

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## RETAIL / OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$35.00 PSF**

NET LEASE RATE

**\$15.00 PSF**

T.M.I. (2025)

**1,250 - 4,750**

SQUARE FEET (MAIN LEVEL)

**\$35.00 PSF**

GROSS LEASE RATE

**4,750**

SQUARE FEET (BASEMENT)



## 114 York Boulevard, Hamilton, ON

Located right beside the newly renovated FirstOntario Center, this building has a prime location with parking! FirstOntario Centre is opening in late Fall 2025, so now is the time to get situated to take advantage of the opportunity! The professionally managed building plaza has a couple QSR uses and is at one of the busiest intersections in Hamilton. Basement open for negotiation, should additional storage be required. D3 zoning.

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Broker

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### HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1  
P 905.527.1144 F 905.546.0007

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.

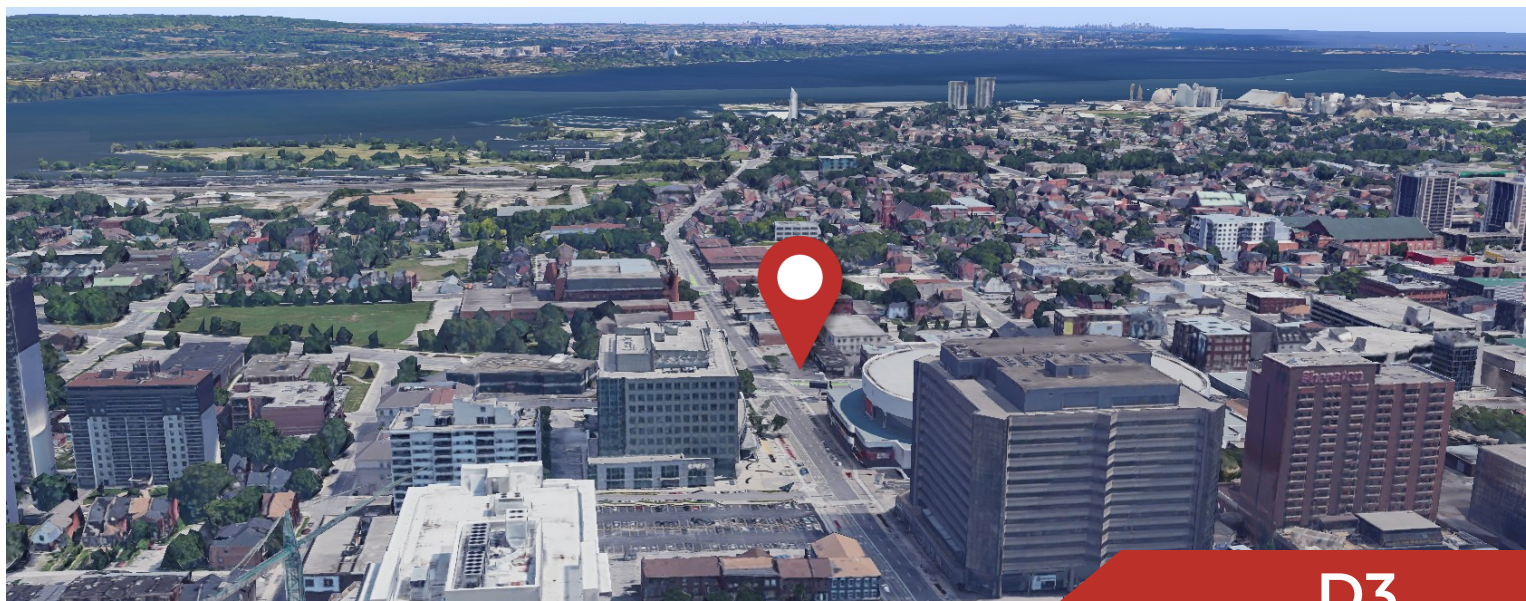


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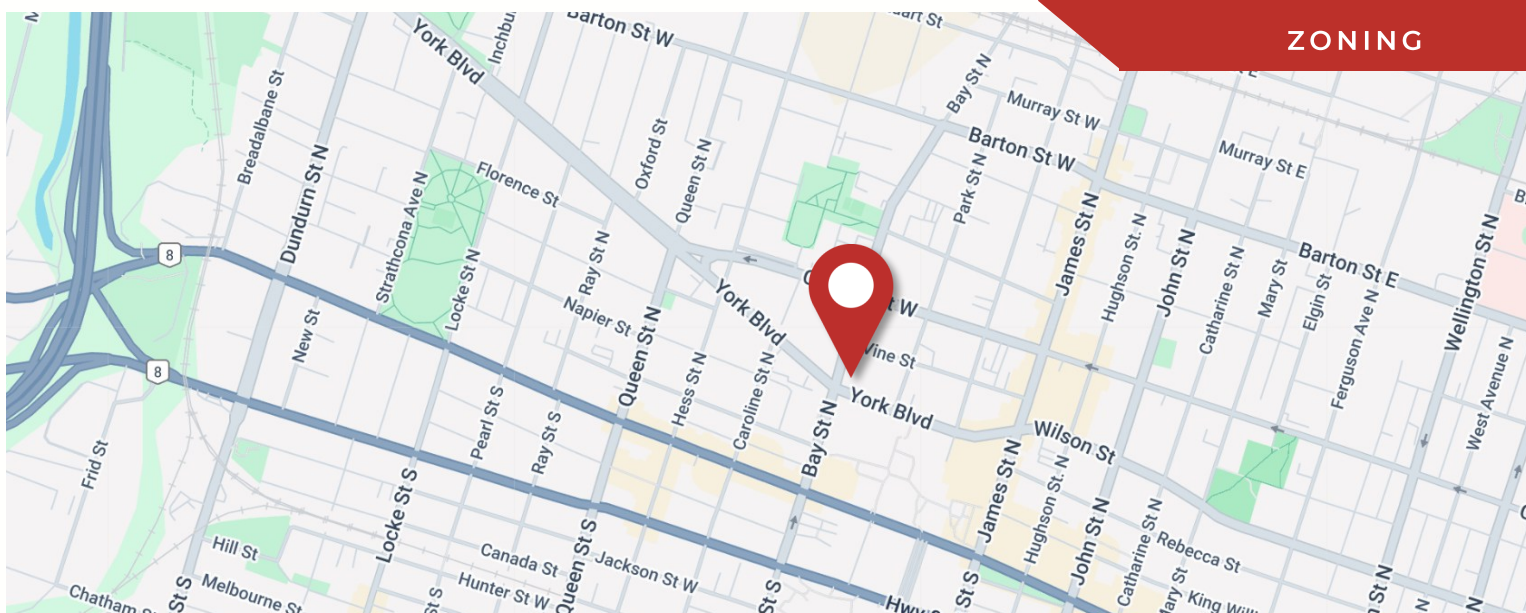
## OPTIONS

UNIT	SIZE	PRICE	T.M.I. (2025)	LEVEL
FULL BUILDING	4,750 sf	\$35.00 psf net	\$15.00 psf	main
UNIT 1	3,500 sf	\$35.00 psf net	\$15.00 psf	main
UNIT 2	1,250 sf	\$35.00 psf net	\$15.00 psf	main
UNIT B	4,750 sf	\$15.00 psf gross	N/A	basement



# D3

## ZONING



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# UNIT 2 PHOTOS

Formerly Subway, the unit is ready to go for another food use or can easily be converted into retailor medical/professional office. Beautiful floor to ceiling windows, open space with a prep area, area for walk in cooler and two washrooms. There is a basement open for negotiation, should additional storage be required.



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