

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

**\$1,590,000**  
ASKING PRICE

**\$16,131.00**  
TAXES (2024)

**10,853 / 0.33**  
SQUARE FEET / ACRES



## 104 Robert Street, Hamilton, ON

Located in between Barton Street and Cannon Street, and only a few hundred metres east of the bustling James Street this 10,853 sf building on a 0.33 acre corner property offers both office and warehouse space with a fenced yard. Perfect for an owner-occupier looking to grow their business with office/warehouse space and a secured yard (gate with fence) that has future development potential. Property is 300m to James St N, 800m to West Harbour GO Station and close to Hamilton General Hospital.

### Adam Ionico

Sales Representative

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Email: [ionico@bbsrealty.com](mailto:ionico@bbsrealty.com)

### Adrian Mekli

Sales Representative

Direct: 905.869.0494

Email: [amekli@bbsrealty.com](mailto:amekli@bbsrealty.com)

#### 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.

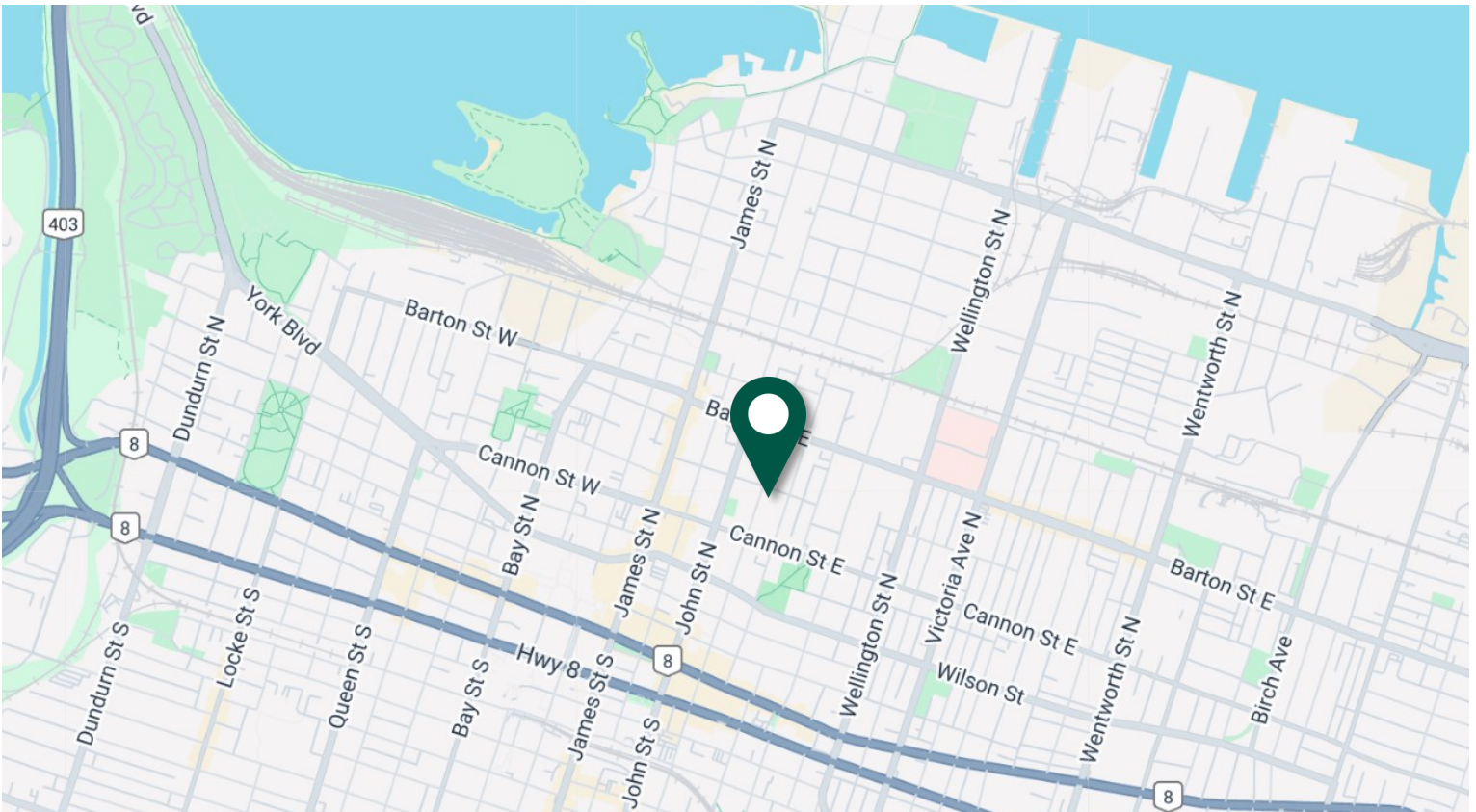


# MIXED USE PROPERTY FOR SALE

Zoned J/S-378 (Light And Limited Heavy Industry) allowing for warehousing, office, select residential uses, financial establishment, contracting company, storage, and more. Property is designated as residential in the Setting Sail Secondary Plan. Recent (late 2024) ESA Phase 1&2 available.



PROPERTY DETAILS	
ASKING PRICE	\$1,590,000.00
TAXES (2024)	\$16,131.00
BUILDING SIZE	10,853 sf
OFFICE SIZE	4,184 sf
LAND SIZE	0.33 acres
LOT MEASUREMENTS	165.95' x 95.73'
CEILING HEIGHT	13'
CRANE	yes
DOORS - DRIVE-IN	2
DOORS - TRUCK LEVEL	1
ESA	phase 1 & 2 available
FENCED	yes
PARKING	10 spaces
ZONING	J/S-378



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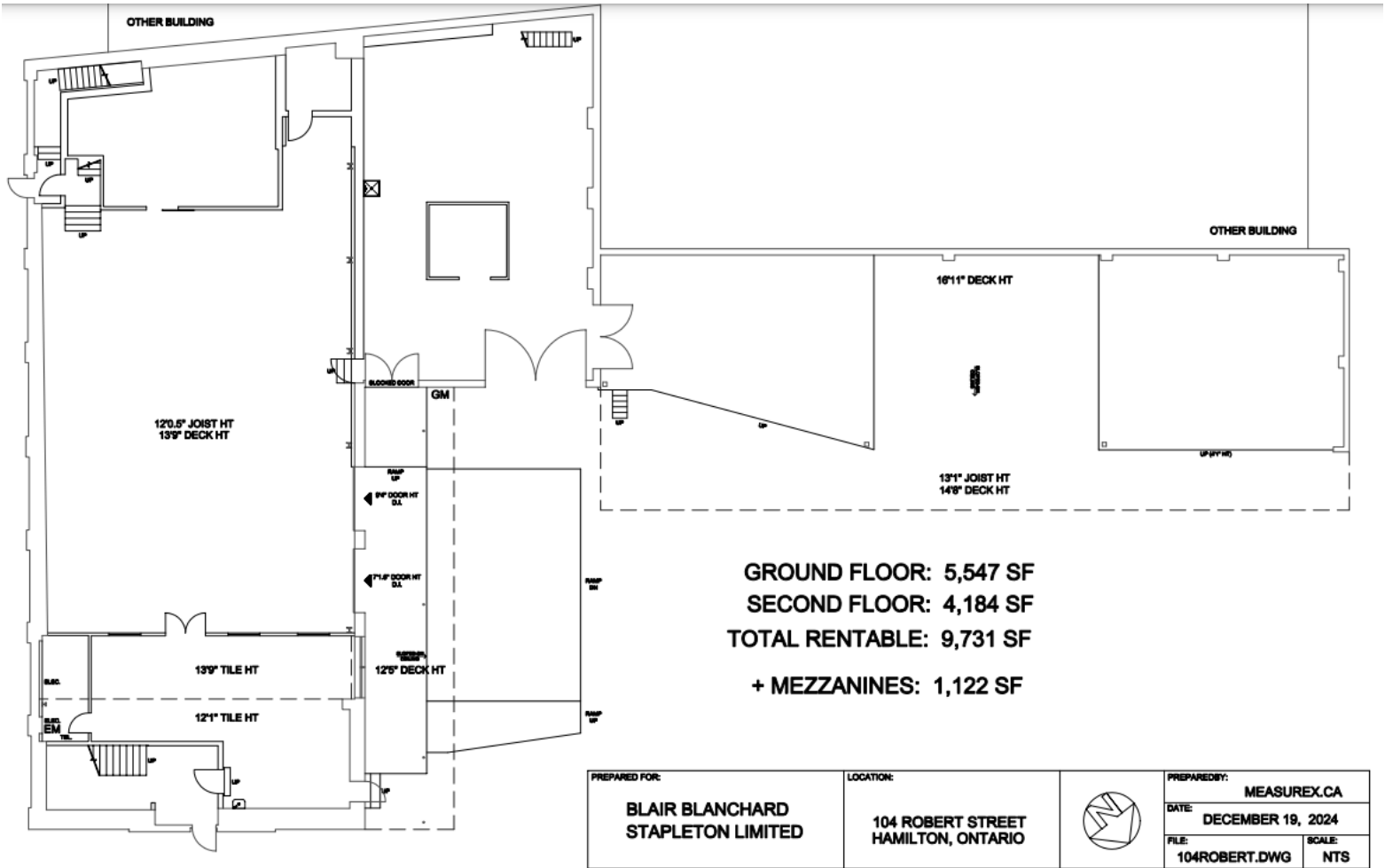
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**GROUND FLOOR**  
5,547 SF

