

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE PROPERTY FOR SALE

BBSREALTY.COM

\$1,800,000

ASKING PRICE

\$17,606.44

TAXES (2026)

2,450

SQUARE FEET

41.75' x 66'

LOT SIZE



29 Augusta Street, Hamilton, ON

Rare opportunity to own a beautifully preserved 1850s commercial building in Hamilton's sought-after James St S / Augusta St area. Currently home to The Laundry Works Design Studio, this 2,450 SF space offers a main-floor bullpen and boardroom, 4 private offices upstairs, kitchenette, 2 washrooms, and a large basement for storage. Unique original features throughout add character rarely found in today's market. 6 tandem parking spaces included — a premium in this walkable, downtown-adjacent location close to City Hall, St. Joseph's Hospital, and James St S restaurants and shops. A must-see for owner-users or investors.

Joe Klimowicz Sales Representative

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Evan Apostol Broker

Office: 905.527.1144 x 300

Email: evan.apostol@marklandpm.com



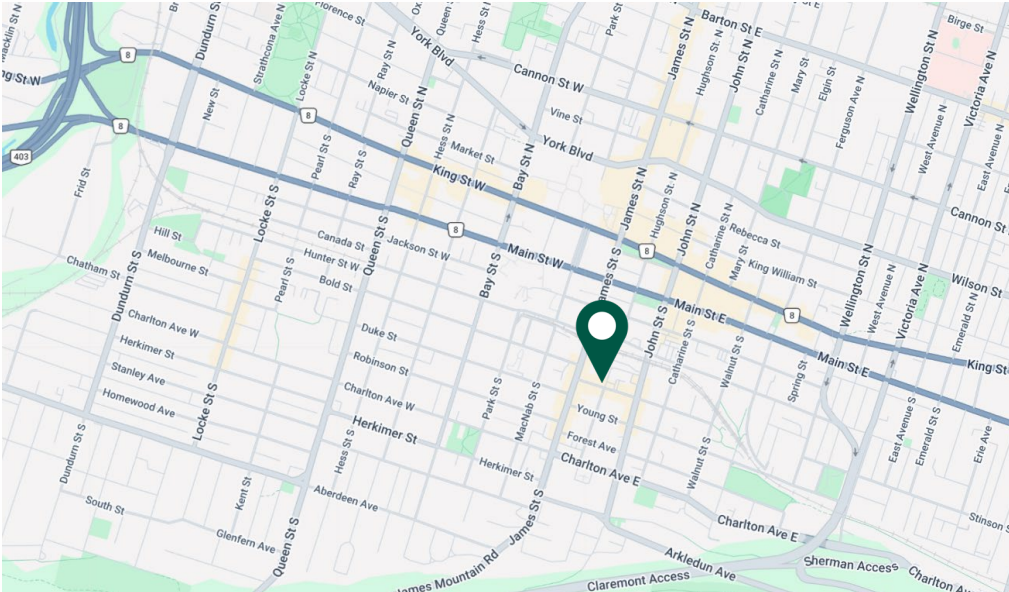
HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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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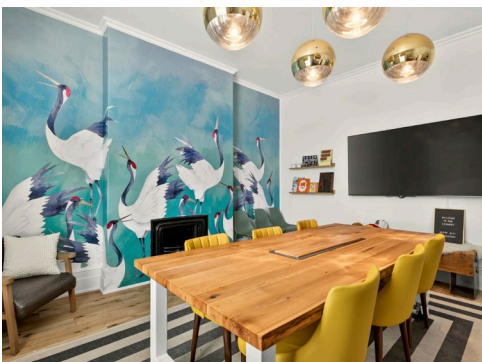
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DETAILS

BASEMENT	full
LEVELS	2
LOT FRONT	41.75'
LOT DEPTH	66'
PARKING	6 driveway spaces
WASHROOMS	2
ZONING	C5

- Currently home to The Laundry Works Design Studio, this 2,450 SF space offers a main-floor bullpen and boardroom, 4 private offices upstairs, kitchenette, 2 washrooms, and a large basement for storage
- Unique original features throughout add character rarely found in today's market
- 6 tandem parking spaces included — a premium in this walkable, downtown-adjacent location close to City Hall, St. Joseph's Hospital, and James St S restaurants and shops
- A must-see for owner-users or investors



