

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## RETAIL UNIT FOR LEASE

BBSREALTY.COM

**\$2,000**  
NET MONTH RATE

**\$750**  
T.M.I. (2026)

**2,220**  
SQUARE FEET

**105.58' x 95'**  
LOT SIZE



## 256 Dundurn Street South, Unit B2, Hamilton, ON

6 private offices/ exam rooms plus kitchenette. Large open main area featuring fireplace for aesthetics. Employee and customer/ client washrooms. Additional roughed in plumbing in 3 of the private offices/ exam rooms. Additional costs are estimated and may change depending on use.

**Shawn Bailey**  
Sales Representative  
Vice President of Private Capital Investment

Direct: 647.500.8732

Email: [bailey@bbsrealty.com](mailto:bailey@bbsrealty.com)



### HAMILTON MAIN OFFICE

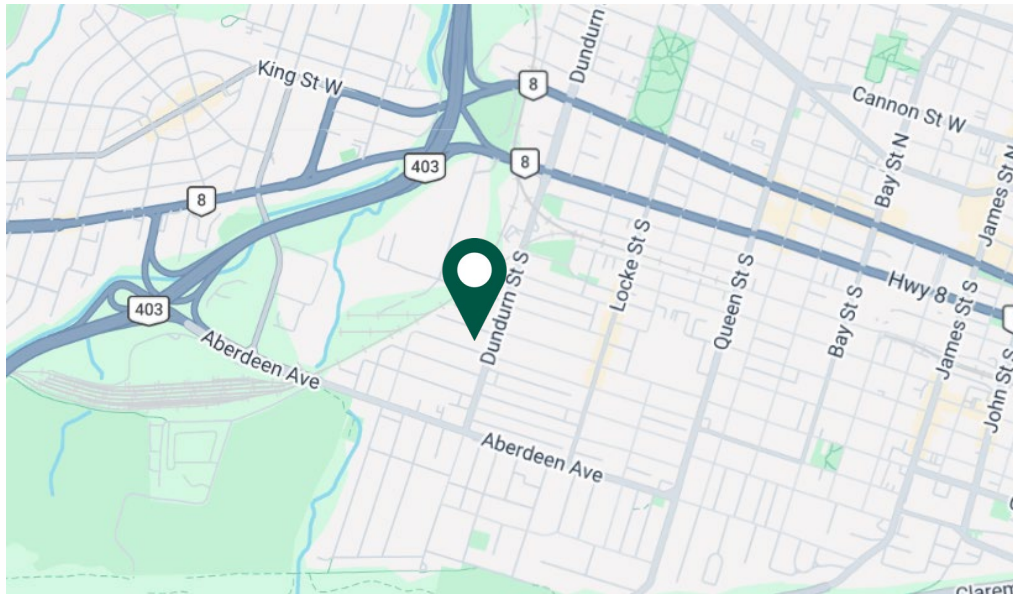
1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5  
P 905.529.5900 F 905.529.7474

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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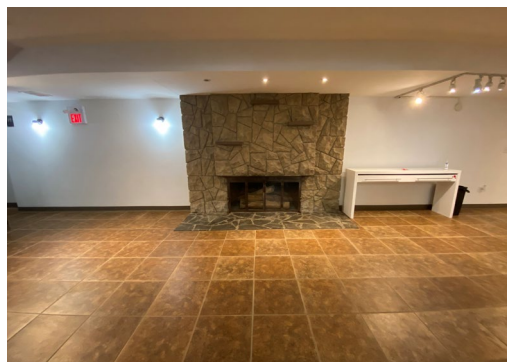
6 private offices/ exam rooms plus kitchenette.  
Employee and customer/ client washrooms.



## DETAILS

LEVELS	1
LOT FRONT	105.58'
LOT DEPTH	95'
PARKING	ample
ZONING	C5

- Large open main area featuring fireplace for aesthetics
- Additional roughed in plumbing in 3 of the private offices/ exam rooms
- Additional costs are estimated and may change depending on use



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