

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## RETAIL / OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$7.50PSF**  
NET RENT

**\$10.68PSF**  
T.M.I. (2024)

**1,438**  
SQUARE FEET



## 875 Main Street West, Unit L1-5-6, 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.



**Evan Apostol**

Broker

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**Keriann Harlow**

Sales Representative

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### HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton ON L8P 1H1  
P 905.527.1144 F 905.546.0007

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 UNIT FOR LEASE: UNIT L1-5-6

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. This unit offers a handful of offices with open concept space at entrance of the unit. There are common washrooms for the units in the area in this well maintained building.



## UNIT L1-5-6

NET LEASE RATE	\$7.50 psf
T.M.I. (2024)	\$10.68 psf
SIZE	1,438 sf
AIR CONDITIONING	Yes
FLOOR	Main
PARKING	Yes
ZONING	TOC2

## UNIT L1-5-6 DETAILS

- Well sought after plaza
- Minutes to downtown Hamilton
- Easy access to 403, West Hamilton and Dundas
- Excellent street front exposure
- Directly across from Westdale High School and a short walk to Columbia International College and McMaster University
- Considerable foot traffic
- Located behind the building
- Signage available
- Ample parking right outside the unit
- Unit offers a handful of offices with open concept space at entrance of the unit
- Common washrooms
- Well maintained building



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