

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL CONDOMINIUM UNIT FOR SALE

BBSREALTY.COM

\$1,499,000
ASKING PRICE

3,808
SQUARE FEET



1100 South Service Road, Unit 112, Stoney Creek, ON

Industrial unit in well kept condition. Attractive building highly visible from the QEW. Easy access to markets in Hamilton, Burlington or even the US. Industrial space has mostly 24' ceiling height, and large drive in door perfect for any light manufacturing or storage needs. Bright clean space with new HVAC within the last 2 years to service the office space and front of the industrial space. Second level currently an open concept office area, suitable as boardroom, offices or employee space. Amazing space for any light industrial user looking to be among leaders in the Hamilton market.

Michael Beaudoin Sales Representative

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Paul Mariutti Sales Representative

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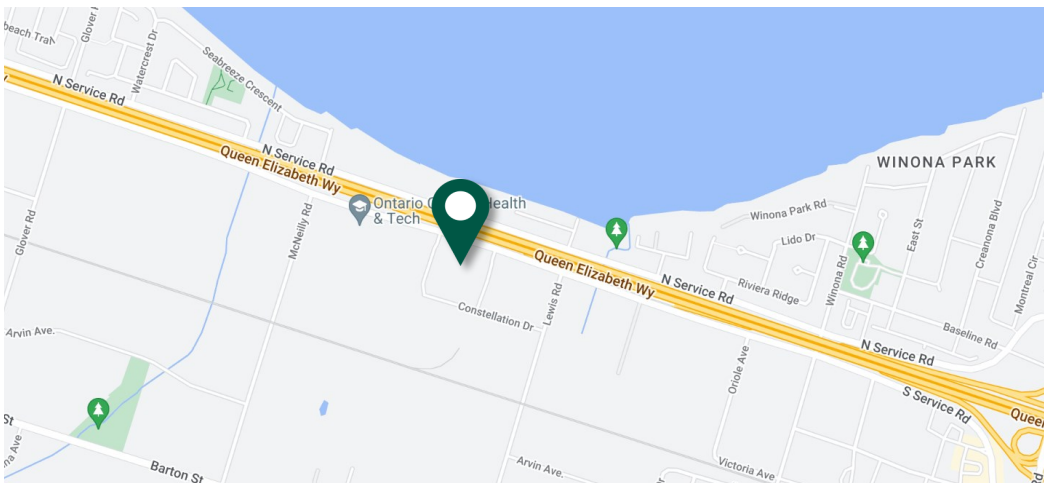
HAMILTON OFFICE

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PROPERTY DETAILS

ASKING PRICE	\$1,499,000
ANNUAL TAXES (2024)	\$10,629.01
UNIT SIZE	3,808 sf
CONDO FEES	\$785.52/mth
CLEAR HEIGHT	24'
DRIVE IN DOOR	(1) 14' x 12'
OFFICE SPACE	800 sf
PARKING	4 spaces
ZONING	M3

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