

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL SPACE FOR LEASE

BBSREALTY.COM

\$27.00 PSF
NET LEASE RATE

\$9.14 PSF
T.M.I. (2025)

1,707
SQUARE FEET



76 James Street North, Hamilton, ON

This 1,707 SF commercial unit offers a rare combination of modern upgrades and timeless architectural character in one of Hamilton's most vibrant downtown corridors. The space is bright and open, with dramatic arched wood detailing at the entry and stunning coffered ceilings throughout. Floor-to-ceiling brand-new storefront windows provide excellent exposure and natural light. This unit is perfectly suited for a variety of uses including upscale restaurants, wine or cocktail bars, boutique fitness or wellness studios, independent retail, design showrooms, galleries, or creative service providers. The rear of the unit opens onto a private, enclosed courtyard with tremendous potential for a patio; a unique amenity in an urban setting.

Keriann Harlow
Sales Representative

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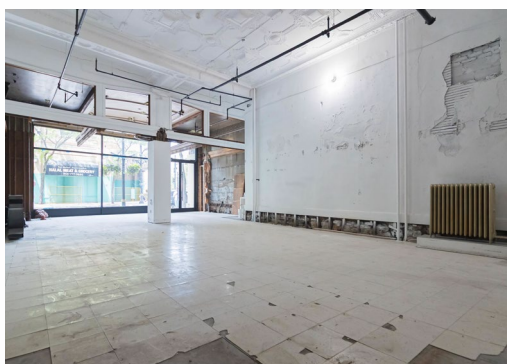
HAMILTON DOWNTOWN OFFICE

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

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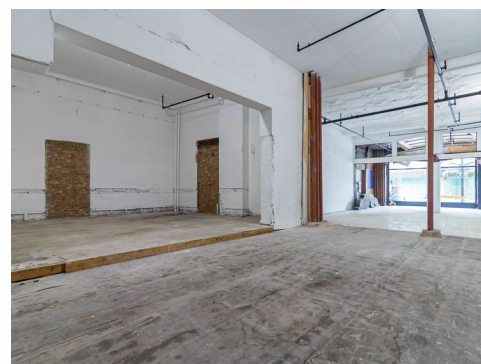
RETAIL SPACE FOR LEASE

Situated steps from the high-traffic intersection of James and Wilson Streets, this unit is in the heart of Hamilton's bustling arts and dining district, surrounded by popular restaurants, galleries, and independent retailers. Street parking is plentiful right out front, and additional municipal lots are just around the corner. Located in the Federal Building; a newly revitalized 1856 Renaissance Revival landmark that has been carefully restored and reimagined.



DETAILS	
LEVELS	1
POSSESSION	flexible
ZONING	D2

- Commercial spaces sit beneath beautifully renovated apartments now home to a new, high-caliber residential tenant base, offering a built-in clientele for street-level businesses
- Property blends heritage charm with commercial functionality
- Building's strong street presence and the neighbourhood's steady foot traffic make it an ideal location for businesses looking to stand out in a dynamic urban environment



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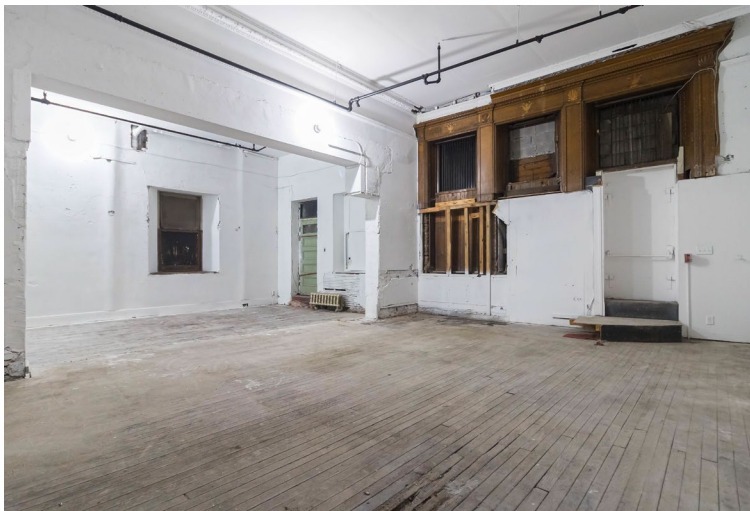
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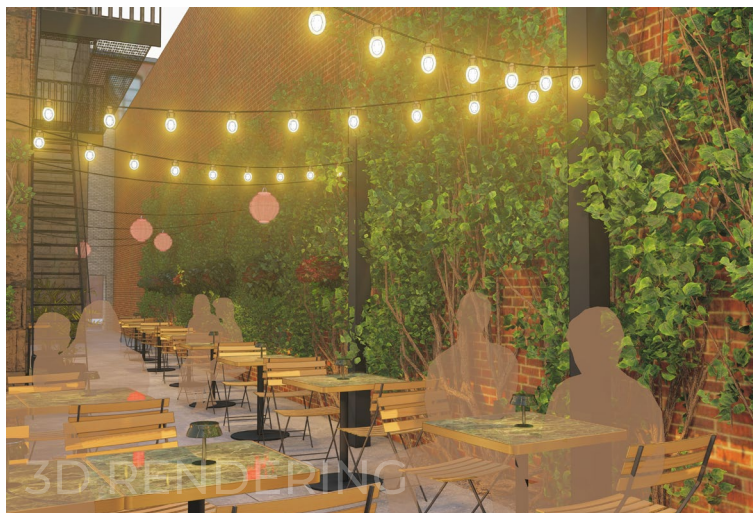
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