

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INVESTMENT PROPERTY FOR SALE

BBSREALTY.COM

**\$8,900,000**  
ASKING PRICE

**\$111,222.40**  
TAXES (2023)

**49,832**  
SQUARE FEET



## 459 Barton Street, Stoney Creek, ON

Great investment with tenant that has been in business for over 60 years. Leased for 3 years with 2 -three year options. Current rent approximately \$560,747. Leases 99% net, net. This is an operating plant the seller would prefer to only allow inspection with an acceptable offer in play. Listing Broker has copies of all leases. This sale is comprised of three properties / parcels: 459 Barton Street, 465 Barton Street and 324 Leaside Avenue.

**Gary Stapleton**  
Broker

Office: 905.529.5900 Ext. 227

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

### HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

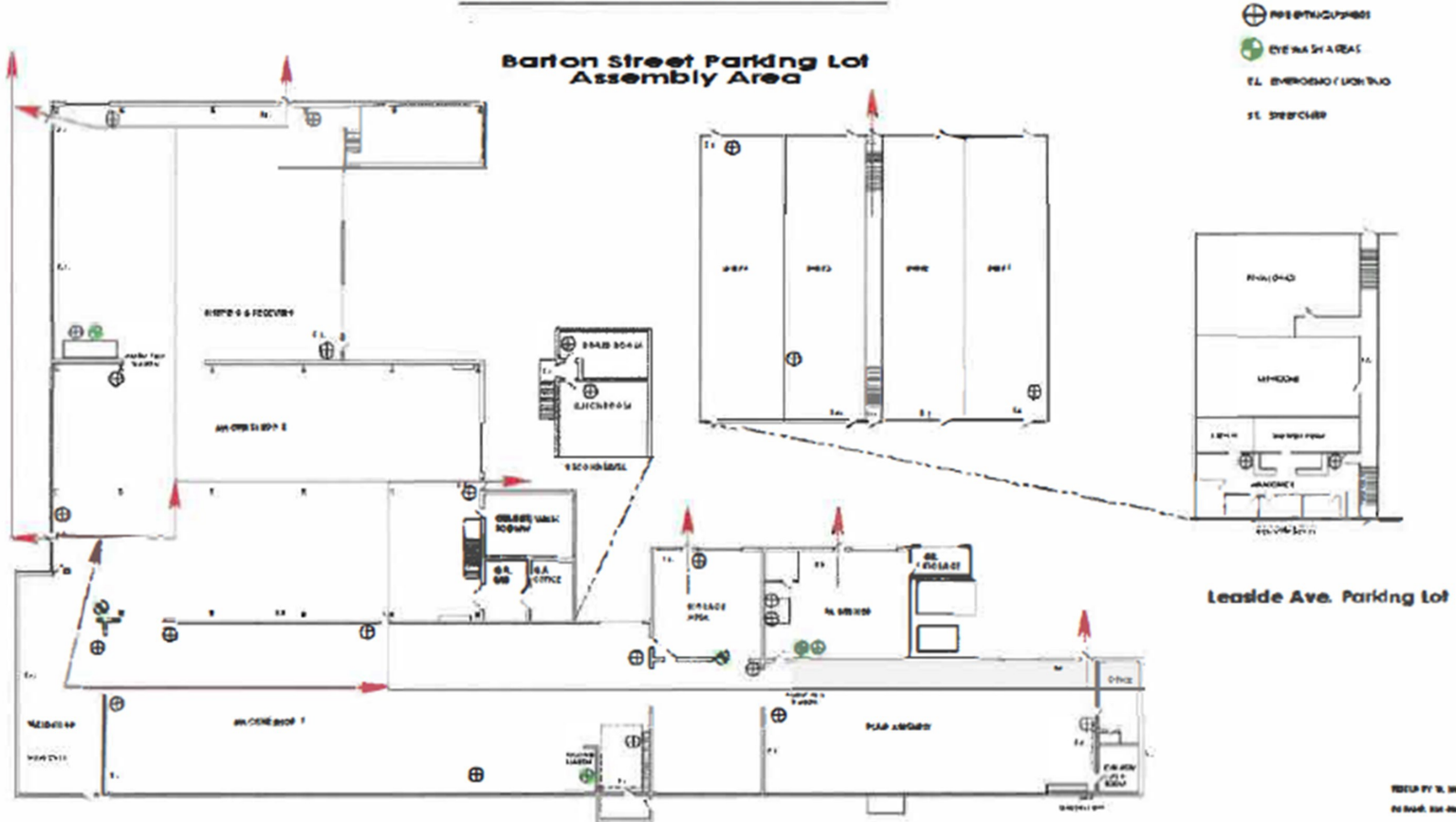
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SITE PLAN

**EMERGENCY EXIT LAYOUT**



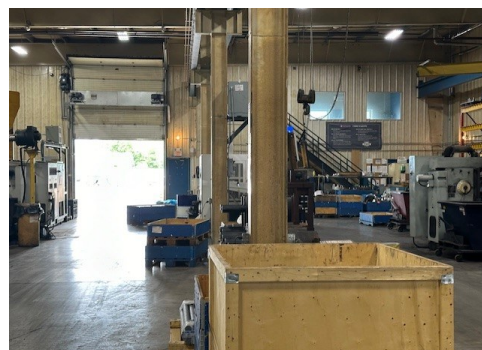
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## PROPERTY DETAILS

ASKING PRICE	\$8,900,000.00
APPROX. TAXES (2023)	\$111,222.40
SIZE	49,832 sf
ZONING	M3

## PROPERTY DETAILS

- 49,832 square feet, approximately 25% office space.
- Three properties / parcels included: 459 Barton Street, 465 Barton Street and 324 Leaside Avenue.
- Great investment with tenant that has been in business for over 60 years.
- Currently leased for 3 years with 2- three year options.
- Current rent approximately \$560,747.00
- Leases 99% net, net
- This is an operating plant
- Listing Agent has copies of all leases
- Video: [Click Here](#)

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