

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

FLEX INDUSTRIAL/OFFICE BUILDING FOR SALE

BBSREALTY.COM

\$999,000
ASKING PRICE

\$13,032.21
TAXES (2025)

2,500
SQUARE FEET

72' x 75.6'
LOT SIZE



472 Beach Road, Hamilton, ON

Modern Flex Industrial and Office ready for you to call home. Conveniently located close to major highways and amenities this is an excellent option for an owner occupier where owning a premium building will be cheaper than renting. Building was thoroughly restored over the past 7 years. Roof (2018), Siding, Windows & Doors (2018), HVAC systems (2018), all new plumbing (2018), all new electrical (2018 & 2022), insulation (2019), floors (2019), driveway (2019), LED lighting (2019), second bathroom (2021), private offices and boardrooms (2021), new kitchen (2021). The Seller is willing to provide a fully furnished modern office for a potential buyer. Full chattel list of furniture available.

Adrian Mekli

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Adam Ionico

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.

FLEX INDUSTRIAL/OFFICE BUILDING FOR SALE

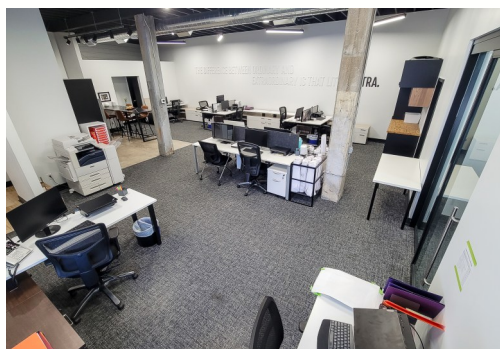
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PROPERTY DETAILS

BUILDING SIZE	2,500 sf
OFFICE SPACE	2,200 sf
LEVELS	1
PARKING	surface
POSSESSION	immediate
WASHROOMS	yes
ZONING	C2, J/S-740

- 2,500 square foot building on 72' x 75.6' lot
- Located on the corner of Beach Road and Dofasco Road,
- Property lends itself to many possibilities for business and professional offices
- Great location within close proximity of a variety of amenities
- Good parking
- Highway access nearby
- Vacant, flexible possession



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