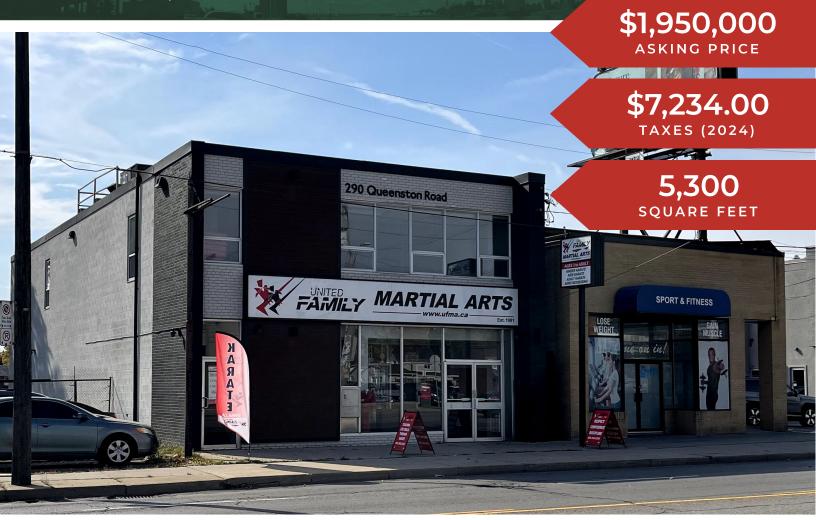
## BLAIR BLANCHARD STAPLETON

# MIXED USE PROPERTY FOR SALE

BBSREALTY.CO

LIMITED, REAL ESTATE BROKERAGE



## 290 Queenston Road, Hamilton, ON

Attractive commercial investment in high traffic, high visibility location. Recent face lift giving it great curb appeal. Current tenant in long term lease to provide years of passive income and growth while the city grows around it with the building of the LRT on it's doorstep.



#### Michael Beaudoin

**Sales Representative** 

Office: 905.529.5900 Ext. 211
Email: michael@bbsrealty.com



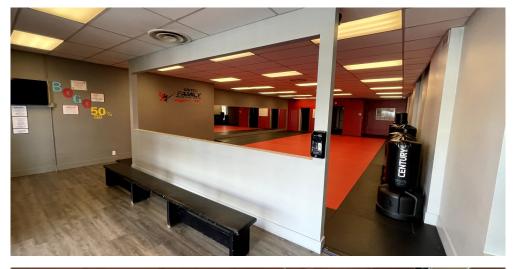
#### **Paul Mariutti**

**Senior Vice President** 

Office: 905.529.5900 Ext. 212
Email: mariutti@bbsrealty.com

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PROPERTY	DETAILS
ASKING PRICE	\$1,950,000
TAXES (2024)	\$7,234.00
BUILDING SIZE	5,300 sf
LOT SIZE	33.37' x 107.00'
BASEMENT	Yes (Full)
OFFICE	50%
POWER	220 V / 200 A
ZONING	TOCI



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