

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

**\$2,195,000**

ASKING PRICE

**\$32,375.91**

TAXES (2025)

**~10,000**

SQUARE FEET

**~3.266**

ACRES

**~361.70'**

LOT FRONT



### 443 Regional Road 20, Stoney Creek, ON

Corner property with good visibility in growing Stoney Creek Mountain area, located a short drive from Binbrook and large shopping complexes, which include medical offices, Tim Hortons, Fortinos, Walmart, and more. Commercial portion of building vacant for a user, with zoning indicating Restaurant and Banquet centre, in addition to E1 uses. Two residential second floor apartments, currently tenanted. Seller provided square footage of building.

**Andrew Patrick Blair**  
Broker

Office: 905.529.5900 x 225  
Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

**Gary D. Stapleton**  
Broker

Office: 905.529.5900 x 227  
Email: [stapleton@bbsrealty.com](mailto:stapleton@bbsrealty.com)

**Alexandra Blair**  
Sales Representative

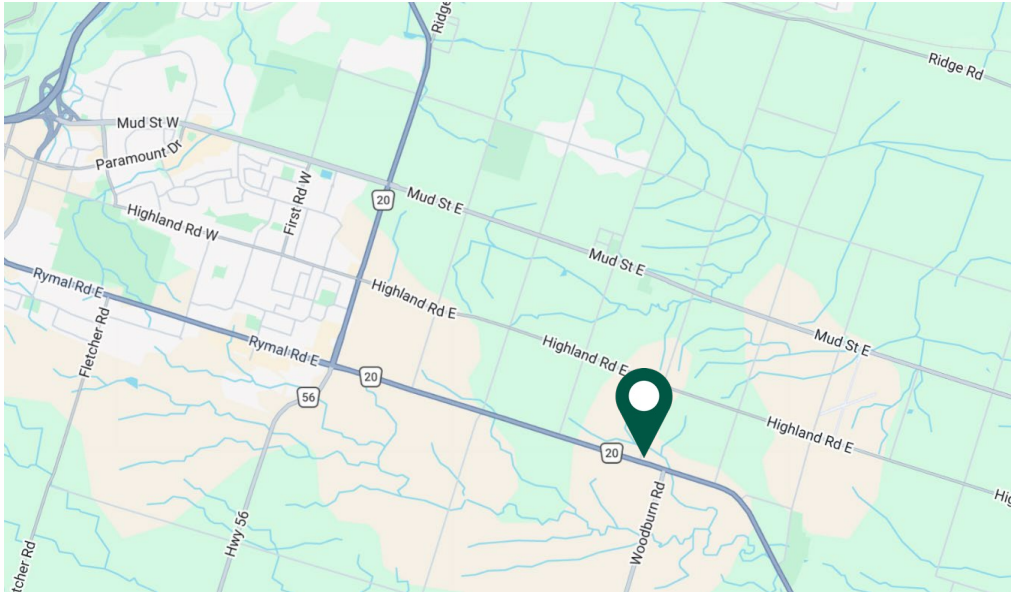
Office: 905.529.5900 x 213  
Email: [alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)

#### 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.

# MIXED USE PROPERTY FOR SALE



DETAILS	
ACREAGE	~3.266
LEVELS	2
LOT FRONT	~361.70'
LOT DEPTH	~405.14'
ZONING	E1 Exp. 165

- Corner property with good visibility in growing Stoney Creek Mountain area, located a short drive from Binbrook and large shopping complexes, which include medical offices, Tim Hortons, Fortinos, Walmart, and more
- Commercial portion of building vacant for a user, with zoning indicating Restaurant and Banquet centre, in addition to E1 uses
- Two residential second floor apartments, currently tenanted
- Seller provided square footage of building



## 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.