

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## RETAIL/OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$10.00**psf  
NET LEASE

**\$7.95**psf  
T.M.I. (2024)

**1,964 - 10,855**  
SQUARE FEET



## 150 Main Street East, Hamilton, ON

PROPERTY DETAILS

NET LEASE RATE	\$10.00 psf
T.M.I. (2024)	\$7.95 psf
BUILDING SIZE	10,855 sf
OFFICE / SHOWROOM	4,464 sf
MAIN FLOOR SHOP	6,391 sf
BASEMENT	Yes
ELEVATOR	Freight
LOADING	Drive-In (12'x18')
PARKING	Yes
ZONING	D1

Property offers excellent street front exposure on high traffic arterial road with large roof top signage opportunity for maximum exposure. Ample parking on site with outdoor storage and full basement c/w freight elevator. Multiple unit options available.

 **Shawn Doiron**  
Sales Representative  
Office: 905.529.5900 Ext. 262  
Email: [doirons@bbsrealty.com](mailto:doirons@bbsrealty.com)

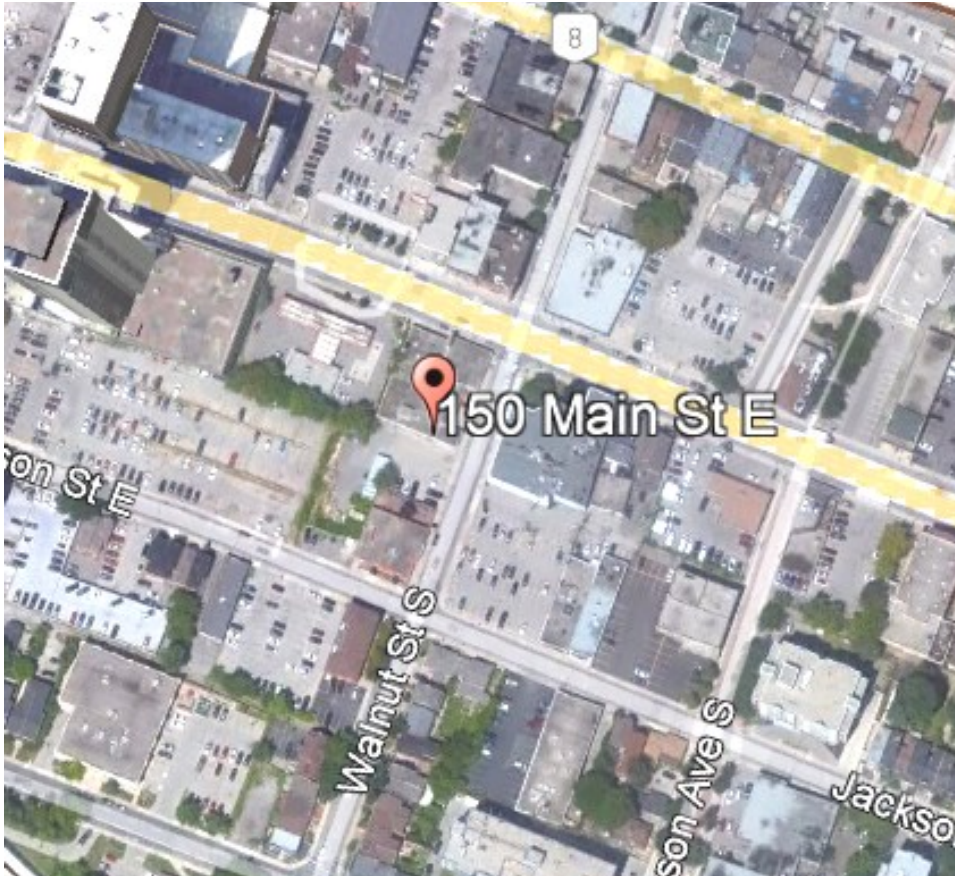
### HAMILTON OFFICE

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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Zoning permits Day Nursery, Catering Services, Craftsperson / Tradesperson Shop, Repair Service, Commercial School, Retail and many more. Tenant responsible for all maintenance. TMI includes property tax and building insurance only. Available immediately.



## UNIT OPTIONS

<b>FULL BUILDING</b>	Units 1A, 2A & Shop
<b>SIZE</b>	10,855 SF
<b>LOADING DOOR</b>	(1) Drive In 12' x 18'
<b>BASEMENT</b>	YES

<b>UNIT 1</b>	Unit 1A & Shop
<b>SIZE</b>	8,991 SF
<b>LOADING DOORS</b>	(1) Drive In 12' x 18'
<b>BASEMENT</b>	YES

<b>UNIT 1A</b>	Unit 1A
<b>SIZE</b>	2,500 SF
<b>LOADING DOORS</b>	N/A
<b>BASEMENT</b>	N/A

<b>UNIT 2</b>	Unit 2A & Shop
<b>SIZE</b>	8,355 SF
<b>LOADING DOORS</b>	(1) Drive In 12' x 18'
<b>BASEMENT</b>	YES

<b>UNIT 2A</b>	Unit 2A
<b>SIZE</b>	1,964 SF
<b>LOADING DOORS</b>	N/A
<b>BASEMENT</b>	N/A

<b>UNIT 3</b>	Units 1A & 2A
<b>SIZE</b>	4,464 SF
<b>LOADING DOORS</b>	(1) Double Man 7' x 6'
<b>BASEMENT</b>	N/A



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## Unit 1A Photos



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## Unit 2A Photos



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## Shop Photos



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## Exterior Photos



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