

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

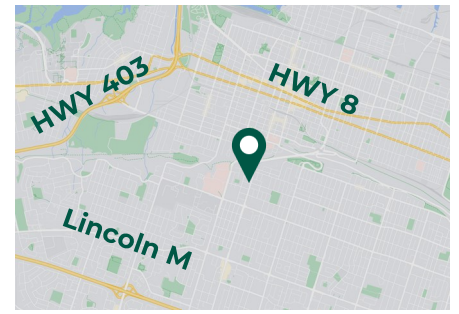
MULTI-USE RETAIL PROPERTY FOR SALE

BBSREALTY.COM

\$1,850,000
ASKING PRICE

\$30,126.09
TAXES (2024)

3,650
SQUARE FEET



540 Upper James St, Hamilton, ON

Vacant possession freestanding two-storey commercial building for sale on a high visibility corner of Upper James Street. Well appointed interior & exterior finishes, along with plentiful natural light. Good parking & minutes to commercial amenities, St. Joseph's & Mohawk College. Public transit nearby. Flexible November/December vacant possession.. Business relocating to larger premises.

Andrew Patrick Blair
Broker of Record

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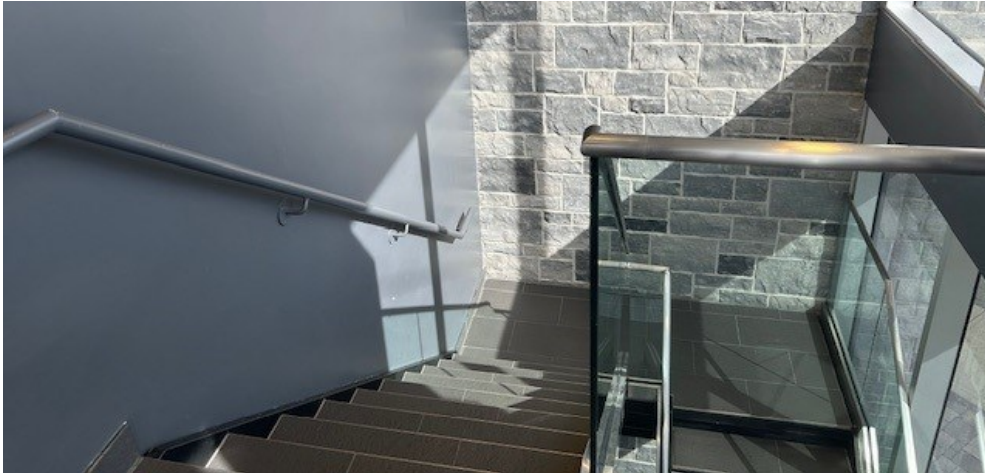
HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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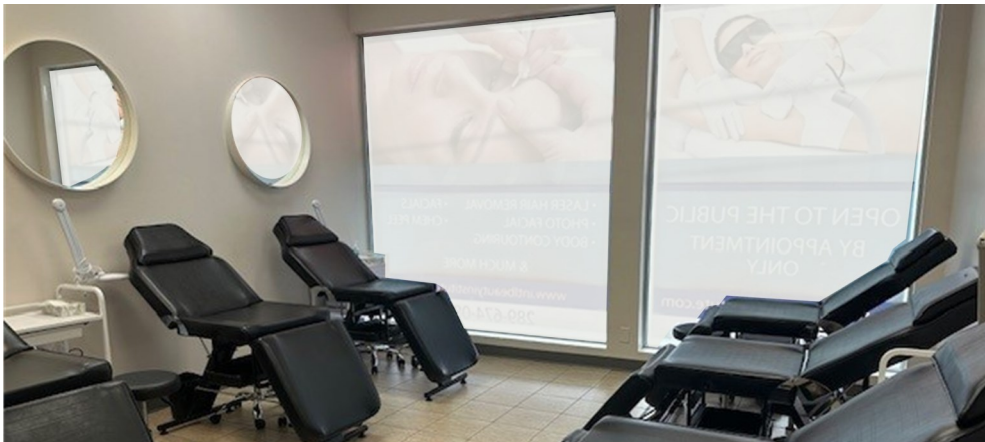
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MULTI-USE RETAIL PROPERTY FOR SALE

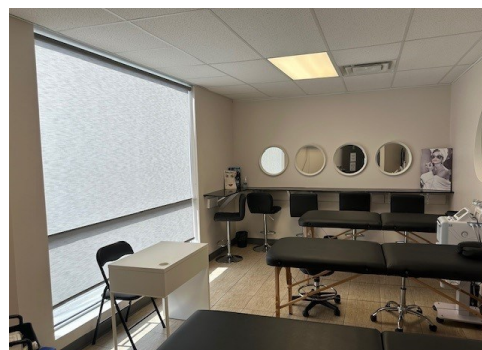
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PROPERTY DETAILS	
ASKING PRICE	\$1,850,000.00
TAXES (2024)	\$30,126.09
BUILDING SIZE	3,650 sf
LOT SIZE	60.24' x Irregular
AIR CONDITIONING	Yes
FIRE PROTECTION	Smoke Detector
PARKING	(12) Outside/Surface
WASHROOMS	3
ZONING	C5



- | PROPERTY DETAILS | |
|--|--|
| <ul style="list-style-type: none"> • 3,650 square foot building on a high visibility corner • Twelve on site surface parking spots • Property lends itself to many possibilities for retail business and office uses • Great location within close proximity of a variety of amenities • Plentiful natural light • Public Transit nearby | |



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