

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

\$1,650,000
ASKING PRICE

\$6,450.31
TAXES (2024)

6,000
SQUARE FEET



122 Burton Street, Hamilton, ON

Modern office and industrial property in the heart of Hamilton being offered at 7% CAP RATE. Built in the early 2000's and recently renovated from top to bottom right to studs. Office upstairs is rented to a francophone school and one of the industrial bays is rented to a car detailer. Upgrades include but not limited to: new kitchen top of the line appliances, new bathrooms, fully fenced yard, two new 180,000 BTU wall-hung gas heaters on main level, brand new 3 ton Lennox A/C.

Adam Ionico

Sales Representative

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Adrian Mekli

Sales Representative

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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.

MIXED USE PROPERTY FOR SALE

Parking lot completely resurfaced. 2 hydro meters, separate metering for smaller bay. 2 ground level lift doors and 2 man doors. Potential for owner occupier.

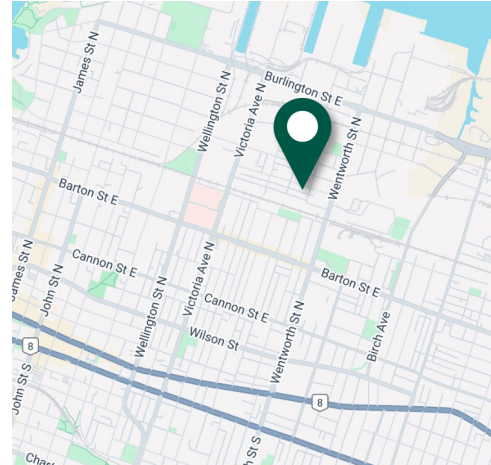


PROPERTY DATA

| | |
|--------------|--------------|
| ASKING PRICE | \$1,650,000 |
| TAXES (2024) | \$6,450.31 |
| SIZE | 6,000 sf |
| DOORS | (2) drive-in |
| OFFICE | 50% |
| PARKING | 10 |
| YARD | fenced |
| ZONING | M6 |

PROPERTY DETAILS

- modern office and industrial property
- heart of Hamilton
- 7% CAP RATE
- recently renovated from top to bottom
- new kitchen top of the line appliances
- new bathrooms
- fully fenced yard
- two new 180,000 BTU wall-hung gas heaters on main level
- brand new 3 ton Lennox A/C
- office upstairs is rented to a francophone school
- one industrial bay is rented to a car detailer



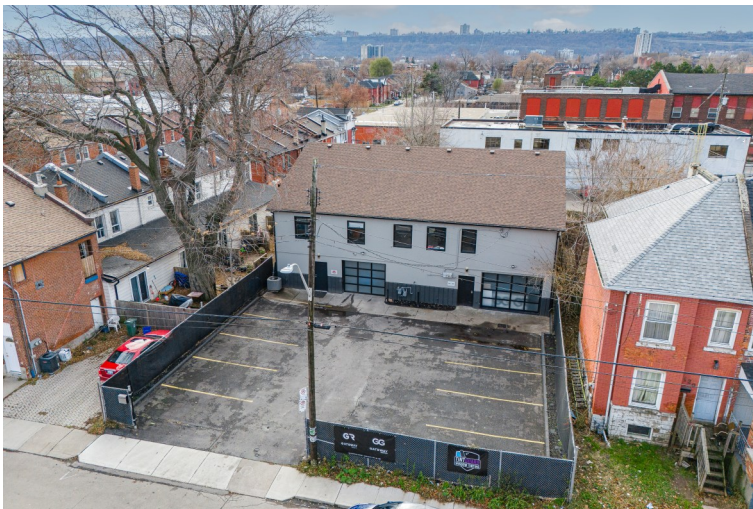
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