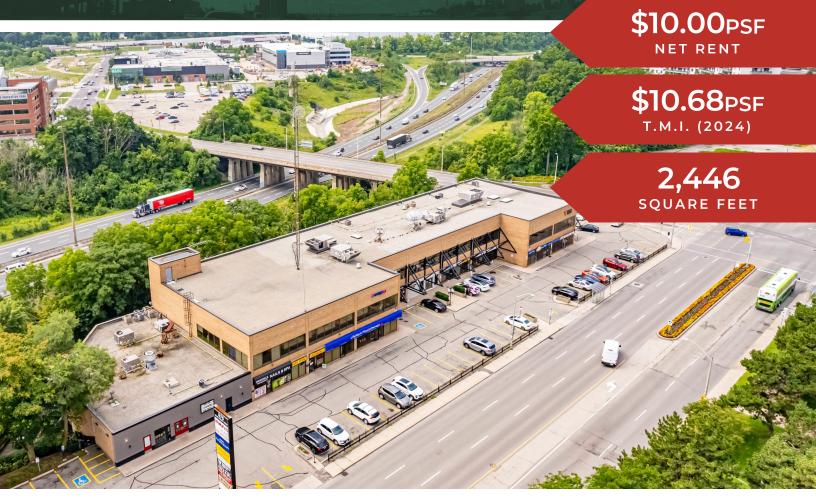
BBSREALTY.CO

LIMITED, REAL ESTATE BROKERAGE



875 Main Street West, Unit L1-11, Hamilton, ON

Retail/office space available in well sought-after plaza located in the Westdale area just minutes to downtown Hamilton, with easy access to 403, West Hamilton or Dundas. Excellent street front exposure directly across from Westdale High School and a short walk to Columbia International College and McMaster University lends itself to considerable foot traffic. This unit is located behind the building with signage available. With ample parking right outside the unit, it provides ease of access for all customers.



Evan Apostol

Broker

Office: 905.527.1144 Ext. 300 Email: apostol@bbsrealty.com



Keriann Harlow

Sales Representative

Office: 905.527.1144 Ext. 205 Email: harlow@bbsrealty.com

RETAIL / OFFICE UNIT FOR LEASE

This unit offers potential for a patio area, big bar inside the unit and open area for seating. Ideal for any hospitality use.



| PROPERTY | DETAILS |
|------------------|-------------|
| | |
| NET LEASE RATE | \$10.00 psf |
| T.M.I. (2024) | \$10.68 psf |
| | |
| SIZE | 2,446 sf |
| AIR CONDITIONING | Yes |
| | |
| FLOOR | Main |
| DADI/ING | |
| PARKING | Yes |
| ZONING | T0C2 |







PROPERTY DETAILS

- Retail / office space in well sought-after plaza
- Westdale area just minutes to downtown Hamilton
- Easy access to 403, West Hamilton or Dundas
- · Excellent street front exposure
- · Considerable foot traffic
- · Unit located behind the building
- · Signage available
- · Ample parking
- · Shared washrooms
- · Well maintained building



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