

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL / OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$20.00 PSF
NET LEASE RATE

\$10.50 PSF
T.M.I. (2025)

2,112
SQUARE FEET



310 Limeridge Road West, Unit 6, Hamilton, ON

Well-configured ground floor unit of 2,112 sq ft available under a net lease (hydro and gas extra). This bright and versatile space features multiple private perimeter offices, two washrooms, a kitchenette, and a central open area suitable for collaborative or reception use. Large windows provide excellent natural light throughout. Ideal for professional office, medical, or retail users seeking a convenient, accessible Mountain location with ample on-site parking.

Evan Apostol

Broker

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Joe Klimowicz

Sales Representative

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HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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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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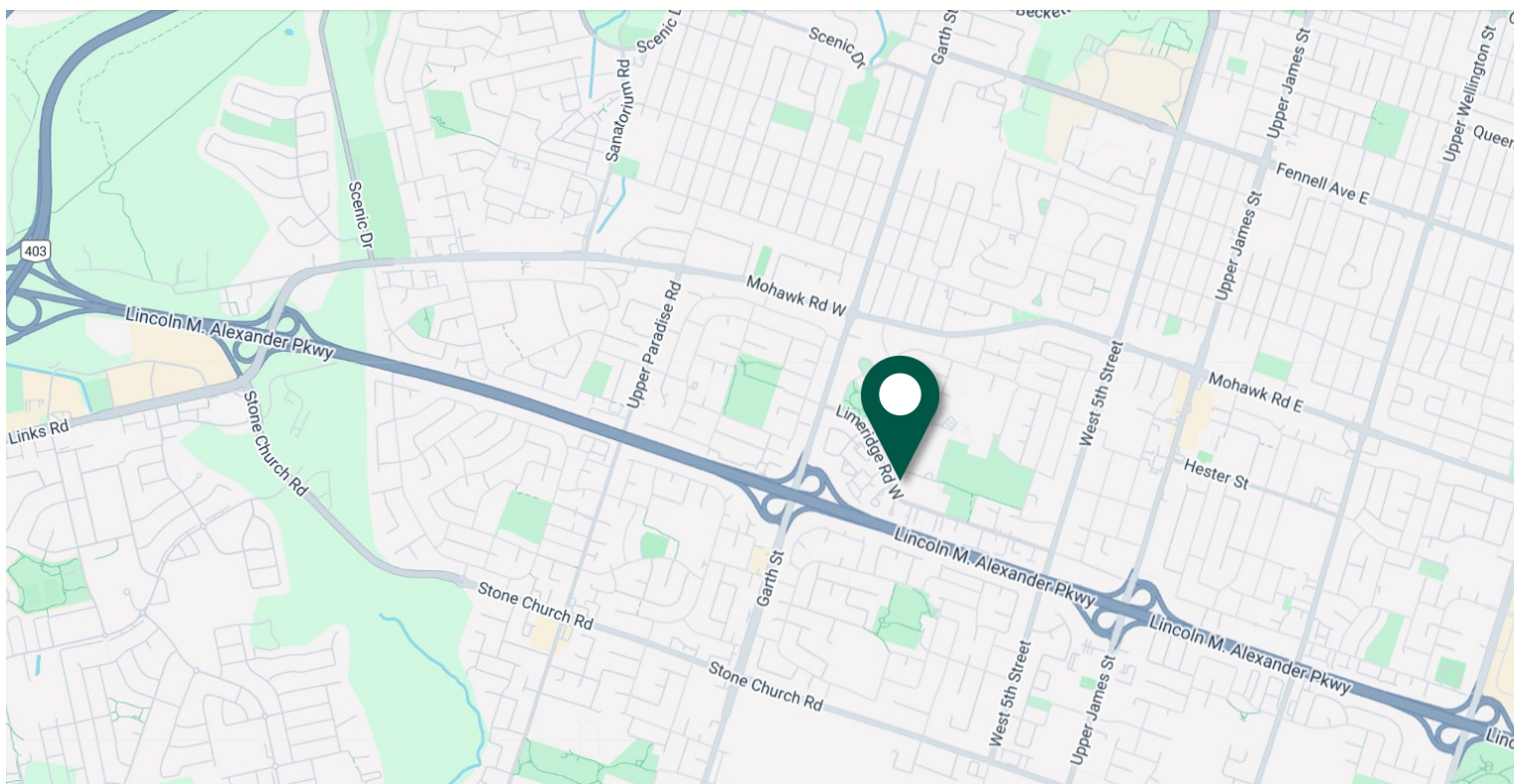
The property enjoys strong visibility and easy access to the Lincoln Alexander Parkway, Mountain Access, and downtown Hamilton. The building is home to several long-standing tenants, including a physiotherapy clinic, dental office, family medical practice, and other professional services. The property is professionally managed and well maintained, providing a stable and well-kept environment for tenants and visitors alike.



