

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INVESTMENT PROPERTY FOR SALE

BBSREALTY.COM

**\$7,500,000**  
ASKING PRICE

**\$113,000.00**  
TAXES (2023)

**49,832**  
SQUARE FEET

**2.23**  
ACRES



### 459 Barton Street, Stoney Creek, ON

Great investment. Fruitland Tool major Tenant, with three small commercial tenants facing Barton Street. Major tenant in business for approximately 60 years. Approximate new rental \$560,747. 7.47 capitalization rate.

 **Gary Stapleton**  
Broker

Office: 905.529.5900 Ext. 227

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



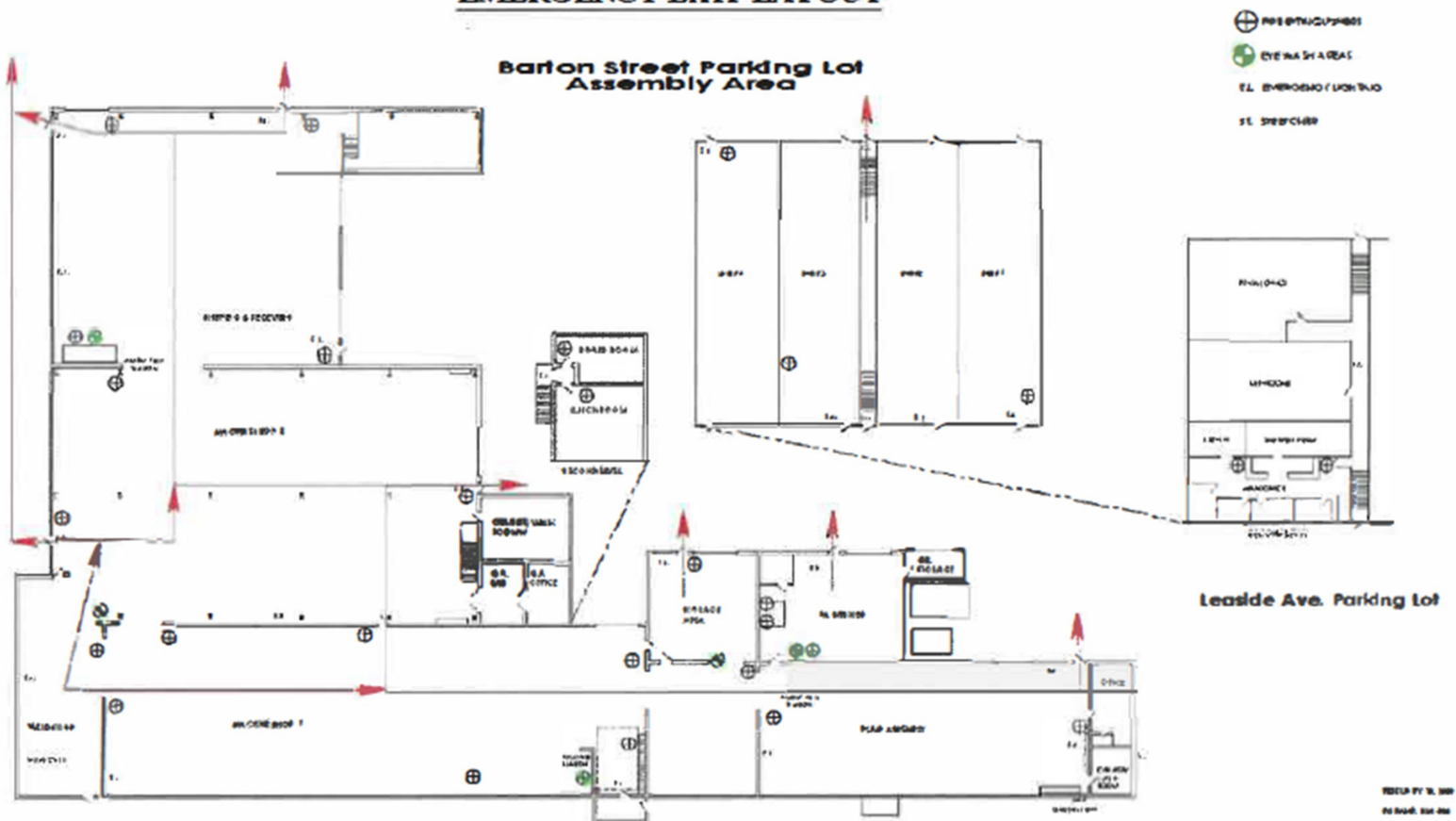
#### HAMILTON OFFICE

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.

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## EMERGENCY EXIT LAYOUT





# INVESTMENT PROPERTY FOR SALE

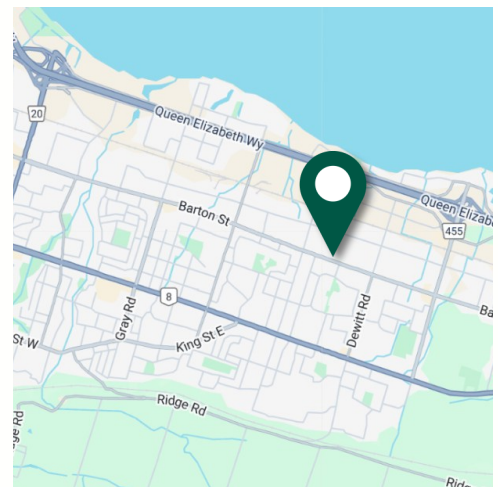
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PROPERTY DETAILS	
APPROX. TAXES (2023)	\$113,000.00
SIZE	49,832 sf
ZONING	M3

## PROPERTY DETAILS

- 49,832 square feet, approximately 25% office space.
- Three properties / parcels included: 459 Barton Street, 465 Barton Street and 324 Leaside Avenue.
- Great investment with tenant that has been in business for over 60 years.
- Currently leased for 3 years with 2- three year options.
- Current rent approximately \$560,747.00
- Leases 99% net, net
- This is an operating plant
- Listing Agent has copies of all leases
- Video: [Click Here](#)



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