

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL UNIT FOR LEASE

BBSREALTY.COM

\$2700 /MO
GROSS LEASE RATE

506
SQUARE FEET

12.02' x 123.21'
LOT SIZE



165 James Street North, Unit 1, Hamilton, ON

Charming and versatile 506 sq. ft. ground-level space available in the heart of Hamilton's vibrant James Street North district. Updated in 2020 with new hardwood floors and a refreshed basement bathroom, this unit blends modern updates with heritage character, featuring the original tin ceiling. The property includes access to a rare downtown backyard green space — perfect for small gatherings or creative outdoor uses — and a large basement ideal for storage. The backyard and basement are shared with the owners who reside upstairs. Tenant responsible for half of utilities and one-third of property taxes. Located steps from the busy James & Cannon intersection, surrounded by restaurants, galleries, and shops, this space offers excellent foot and vehicle traffic — ideal for retail, studio, or gallery use in one of Hamilton's most dynamic areas.

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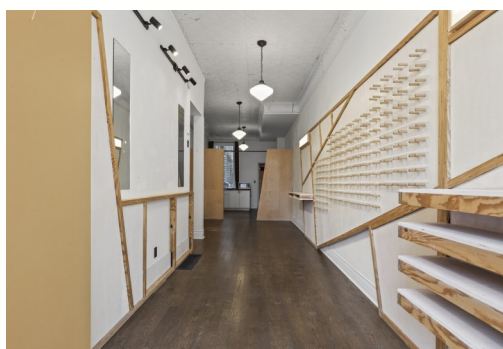
HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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UNIT DETAILS	
UNIT SIZE	506 sqft
LEVEL	1
POSSESSION	Immediate
ZONING	D2

- Updated in 2020 with new hardwood floors and a refreshed basement bathroom
- This unit blends modern updates with heritage character, featuring the original tin ceiling
- The property includes access to a rare downtown backyard green space — perfect for small gatherings or creative outdoor uses — and a large basement ideal for storage
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- Tenant responsible for half of utilities and one-third of property taxes
- Ideal for retail, studio, or gallery use in one of Hamilton's most dynamic areas



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