

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE/WAREHOUSE PROPERTY FOR SALE

BBSREALTY.COM

\$1,590,000
ASKING PRICE

\$16,131.00
TAXES (2024)

10,853
SQUARE FEET

0.33
ACRES

165.95' x 96.73'
LOT SIZE

104 Robert Street, Hamilton, ON

Located in between Barton Street and Cannon Street, and only a few hundred meters east of the bustling James St N this 10,853 SF building on a 0.33-acre corner property offers both office and warehouse space with a fenced yard. Perfect for an owner-occupier looking to grow their business with office/warehouse space, a secured yard (two gates with fence), two access points and ample parking that has future development potential. Recent exterior renovations done in last year. Property is steps to James St N, 800m to West Harbour GO Station and close to Hamilton General Hospital. Zoned J/S-378 (Light and Limited Heavy Industry) allowing for warehousing, office, financial establishment, contracting company, storage, and more. Property is designated as residential in the Setting Sail Secondary Plan presenting strong underlying residential land value.

Adam Ionico Sales Representative

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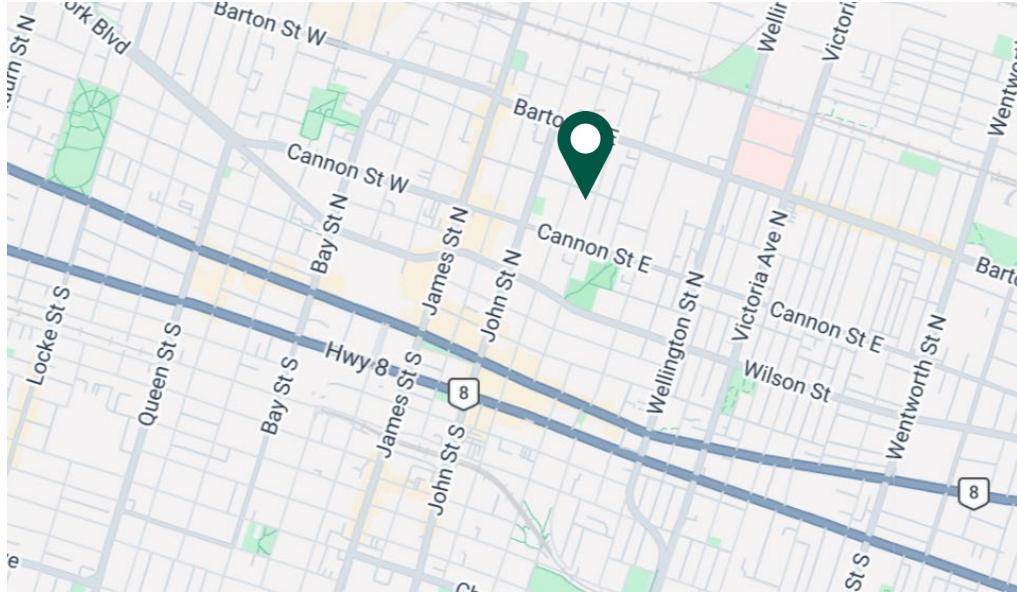
HAMILTON MAIN OFFICE

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.

OFFICE/WAREHOUSE PROPERTY FOR SALE

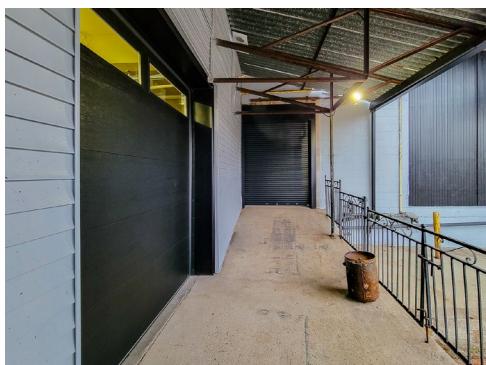
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DETAILS

DOORS - BAY	1
DOORS - TRUCK LEVEL	1
LEVELS	2
LOT FRONT	165.95'
LOT DEPTH	96.73'
PARKING	10 spaces
INDUSTRIAL AREA	6,669 sf
OFFICE AREA	4,184 sf
ZONING	J/S-378