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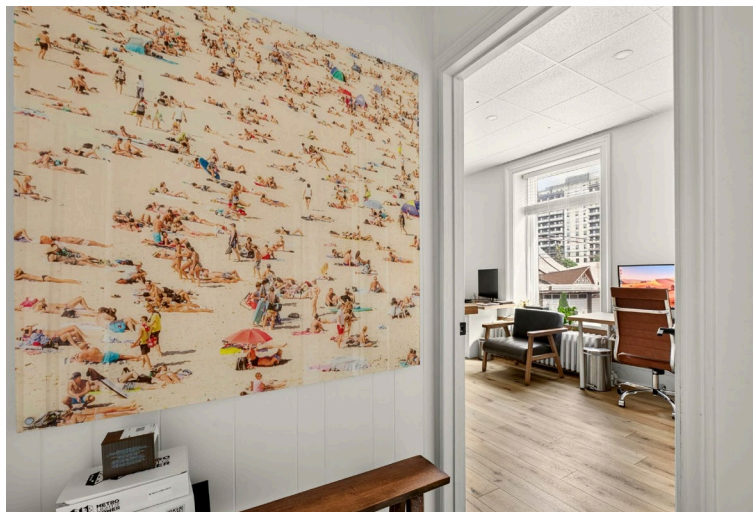
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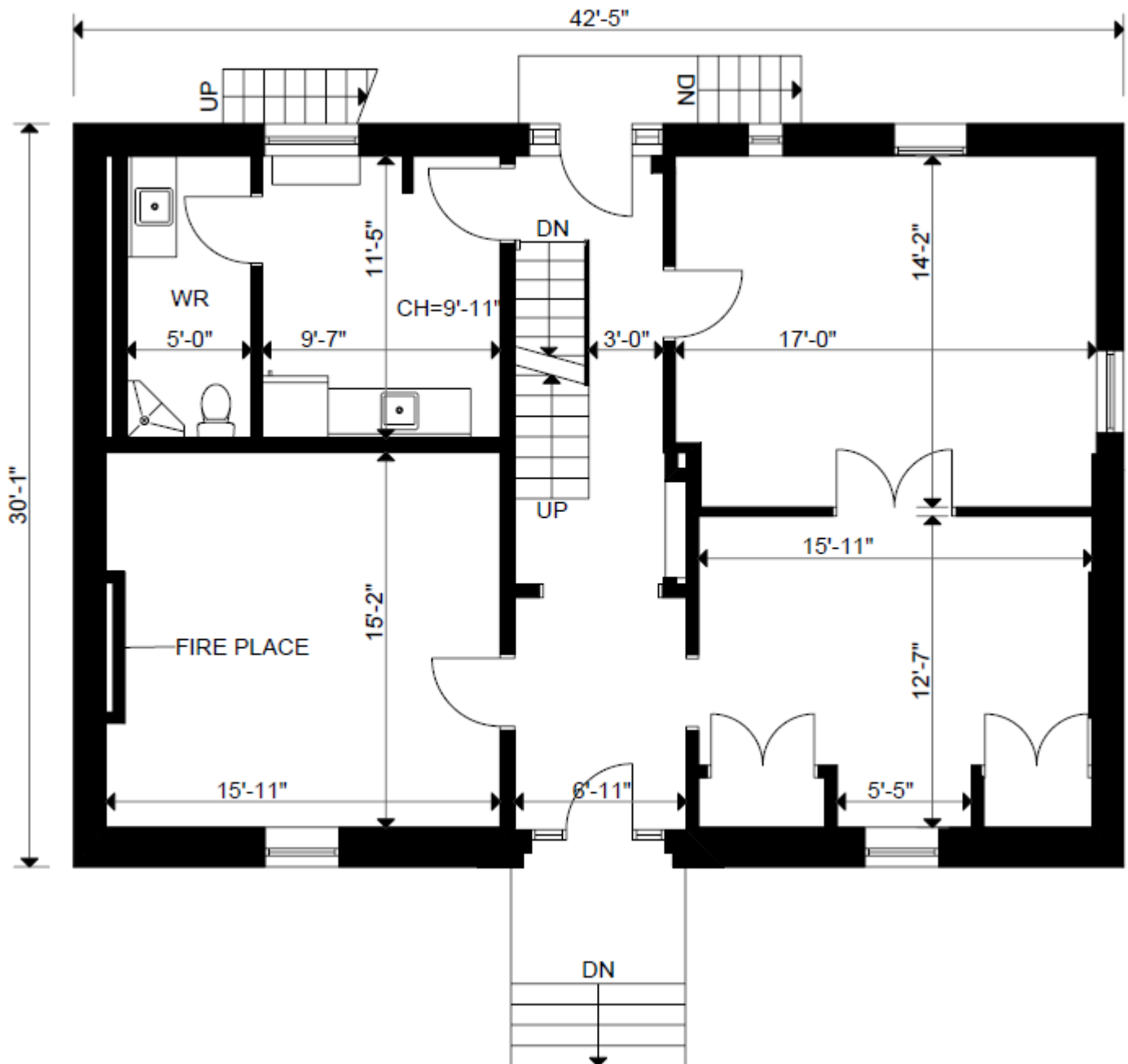


