

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL BUILDING FOR LEASE

BBSREALTY.COM

\$25.00PSF
NET LEASE RATE

9,654
SQUARE FEET



1151 Upper James Street, #1, Hamilton, ON

Amazing visibility just off the Linc on one of Hamilton's most popular roads. Surround your business with the likes of the Keg, Dominos, Shoeless Joes, and Turtle Jacks all within 100m. One of the most recognizable buildings on the street, plenty of parking which is accessible from both north and southbound traffic. This space provides ample space for a great open showroom, with a rear dock level loading door for ease of bringing in even large products. Put your business where your customers will see it!

Michael Beaudoin
Sales Representative

Office: 905-529-5900 Ext. 211
Email: michael@bbsrealty.com

Rod Wright
Sales Representative, Vice President

Office: 905.634.4567
Email: wright@bbsrealty.com

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.

RETAIL BUILDING FOR LEASE

Amazing visibility just off the Linc on one of Hamilton's most popular roads. Surround your business with the likes of the Keg, Dominos, Shoeless Joes, and Turtle Jacks all within 100m. One of the most recognizable buildings on the street, plenty of parking which is accessible from both north and southbound traffic. This space provides ample space for a great open showroom, with a rear dock level loading door for ease of bringing in even large products. Put your business where your customers will see it!



PROPERTY DETAILS

| | |
|------------------|----------------------|
| NET LEASE RATE | \$25.00 psf |
| TMI (2024) | \$11.95 psf |
| BUILDING SIZE | 9,654 sf |
| AIR CONDITIONING | Yes |
| FLOORS | 1 Floor |
| LOADING | (1) 9" x 9" Drive-In |
| PARKING SPOTS | 30 |
| ZONING | C7 |

PROPERTY DETAILS

- 9,654 square foot building
- Plenty of parking
- Ample space for open showroom
- Rear dock level loading door
- One of the most recognizable buildings on the street
- Easy access to the Linc and public transit
- Great location within close proximity of a variety of amenities
- On one of Hamilton's most popular roads

 **Michael Beaudoin**
Sales Representative

Office: 905-529-5900 Ext. 211
Email: michael@bbsrealty.com

 **Rod Wright**
Sales Representative, Vice President

Office: 905.634.4567
Email: wright@bbsrealty.com

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.