

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INVESTMENT PROPERTY FOR SALE

BBSREALTY.COM

\$7,500,000
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



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.

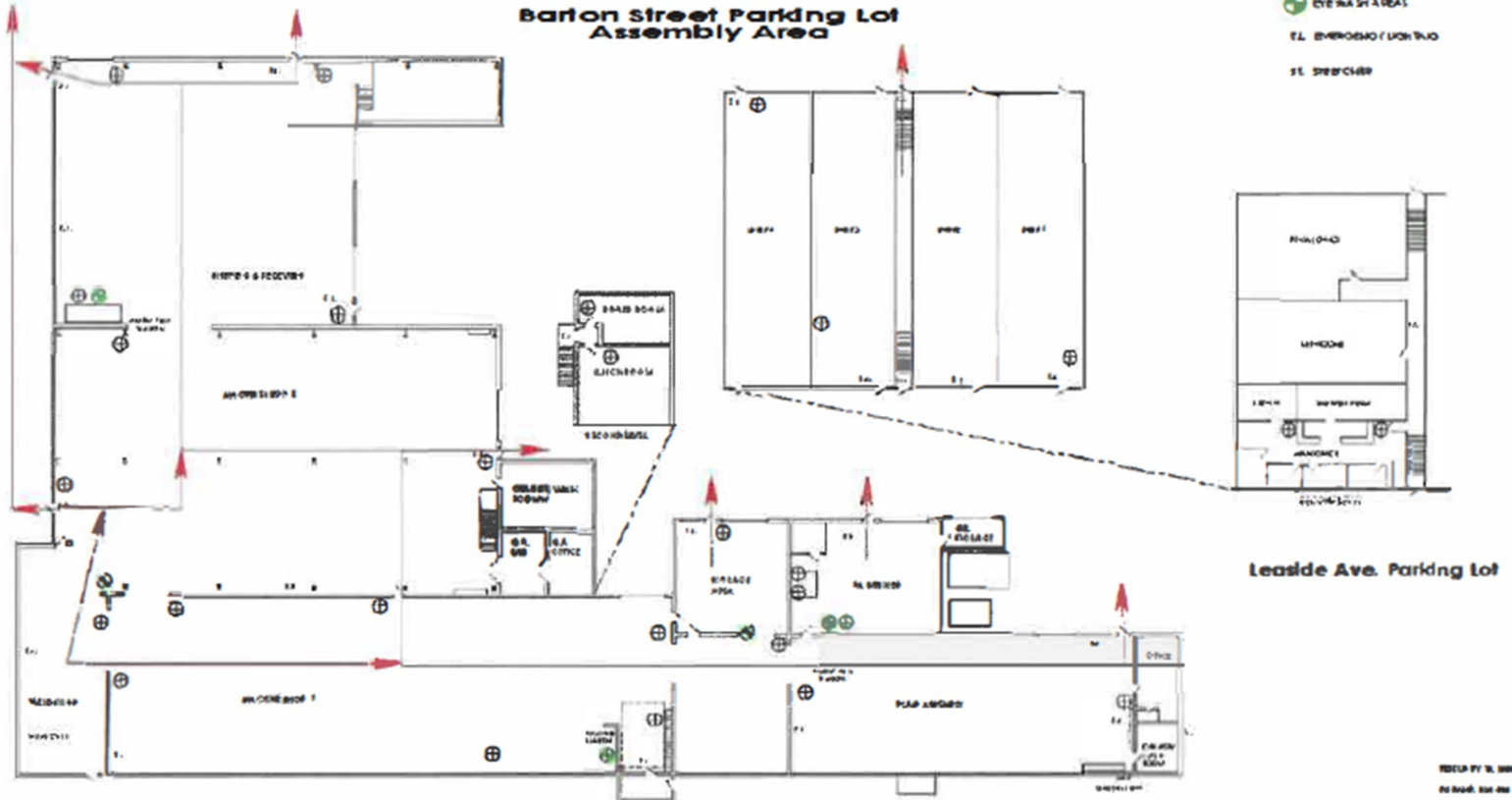
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SITE PLAN

EMERGENCY EXIT LAYOUT

Barton Street Parking Lot Assembly Area



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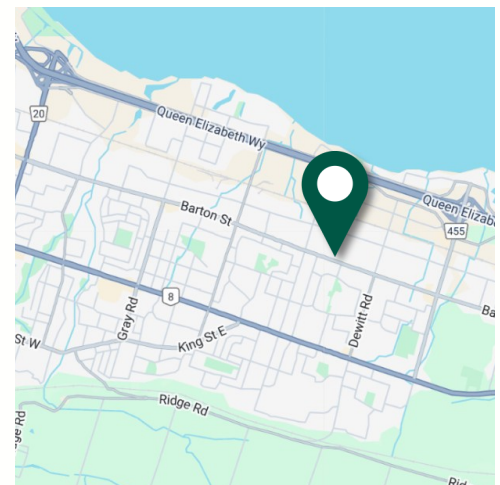


PROPERTY DETAILS

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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