

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM

\$1,199,000
ASKING PRICE

\$6,249.38
TAXES (2024)

2,500
SQUARE FEET



472 Beach Road, Hamilton, ON

Modern Flex Industrial and Office ready for you to call home. Conveniently located close to major highways and amenities this is an excellent option for an owner occupier where owning a premium building will be cheaper than renting. Building was thoroughly restored over the past 7 years. Roof (2018), siding, windows & doors (2018), HVAC Systems (2018), all new plumbing (2018), all new electrical (2018 & 2022), insulation (2019), floors (2019), driveway (2019), LED lighting (2019), second bathroom (2021), private offices and boardrooms (2021), new kitchen (2021)

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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.

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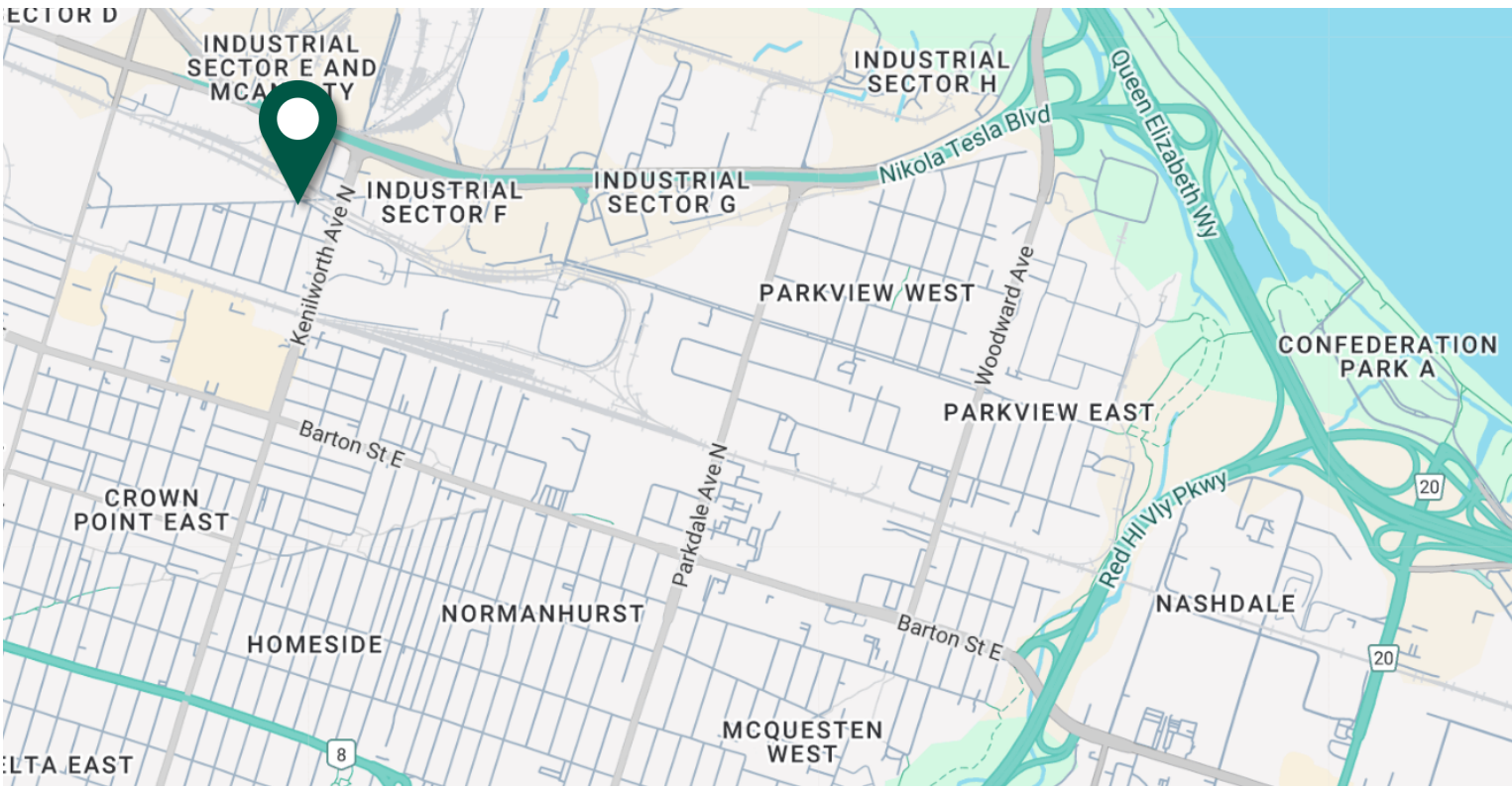


PROPERTY DETAILS

| | |
|--------------|----------------|
| ASKING PRICE | \$1,199,000.00 |
| TAXES (2024) | \$6,249.38 |
| SIZE | 2,500 sf |
| PARKING | Yes (7) |
| POWER | 200 A |
| WASHROOMS | Yes |
| ZONING | C2, J/S-740 |

PROPERTY DETAILS

- Updates: roof (2018), siding, windows & doors (2018), HVAC Systems (2018), all new plumbing (2018), all new electrical (2018 & 2022), insulation (2019), floors (2019), driveway (2019), LED lighting (2019), second bathroom (2021), private offices and boardrooms (2021), new kitchen (2021)



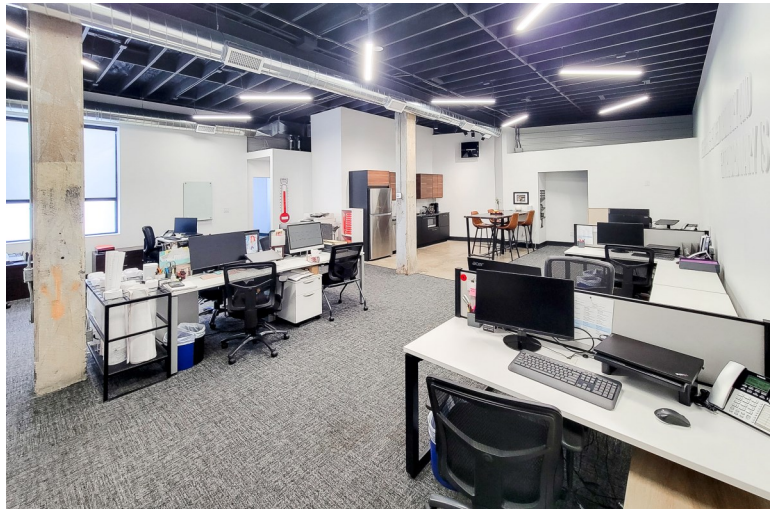
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