

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL / OFFICE SPACE FOR LEASE

BBSREALTY.COM

\$33.00 PSF
NET LEASE RATE

\$13.05 PSF
T.M.I. (2025)

2,600
SQUARE FEET



1314 Upper Wentworth Street, Unit 3, Hamilton, ON

Close to 4,100 SF, paying for only 2,600 SF! Great location, right off Upper Wentworth and Stone Church with lots of parking. Two other tenants in this ample plaza: physio and specialized costume retail. The stunning unit has had significant leasehold improvements, ready for a dentist or any medical professional. Stunning reception area with a hidden shelving unit, and ease of access to all the back clinical rooms. Each clinical room has sinks and water lines. Upstairs there is a boardroom with a large kitchenette, alongside a couple offices including one office with a full ensuite complete with shower.

Keriann Harlow

Sales Representative

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HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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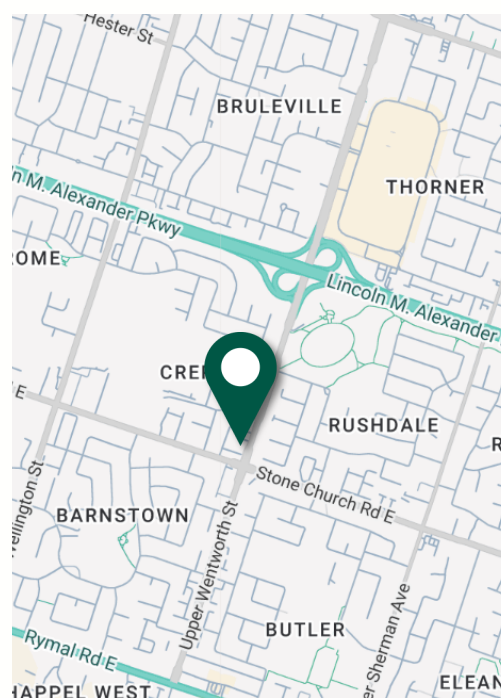
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| PROPERTY DETAILS | |
|------------------|-----|
| BOARDROOM | Yes |
| KITCHENETTE | Yes |
| LEVELS | 2 |
| PARKING | Yes |
| ZONING | C2 |



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