

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

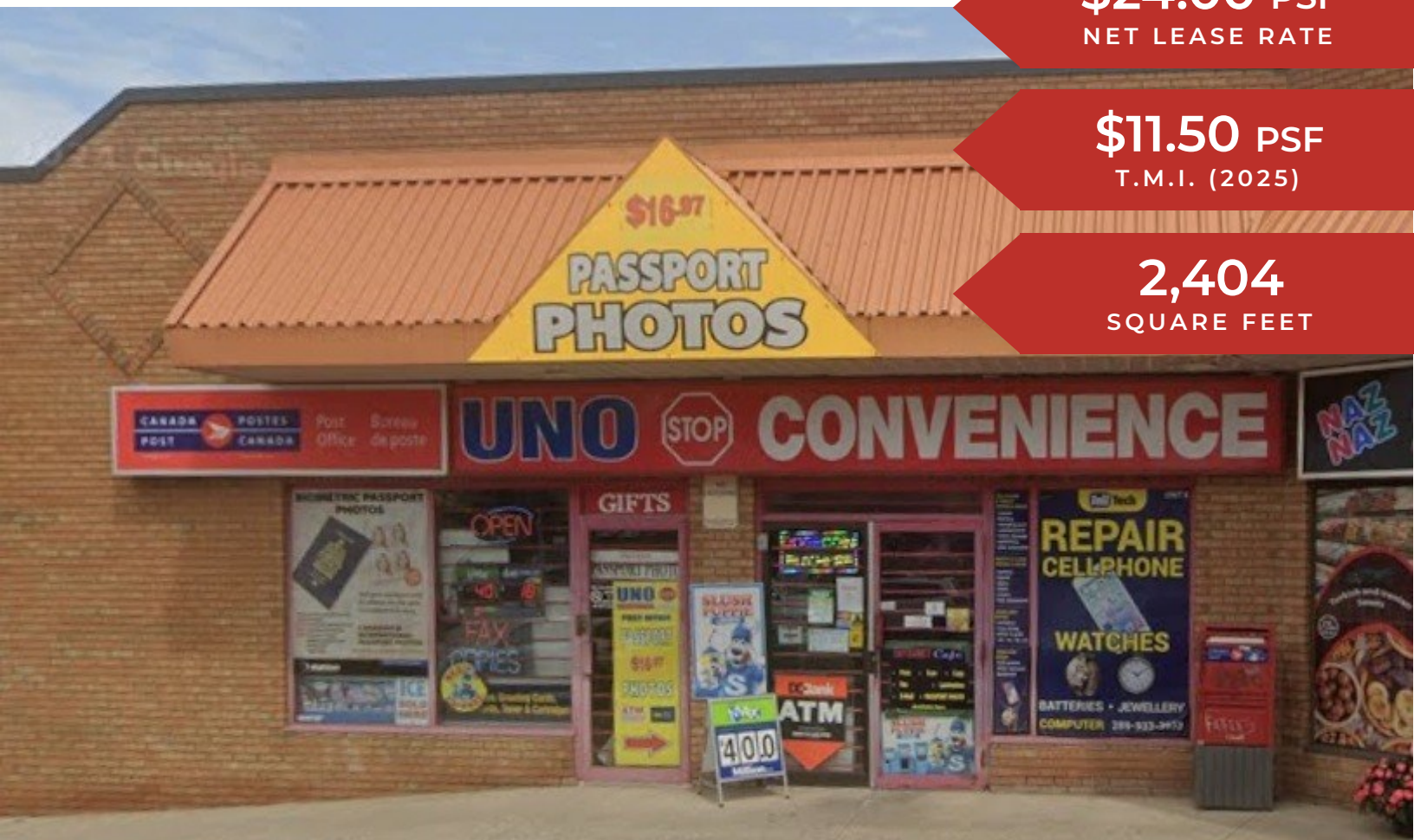
RETAIL/OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$24.00 PSF
NET LEASE RATE

\$11.50 PSF
T.M.I. (2025)

2,404
SQUARE FEET



1447 Upper Ottawa, Unit 7 & 8, Hamilton, ON

Prime 2,404 sq ft vacant commercial space in a busy, high-visibility plaza on Upper Ottawa Street. Formerly operated as a convenience store, this versatile unit offers a wide-open layout suitable for a variety of office or retail uses. Enjoy ample on-site parking for customers and staff, with excellent exposure in a well-established commercial node. Conveniently located just minutes from the Red Hill Industrial Park, Lincoln Alexander Parkway, and Red Hill Valley Parkway, providing easy access across Hamilton and beyond. A fantastic opportunity for businesses seeking strong traffic, visibility, and accessibility.

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HAMILTON DOWNTOWN OFFICE

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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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PROPERTY DETAILS

LEVELS	1
PARKING	ample
POSSESSION	immediate
ZONING	M4

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