

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

\$1,850,000
ASKING PRICE

\$7,234.00
TAXES (2024)

5,300
SQUARE FEET



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.

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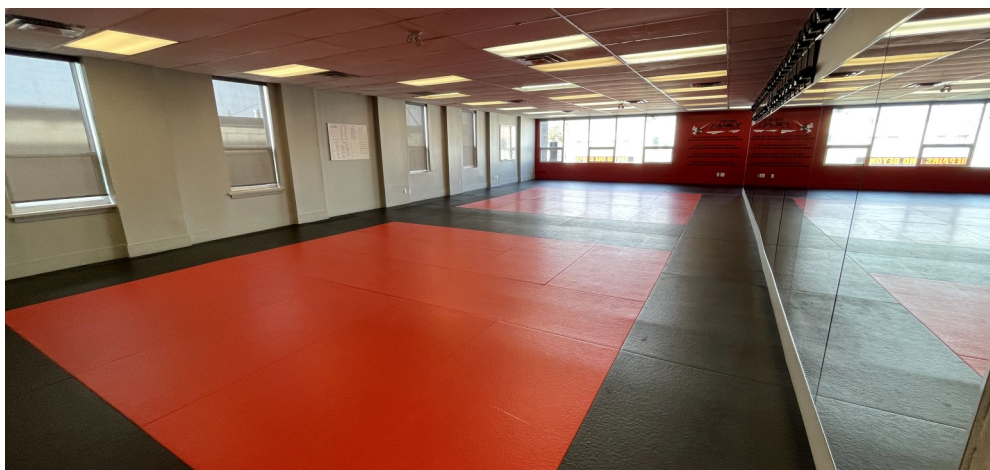
HAMILTON OFFICE

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PROPERTY DETAILS

ASKING PRICE	\$1,850,000
TAXES (2024)	\$7,234.00
BUILDING SIZE	5,300 sf
LOT SIZE	33.37' x 107.00'
BASEMENT	Yes (Full)
POWER	220 V / 200 A
ZONING	TOC1

PROPERTY DETAILS

- Single successful tenant in 100% of space until 2033 with option to extend another 5 years
- Current TOC1 zoning allows for numerous future development including commercial and residential to increase potential value
- Prime location right off the Red Hill Valley Parkway, surrounded by schools, parks, and pools
- Former Bank, meaning this building is strong and secure

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