

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL/RETAIL/OFFICE PROPERTY FOR SALE

BBSREALTY.COM

**\$1,299,000**  
ASKING PRICE

**\$10,081.62**  
TAXES (2023)

**7,652**  
SQUARE FEET



### 99 Clinton Street, Hamilton, ON

Industrial / retail / office property for sale in Hamilton. Located in the light industrial area between Barton Street and Burlington Street, off of Sherman Ave North. This 7,652SF building offers both showroom / office and warehouse space with usable basement space. Industrial look and feel to the building. The showroom / office area offers an open concept, one office, staff room / kitchenette and big open area with the exterior door to the patio area. Small side exterior area with potential to use as patio or additional parking. Majority of building is the warehouse space with a 8' x 8' dock door and a 2 ton crane. A few parking spots are available onsite and street parking.

#### **Evan Apostol**

**Broker**

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#### **Keriann Harlow**

**Sales Representative**

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#### **HAMILTON DOWNTON OFFICE**

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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.

# INDUSTRIAL/RETAIL/OFFICE PROPERTY FOR SALE

Zoned M6, allows for most industrial uses, medical, office, lab, financial establishment, personal services, restaurant, hotel, production studio, alcohol production facility, conference centre, artist studio, craftpersons shop, building or contractors establishment, equipment and machinery sales, manufacturing, repair service, trade school, warehouse and other uses.

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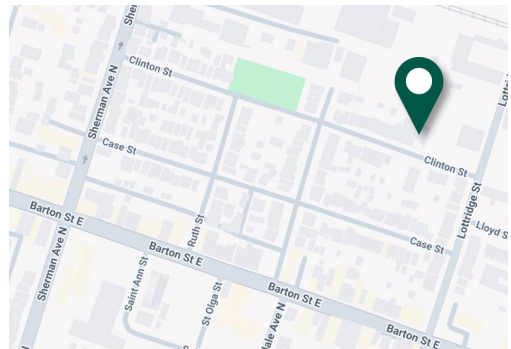
## PROPERTY DETAILS

<b>ASKING PRICE</b>	\$1,299,000.00
<b>TAXES (2023)</b>	\$10,081.62
<b>MAIN LEVEL</b>	7,652 sf
<b>LOWER LEVEL</b>	1,619 sf
<b>LAND</b>	110' x 100'
<b>CRANE</b>	(1) 2 ton
<b>LOADING</b>	(1) 8' x 8' Dock
<b>PARKING</b>	Yes
<b>ZONING</b>	M6



## PROPERTY DETAILS

- Majority of building is warehouse space, with open concept showroom / office, one office, staff room / kitchenette & usable basement space
- New A/C, forced air for office & basement, radiant heating for warehouse
- One dock door 8' x 8'
- Back Flow preventer installed
- Foundation is half poured cement & half raised slab
- A few parking spots are available onsite and street parking.



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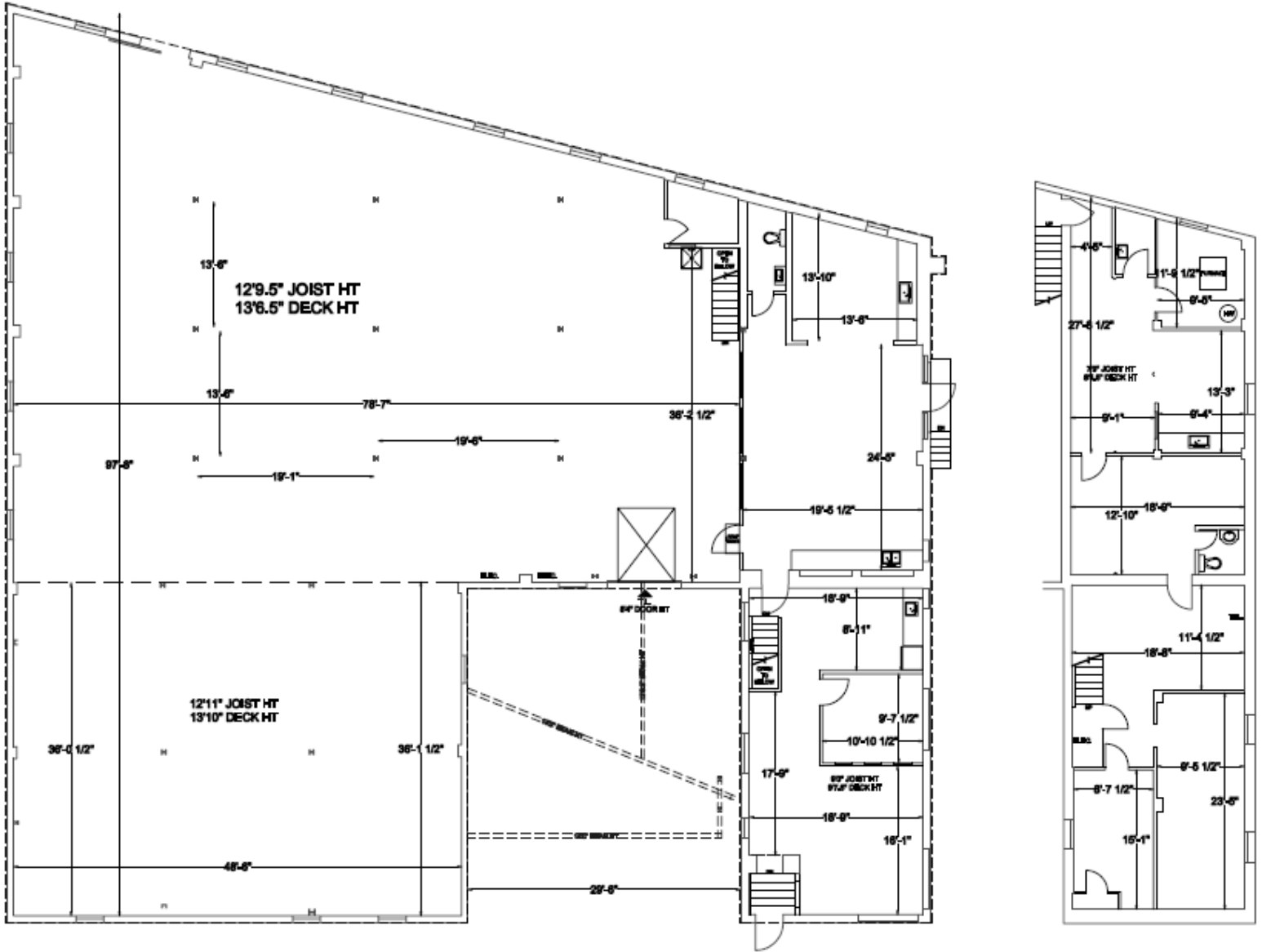
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**MAIN FLOOR**  
7,652 SF

**BASEMENT**  
1,619 SF

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