

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL / OFFICE BUILDING FOR SALE

BBSREALTY.COM

\$1,420,000
ASKING PRICE

\$13,071.00
TAXES (2024)

2,376
SQUARE FEET



15 Colbourne Street, Hamilton, ON

Nestled into the heart of James Street North, this building is located very close to the GO station and many condo developments. This stunning standalone property has been transformed just shy of 5 years ago with a comprehensive renovation showcasing the brilliance of the current Tenant: SMPL Design Studio.

Evan Apostol

Broker

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Keriann Harlow

Sales Representative

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HAMILTON DOWNTON OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1
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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.

RETAIL / OFFICE BUILDING FOR SALE

The result is a dynamic, open-concept office space designed to foster creativity & collaboration. The fully finished L/L adds versatility to the equation, providing ample room for various business needs. As you explore this space, you'll notice a sleek reception desk sits adjacent to the "living wall"- a topic of conversation as it welcomes clients & visitors. The kitchenette & wet/coffee bar area ensure that your team stays energized & refreshed throughout the day.



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RETAIL / OFFICE BUILDING FOR SALE

Built-in cabinetry offers efficient storage solutions, maintaining an uncluttered & organized workspace. Natural light pours in through skylights creating a bright & airy atmosphere conducive to productivity & a positive work environment, a true asset in today's competitive market.



PROPERTY DETAILS

ASKING PRICE	\$1,420,000.00
ANNUAL TAXES (2024)	\$13,071.00
BUILDING SIZE	2,376 SF
LOT SIZE	40.00' x 59.13'
ZONING	H
PARKING	(4) Surface

PROPERTY DETAILS

- located very close to the GO station and many condo developments
- comprehensive renovation showcasing the brilliance of the current Tenant: SMPL Design Studio
- dynamic, open-concept office space designed to foster creativity & collaboration
- fully finished L/L adds versatility to the equation, providing ample room for various business needs
- sleek reception desk adjacent to the "living wall"
- kitchenette & wet/coffee bar area
- built-in cabinetry
- skylights provide natural light
- parking for 4 vehicles
- on-site electric car charger
- street & municipal paid parking options surround the property
- unique H zoning provides for many uses including retail, hospitality, day care, office, personal services among others

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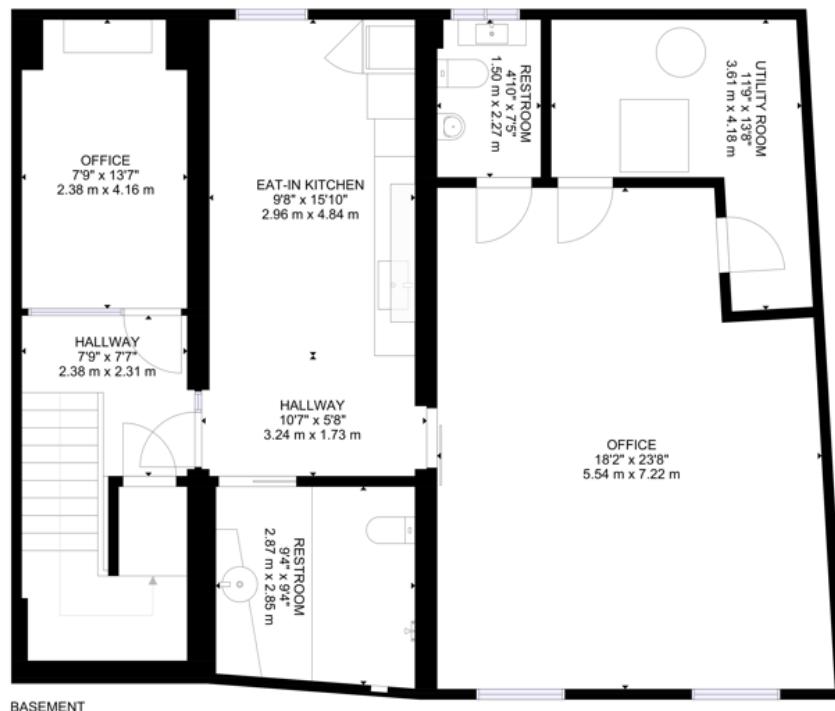
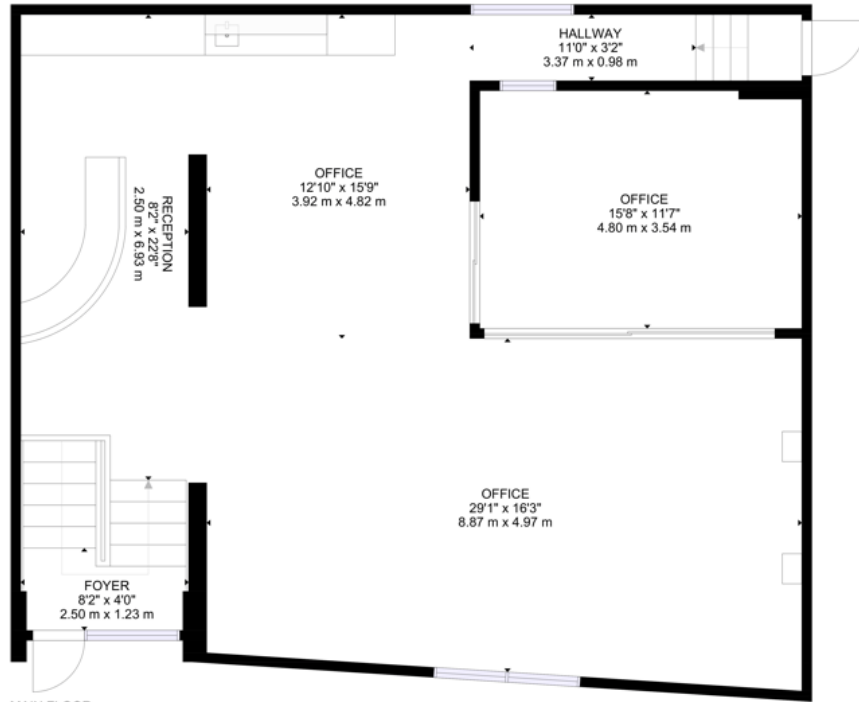
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RETAIL / OFFICE BUILDING FOR SALE

Parking for 4 vehicles is conveniently available on-site complete with an electric car charger. Street & municipal paid parking options surround the property, providing convenience for both staff & clients. With this unique H zoning, there are many uses including retail, hospitality, day care, office, personal services among others allowing a wide range of businesses.

FLOOR PLAN



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