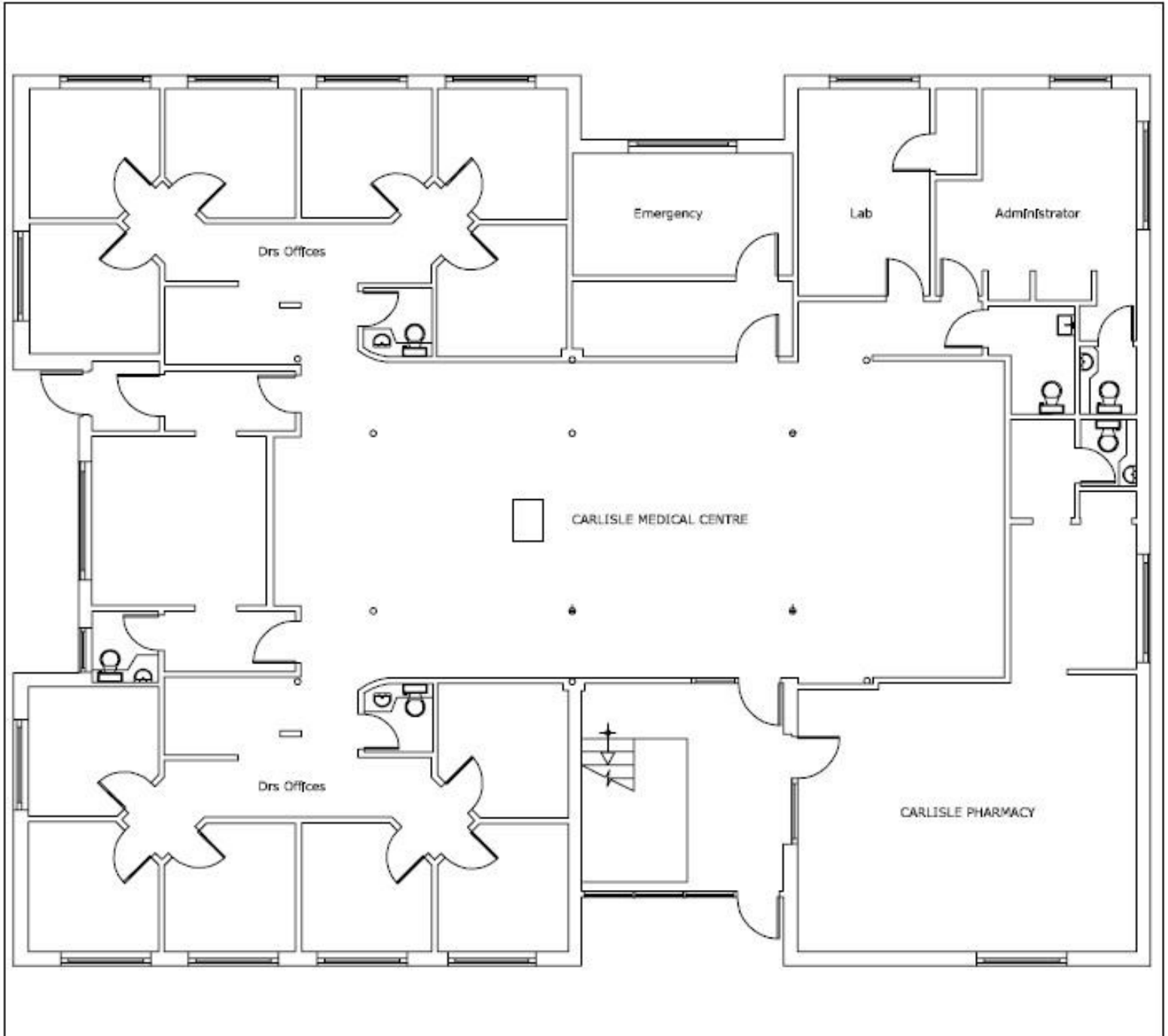
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## MAIN LEVEL



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