

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL / OFFICE UNITS FOR LEASE

BBSREALTY.COM

\$27.00 PSF
NET LEASE RATE

\$6.72 PSF
T.M.I. (2025)

1,318-1,926
SQUARE FEET

D2
ZONING



72 James Street North, Hamilton, ON



Located just steps from the high-traffic intersection of James and Wilson Streets, this property benefits from steady foot traffic and strong visibility within one of Hamilton's most culturally active neighbourhoods. Surrounded by art galleries, cafés, restaurants, and independent retailers, the area draws a diverse mix of professionals, creatives, and visitors throughout the week.

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HAMILTON DOWNTOWN OFFICE

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UNIT 72B - 1,318sf

The building is home to a curated mix of commercial and residential tenants, including upscale apartment units that add a built-in customer base. Tenants benefit from proximity to public transit, downtown office towers, and walkable amenities, with ample street and municipal parking nearby. This is a prime opportunity to establish your business in one of the most recognizable buildings in the downtown core.



UNIT DETAILS

- unit is located at the base of The Federal Building — a meticulously restored 1856 Renaissance Revival landmark that has been recently renovated with high-end finishes and design-conscious details
- bright & thoughtfully updated 1,318 SF ground-floor unit
- presents standout opportunity for retail or hospitality operators looking to establish a presence in the heart of downtown Hamilton
- space features brand new floor to ceiling storefront windows, offering excellent visibility and natural light
- coffered ceilings at the front provide an added touch of elegance and character
- clean, open layout
- flexible zoning
- unit is ideally suited for a boutique restaurant, cocktail bar, café, retail shop, or service-oriented business
- a side exit leads to a private alleyway / courtyard that can be transformed into a secluded patio — a hidden gem that extends the usability and charm of the space & is rare feature in the urban core



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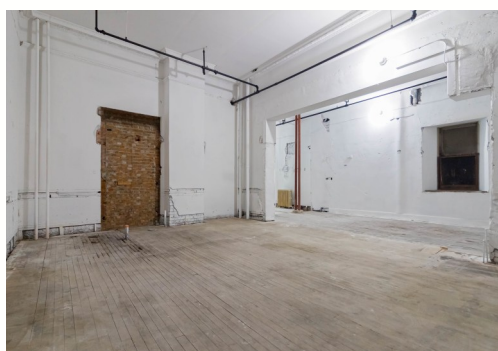
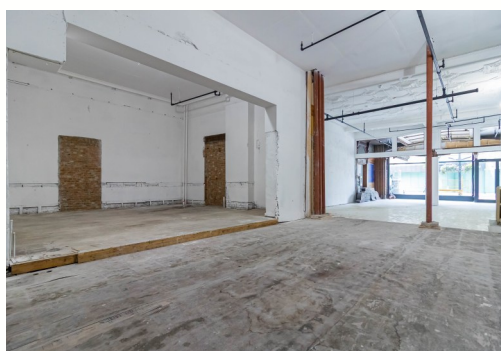
UNIT 76 - 1,926 sf

The commercial spaces sit beneath beautifully renovated apartments now home to a new, high-calibre residential tenant base, offering a built-in clientele for street-level businesses. The property blends heritage charm with commercial functionality. The building's strong street presence and the neighbourhood's steady foot traffic make it an ideal location for businesses looking to stand out in a dynamic urban environment.



UNIT DETAILS

- Located in the Federal Building — a newly revitalized 1856 Renaissance Revival landmark that has been carefully restored and reimaged.
- 1,926 SF commercial unit offers a rare combination of modern upgrades and timeless architectural character
- located in one of Hamilton's most vibrant downtown corridors
- .space is bright and open, with dramatic arched wood detailing at the entry and stunning coffered ceilings throughout
- floor-to-ceiling brand-new storefront windows provide excellent exposure and natural light
- unit is perfectly suited for a variety of uses including upscale restaurants, wine or cocktail bars, boutique fitness or wellness studios, independent retail, design showrooms, galleries, or creative service providers
- rear of the unit opens onto a private, enclosed courtyard with tremendous potential for a patio — a unique amenity in an urban setting
- situated steps from the high-traffic intersection of James and Wilson Streets
- unit is in the heart of Hamilton's bustling arts and dining district
- surrounded by popular restaurants, galleries, and independent retailers
- street parking is plentiful right out front, and additional municipal lots are just around the corner