- A secured yard (two gates with fence)
- Two access points and ample parking that has future development potential
- Recent exterior renovations done in last year
- Property is steps to James St N, 800m to West Harbour GO Station and close to Hamilton General Hospital



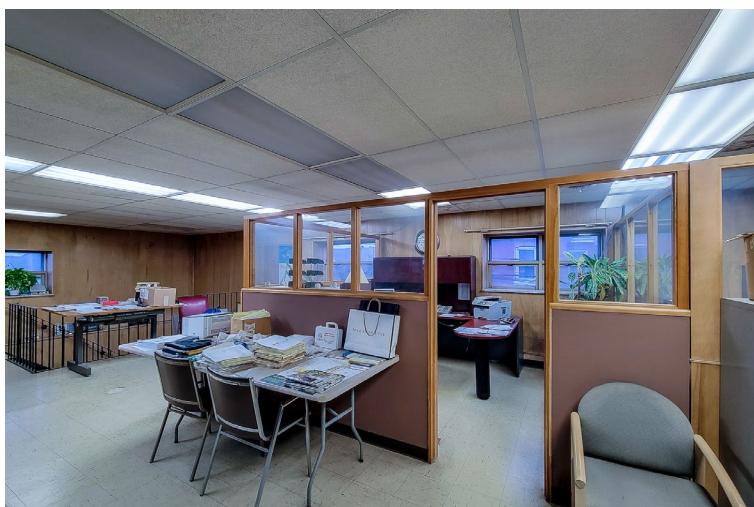
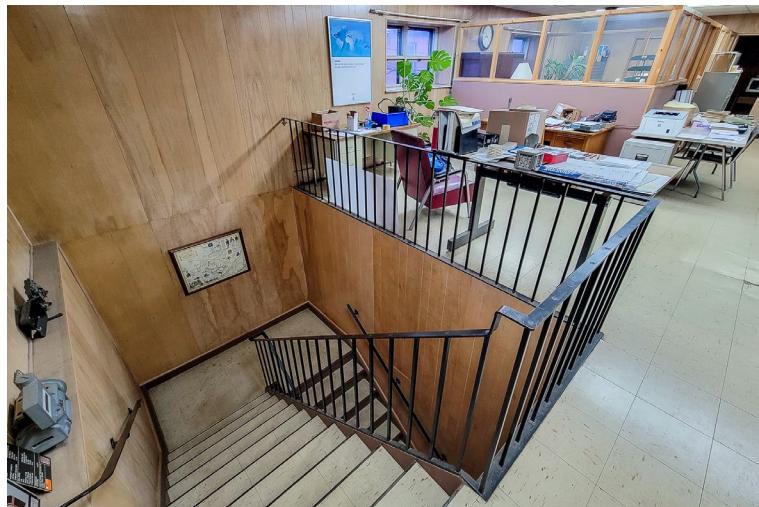
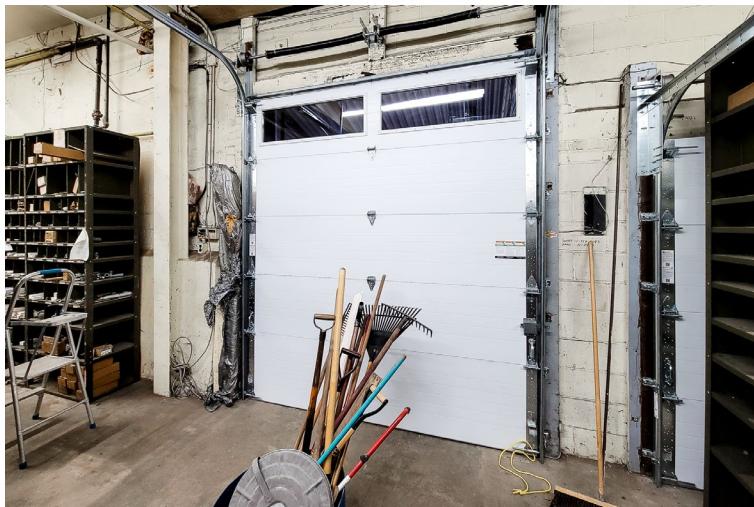
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