UNIT DETAILS

PARKING	plaza
WASHROOMS	2
ZONING	C3

- Well-configured ground floor unit
- Available under a net lease (hydro and gas extra)
- Bright and versatile space
- Features multiple private perimeter offices, two washrooms, a kitchenette, and a central open area suitable for collaborative or reception use
- Large windows provide excellent natural light throughout
- Ideal for professional office, medical, or retail users seeking a convenient
- Accessible Mountain location with ample on-site parking



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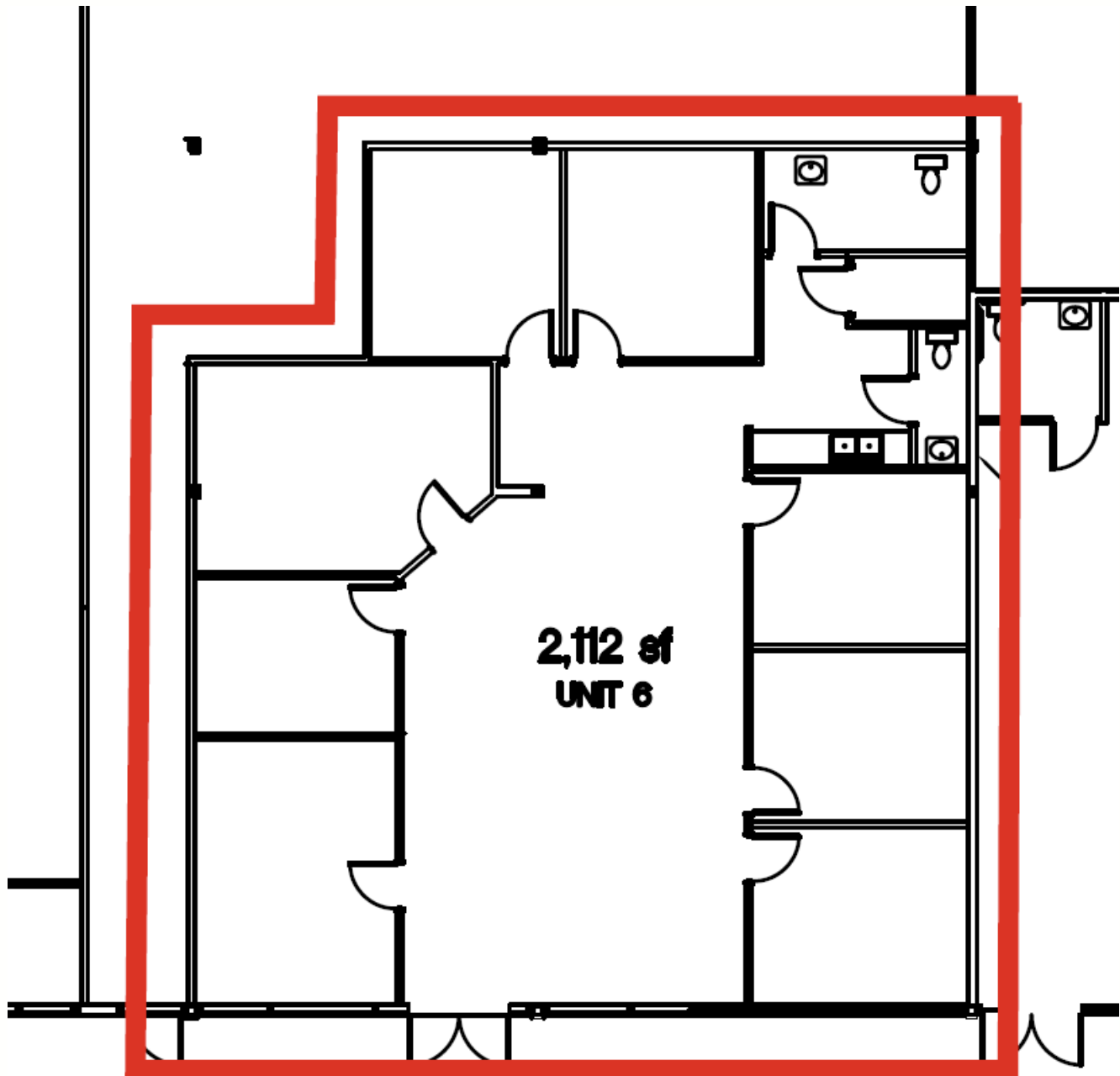
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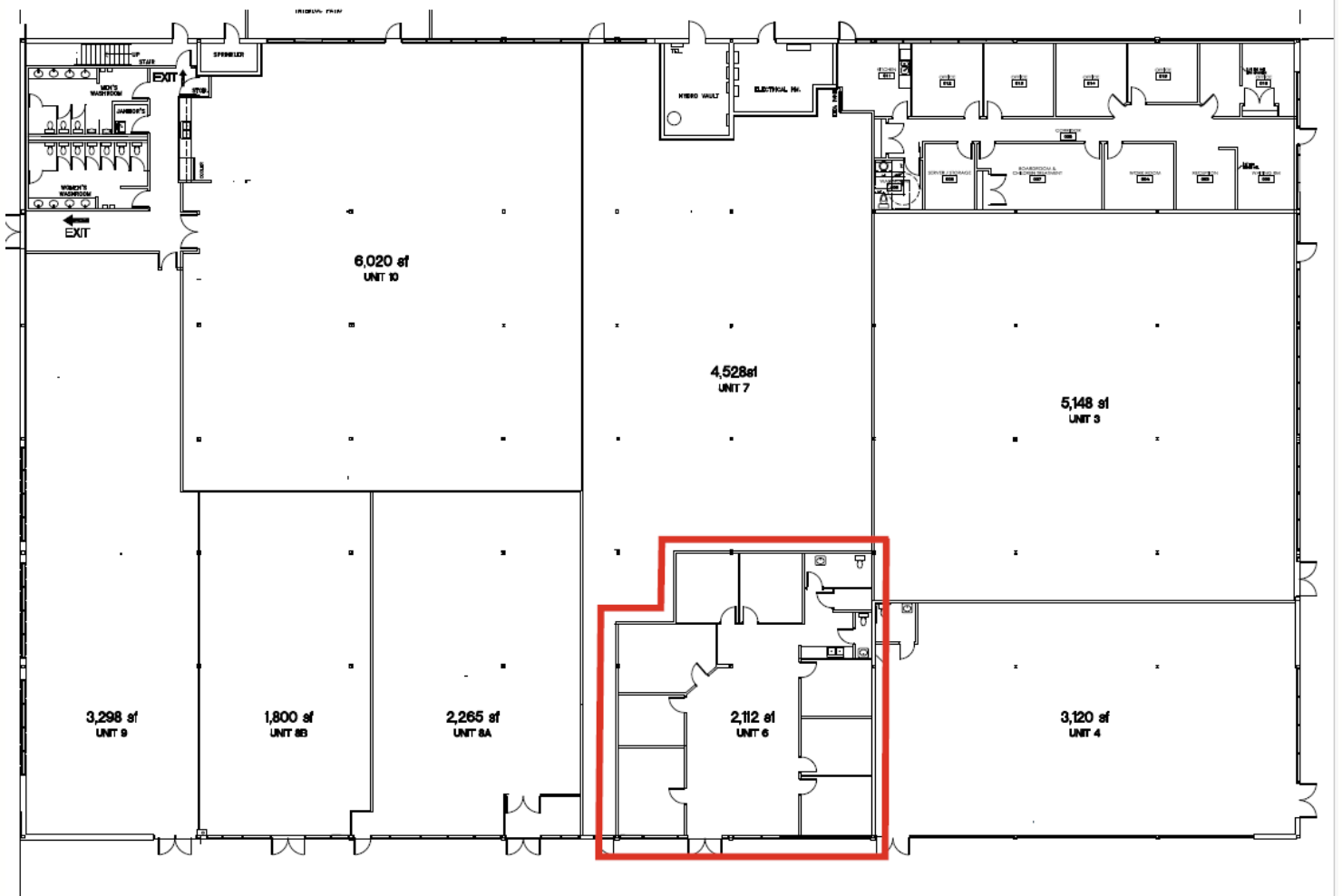
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