

\$7,500,000
ASKING PRICE

\$113,000.00
TAXES (2023)

49,832
SQUARE FEET

2.23
ACRES



459-461 Barton Street & 324 Leaside Avenue, 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.

Gary Stapleton

Broker

Office: 905.529.5900 Ext. 227

Email: stapleton@bbsrealty.com



HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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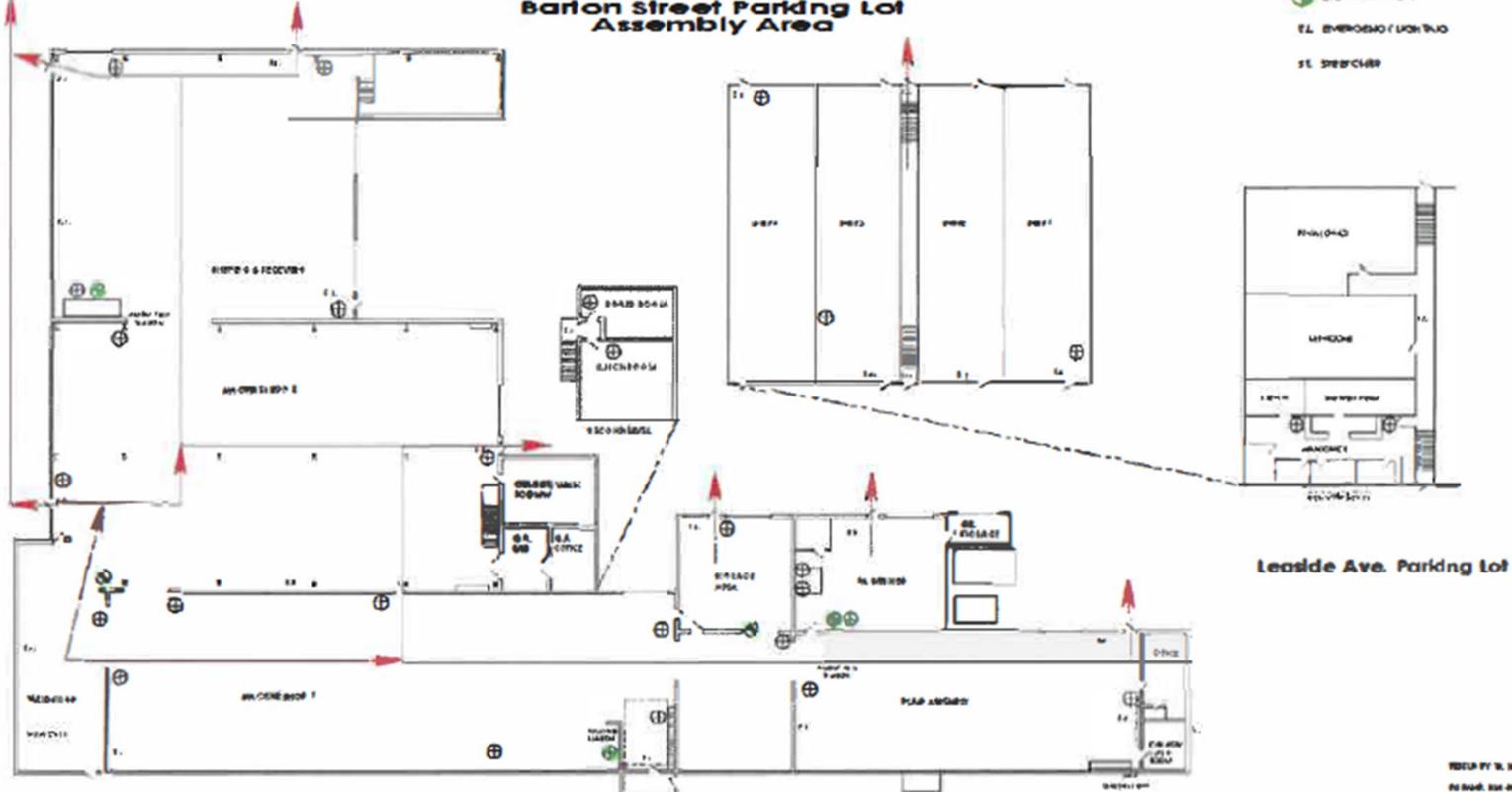
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INVESTMENT PROPERTY FOR SALE

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SITE PLAN

EMERGENCY EXIT LAYOUT



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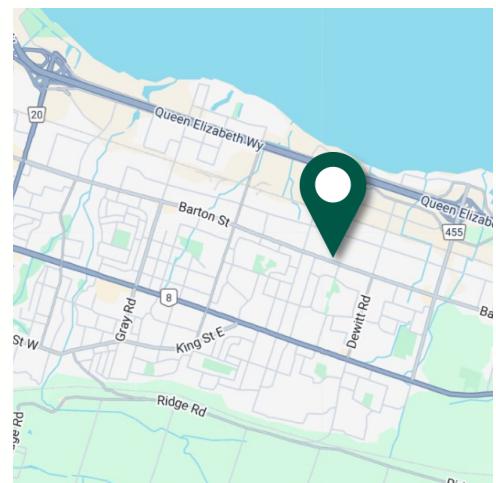


PROPERTY DETAILS

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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