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FLOOR PLAN – FLOOR 01

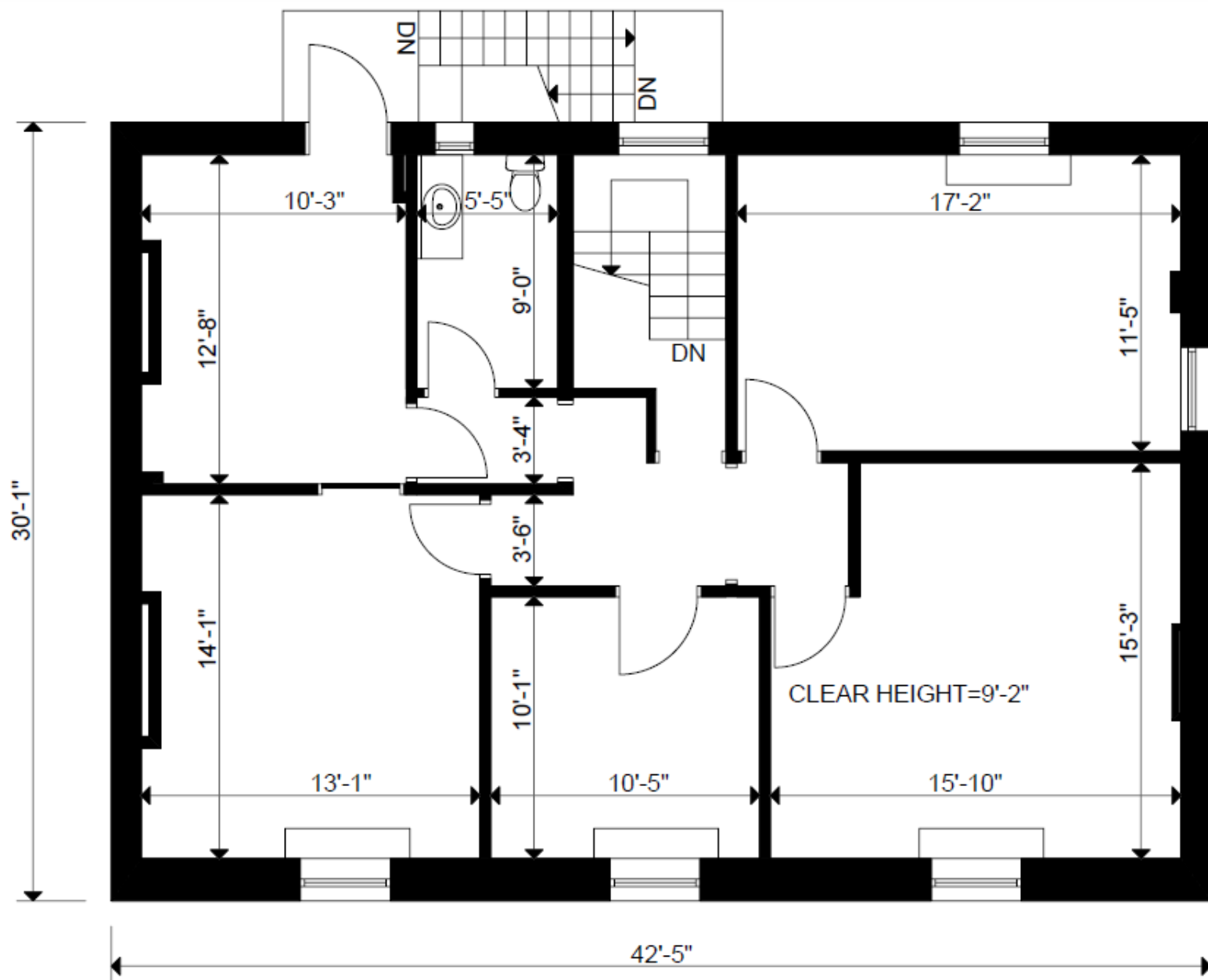


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FLOOR PLAN – FLOOR 02

