

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE / RETAIL BUILDING FOR LEASE

BBSREALTY.COM

\$20.00
PSF NET

\$17.00
PSF T.M.I. (2024)

9,058
SQUARE FEET



1493 Centre Road, Hamilton, ON

Free standing 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! 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 operator that appreciates the affluent nature of Carlisle.

Evan Apostol

Broker

Office: 905.527.1144 Ext. 300

Email: evan.apostol@marklandpm.com

Keriann Harlow

Sales Representative

Mobile: 905.912.2289

Email: 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.

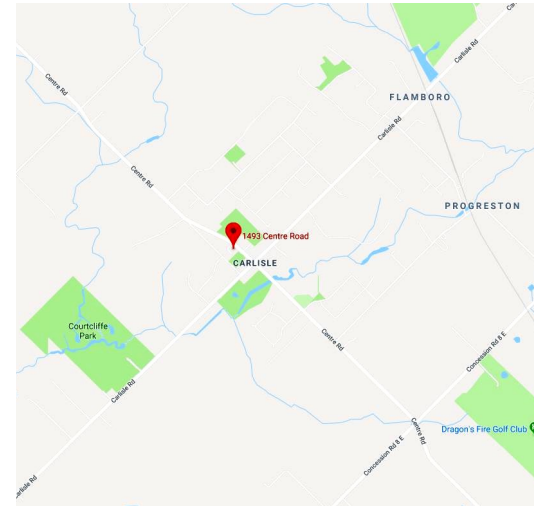
OFFICE / RETAIL BUILDING FOR LEASE

Currently setup as a 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

NET LEASE RATE	\$20.00 PSF
T.M.I. (2023)	\$17.00 PSF
SIZE	9,058 SF
FLOORS	2
PARKING	Yes
ZONING	S2 Settlement
	Commercial



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FEATURES

- 9,058 sf free standing building on large scenic irregular lot
- Potential for conversion to other permitted uses under existing zoning
- Currently set up as 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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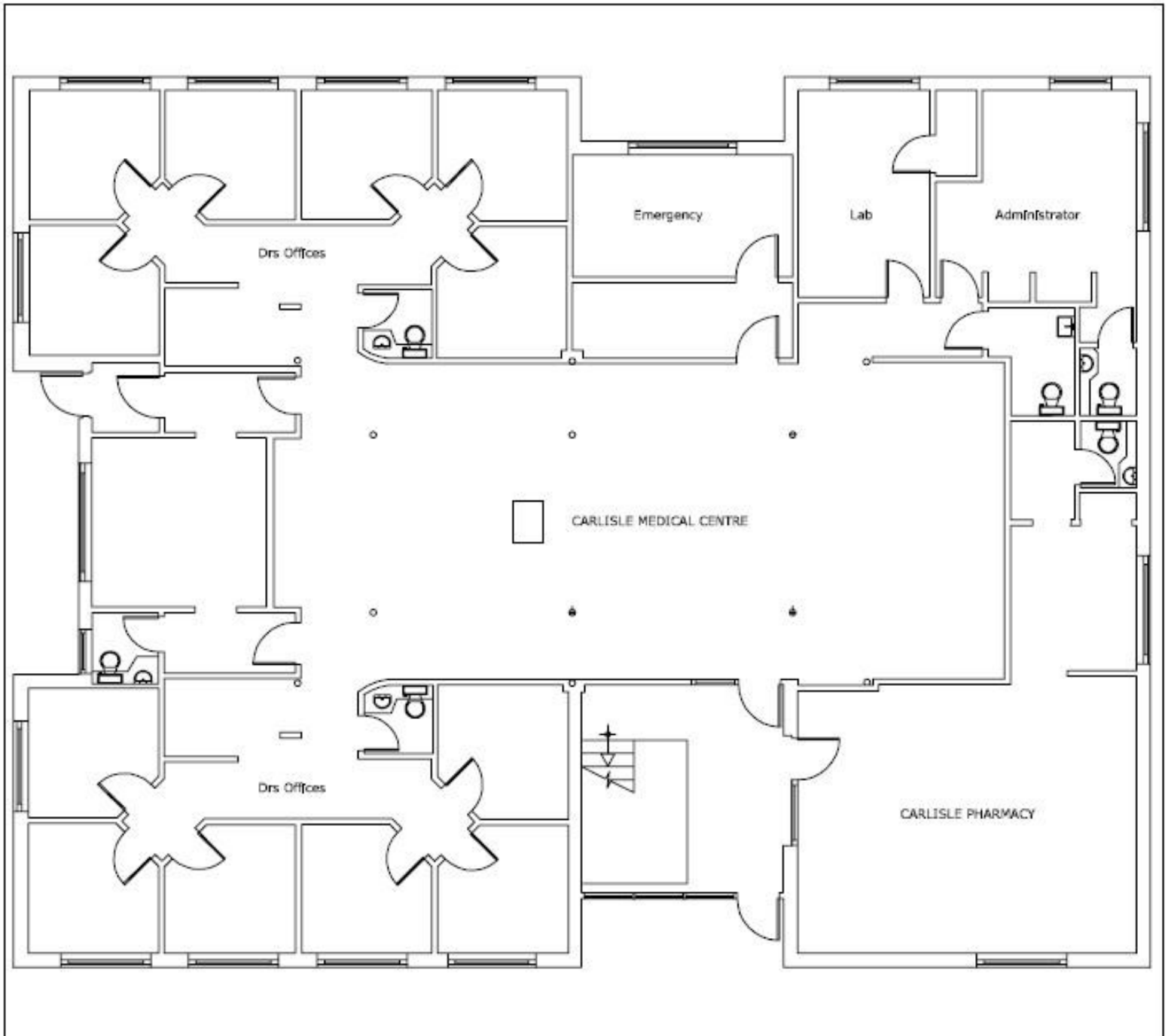
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MAIN LEVEL



