

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE/RETAIL PROPERTY FOR LEASE

BBSREALTY.COM

**\$18.00 PSF**  
NET LEASE RATE

**\$10.02 PSF**  
T.M.I. (2025)

**3,082**  
SQUARE FEET



### 289 Highway 8, Stoney Creek, ON

Prominent property offering excellent exposure on a major arterial road, featuring large pylon and building signage. This 3,082 SF building includes two offices, front showroom, and a three-bay repair shop at the rear which can be easily converted for storage use. Tenant is responsible for all maintenance. Additional Rent includes property taxes and building insurance only. Square footage as provided by Landlord. Available immediately.

#### Paul Mariutti

Sales Representative  
Senior Vice President

Office: 905.529.5900 Ext. 212

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

#### Mike Beaudoin

Broker of Record

Direct: 905.978.3770

Email: [michael@bbsrealty.com](mailto:michael@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.



# OFFICE/RETAIL PROPERTY FOR LEASE

Prominent property offering excellent exposure on a major arterial road, featuring large pylon and building signage. This 3,082 SF building includes two offices, front showroom, and a three-bay repair shop at the rear which can be easily converted for storage use. Tenant is responsible for all maintenance. Additional Rent includes property taxes and building insurance only. Square footage as provided by Landlord. Available immediately.



## PROPERTY DETAILS

DOORS - DRIVE-IN	(3) 10' x 8'
LEVELS	2
PARKING	Surface
ZONE	C5-304

- Excellent exposure on a major arterial road, featuring large pylon and building signage
- Includes two offices, front showroom, and three-bay repair shop at rear
- Additional rent includes property taxes and building insurance only
- Available immediately



## 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.