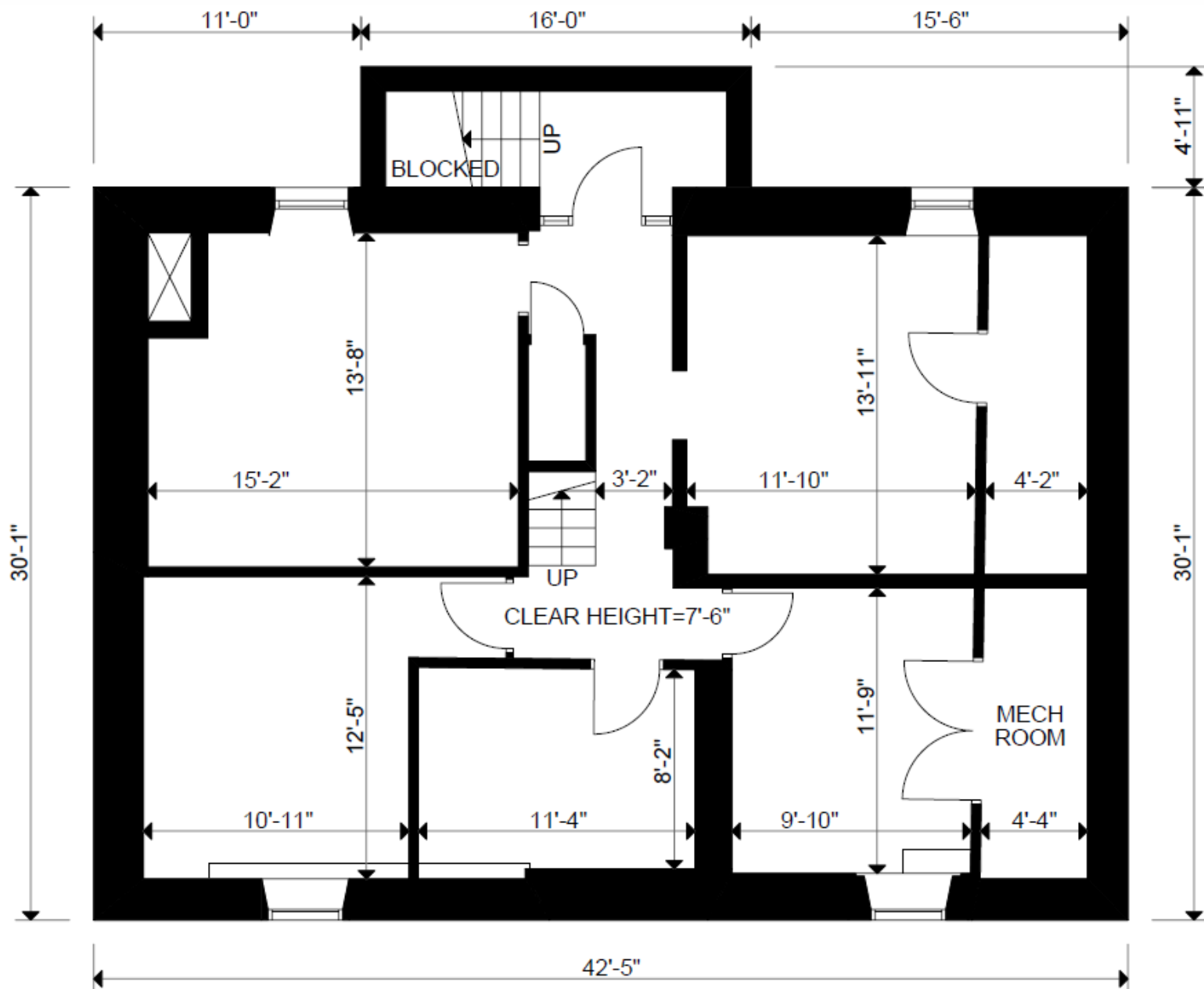


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FLOOR PLAN – FLOOR B1



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