

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE/RETAIL PROPERTY FOR SALE

BBSREALTY.COM

\$2,790,000
ASKING PRICE

\$49,154.49
TAXES (2025)

7,317
SQUARE FEET

140' x 120'
LOT SIZE



177 Rebecca Street, Hamilton, ON

Prime downtown Hamilton office/ retail building with immense potential. This expansive 7,317 SF, two-story building is situated on a generous 0.37 acre lot, offering a rare combination of significant size and a central location. The property boasts a large surface parking lot with 32 spaces, a valuable asset in the downtown core.

Adam Ionico

Sales Representative

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Adrian Mekli

Sales Representative

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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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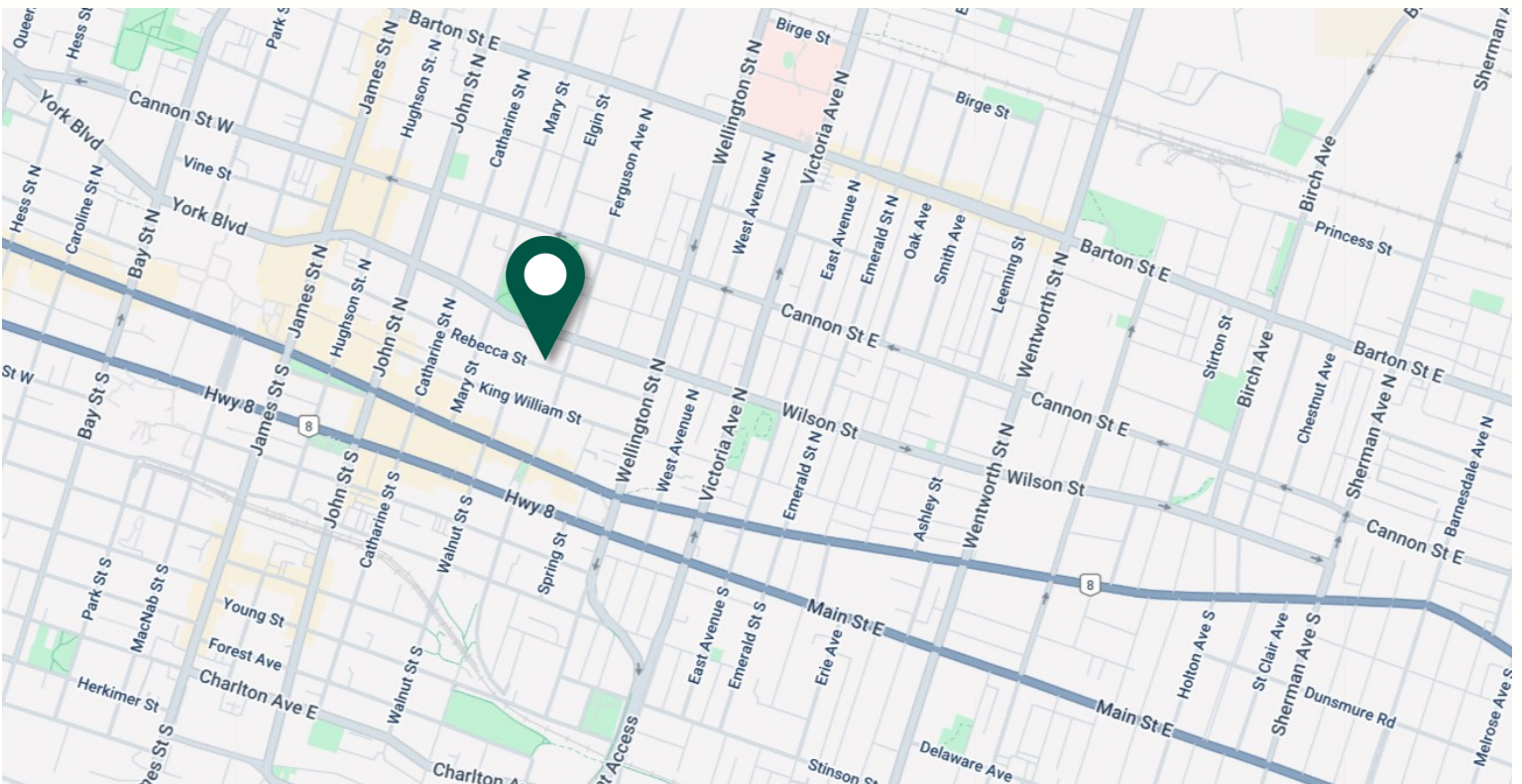
Recent capital improvements include a new roof (2022), a recently serviced elevator and functional office space that is move-in ready. With strong underlying land value and flexible zoning, this site presents a compelling opportunity for future redevelopment. The location provides excellent access to downtown amenities and is conveniently located near the proposed LRT route with a variety of available transit nearby.



PROPERTY DETAILS

ACRES	0.372
ELEVATOR	yes
FLOORS	2
PARKING	(32) surface
POWER	400 A
ZONING	D1

- Prime downtown Hamilton office / retail building with immense potential
- Expansive 7,317 SF, two-story building
- Situated on a generous 0.37 acre lot
- Offers rare combination of significant size and a central location
- Property boasts a large surface parking lot with 32 spaces, a valuable asset in the downtown core.



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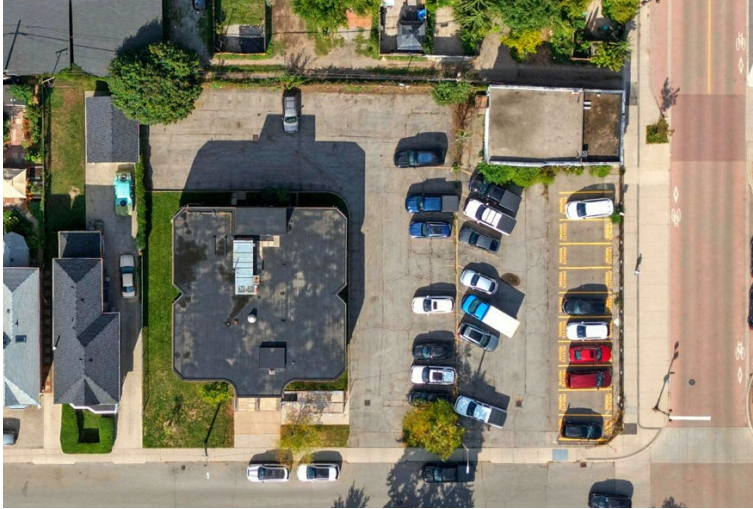
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