HAMILTON DOWNTOWN OFFICE

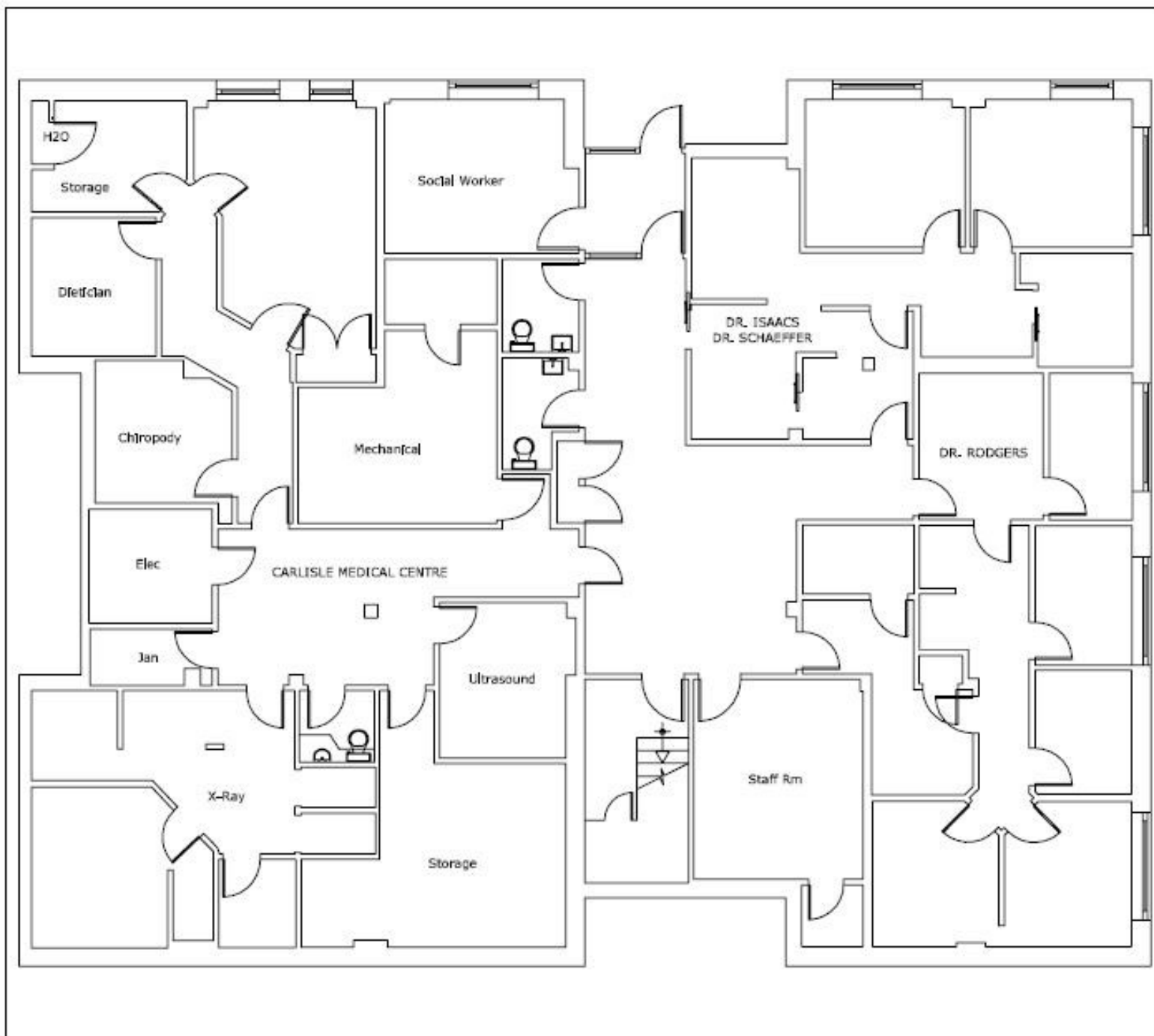
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LOWER LEVEL



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