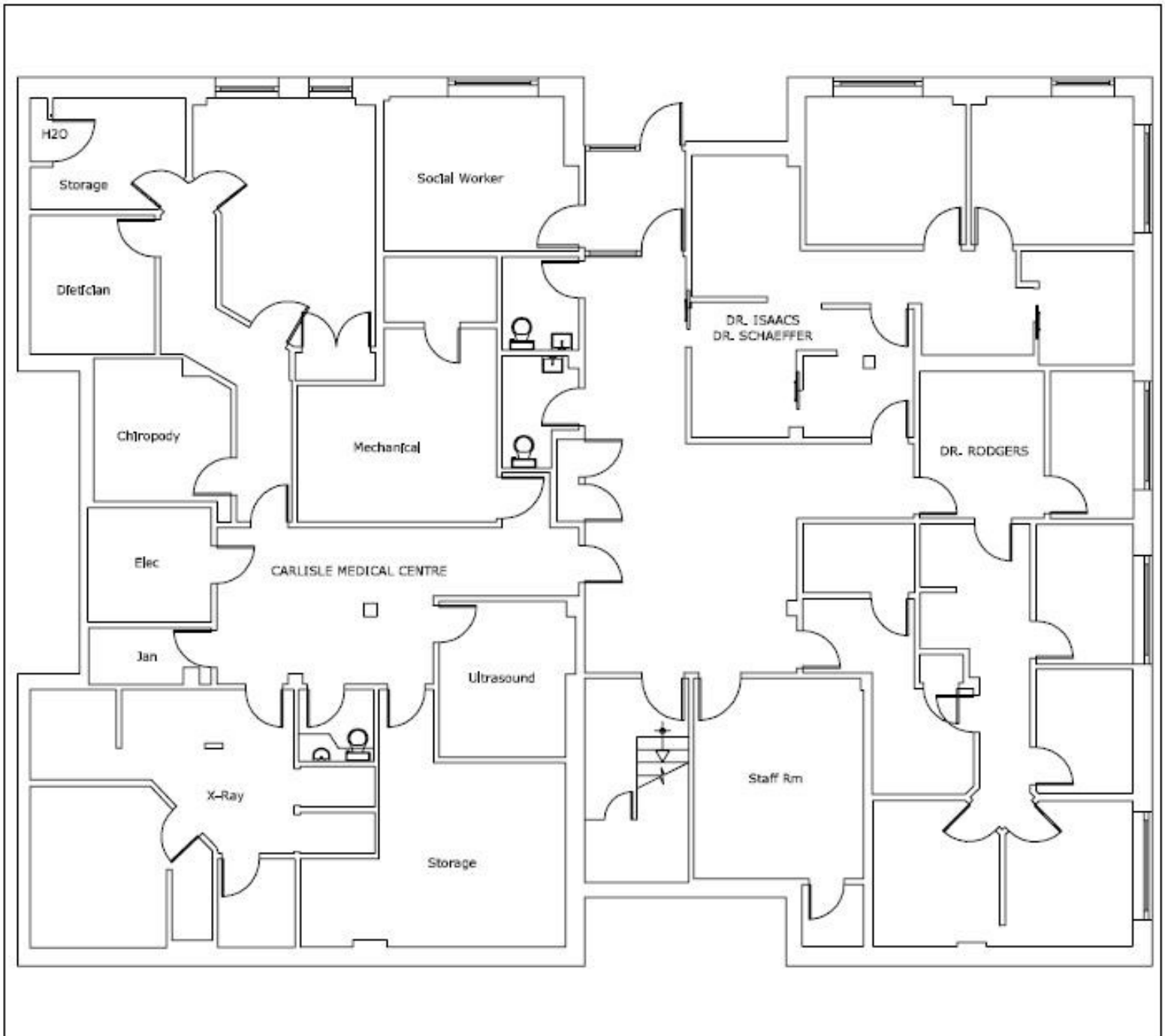
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## LOWER LEVEL



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