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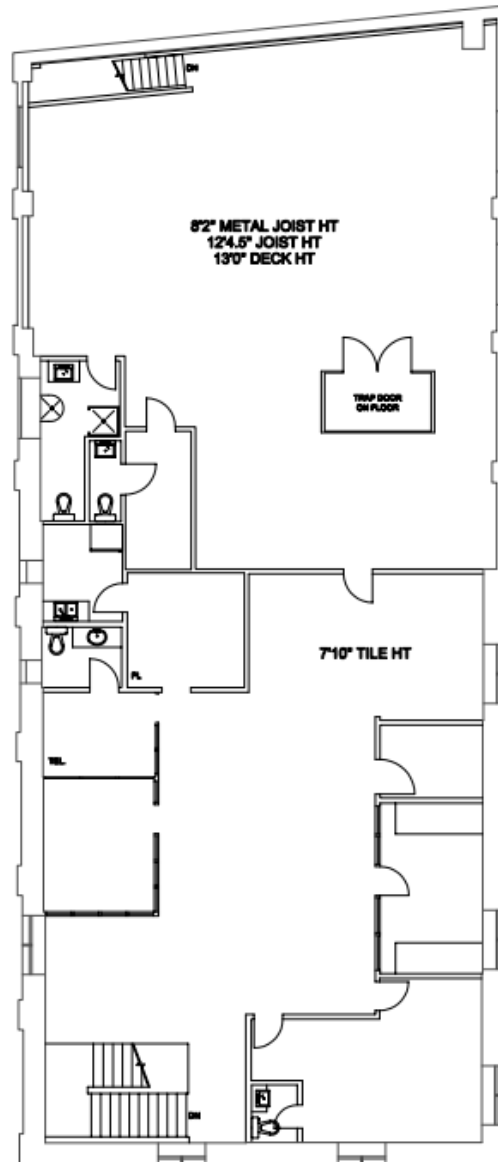
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# MIXED USE PROPERTY FOR SALE



**SECOND FLOOR**  
**4,164 SF**

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