

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL UNIT FOR LEASE

BBSREALTY.COM

\$26.00/sf
NET LEASE

6,562
SQUARE FEET



879 Upper James Street, Unit 1, Hamilton, ON

Prime endcap retail unit located along this busy, sought after, Upper James commercial corridor with excellent exposure to high traffic and quick access to the LINC Expressway. The premises consists of a large open retail space with a small back storage area. Abundant parking, minimum 5 to 10 year term, ideal for most retail, medical, financial and many other uses. Prominent store front and pylon signage. Abundant parking. December/January possession.

John Hryczynski
Broker

Office: 905.529.5900 Ext. 240

Email: johnh@bbsrealty.com

ANCASTER OFFICE

303-1425 Cormorant Road, 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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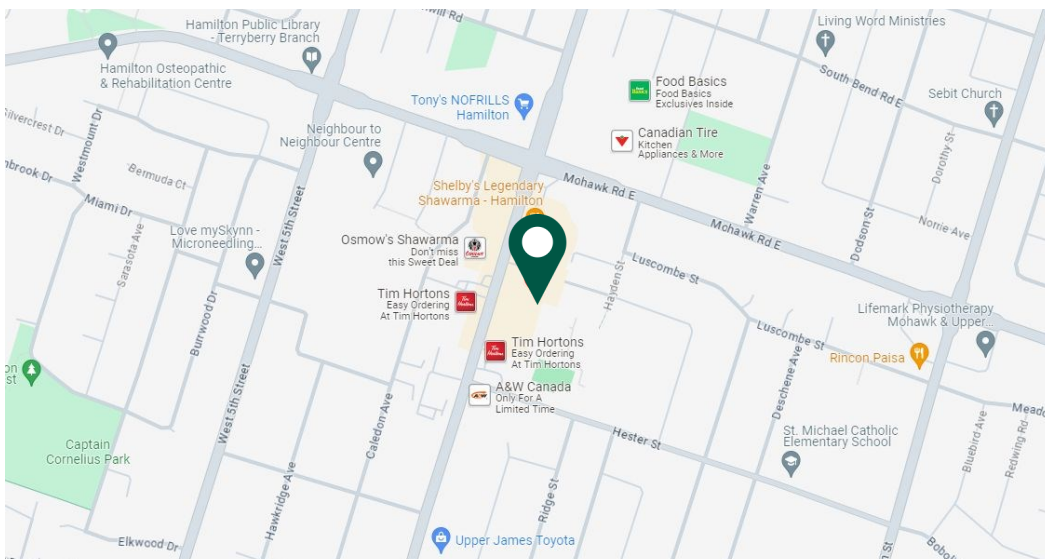
PROPERTY DETAILS

| | |
|------------------|----------------|
| NET LEASE RATE | \$26.00 SF |
| T.M.I. (2024) | \$15.18 SF |
| UNIT SIZE | 6,562 SF |
| AIR CONDITIONING | Yes |
| CLEAR HEIGHT | 9'10" |
| FIRE PROTECTION | Smoke Detector |
| PARKING | Surface/Plaza |
| ZONING | C5 |



PROPERTY DETAILS

- Located between Mohawk Road and the LINC Expressway
- Excellent exposure to high traffic and quick access to the LINC Expressway
- Public transit nearby
- Abundant parking
- Minimum 5-10 year term
- Prominent store front and pylon signage
- December 2024/January 2025 possession



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