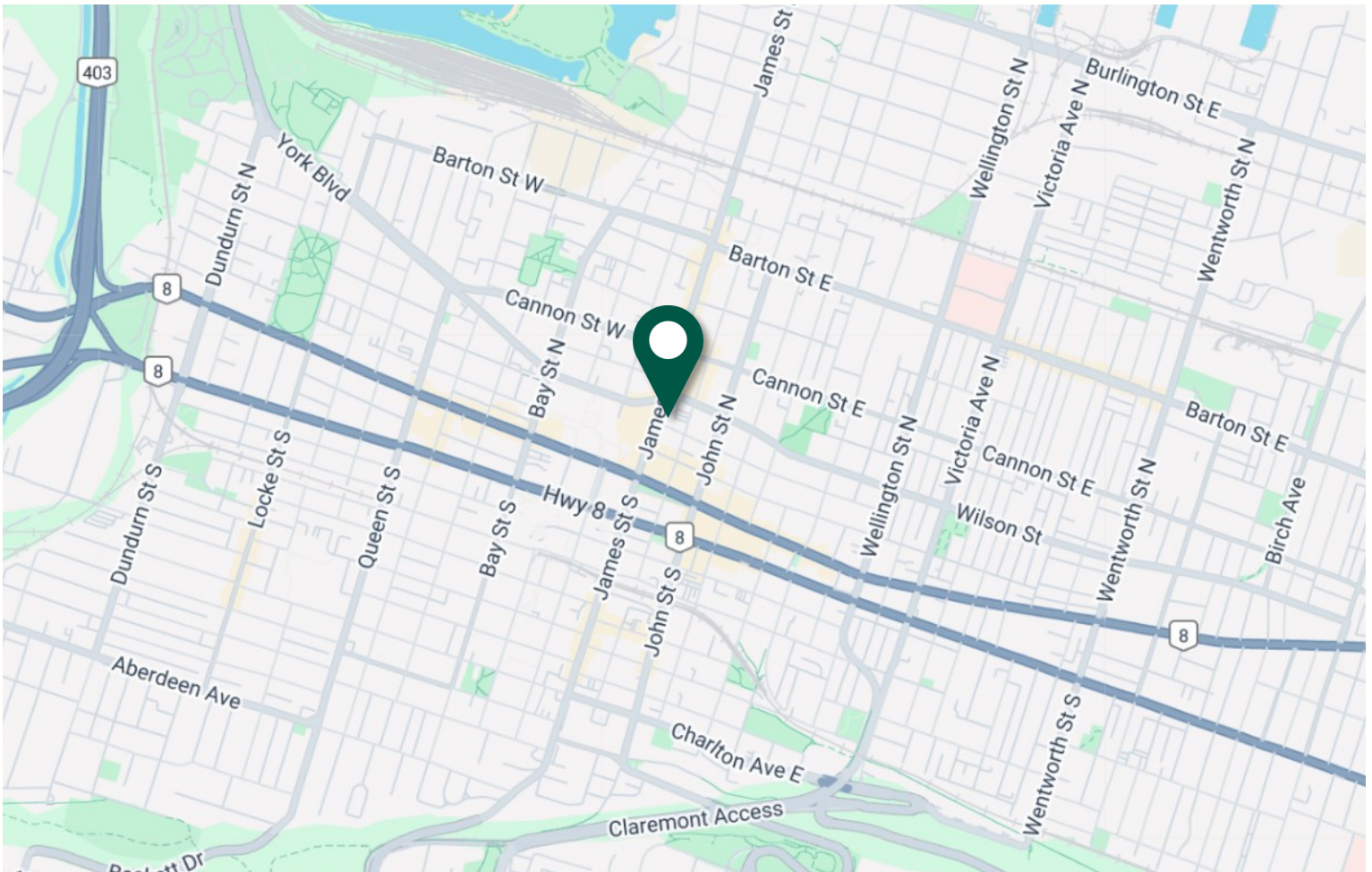
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