

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE PROPERTY FOR SALE

BBSREALTY.COM

\$3,675,000

ASKING PRICE

\$41,545.34

TAXES (2026)

6,836

SQUARE FEET

42.25' x 131'

LOT SIZE



120-122 Hughson Street South, Hamilton, ON

Rare owner-user or investor opportunity in the heart of downtown Hamilton! This 6,836 SF character office building offers exposed brick throughout, and a striking rear addition designed by celebrated local architect Trevor Garwood-Jones (Hamilton Place/First Ontario Concert Hall). The layout features multiple private offices and flexible workspaces, a large upstairs kitchenette, and 8 bathrooms — ideal for professional, medical, or creative office use. Currently home to Nest Coworking, with tenants on flexible month-to-month terms, offering excellent holding income and easy transition for an owner-occupier.

Joe Klimowicz Sales Representative

Office: 905.527.1144 x 302

Email: klimowicz@bbsrealty.com

Evan Apostol Broker

Office: 905.527.1144 x 300

Email: evan.apostol@marklandpm.com



HAMILTON DOWNTOWN OFFICE

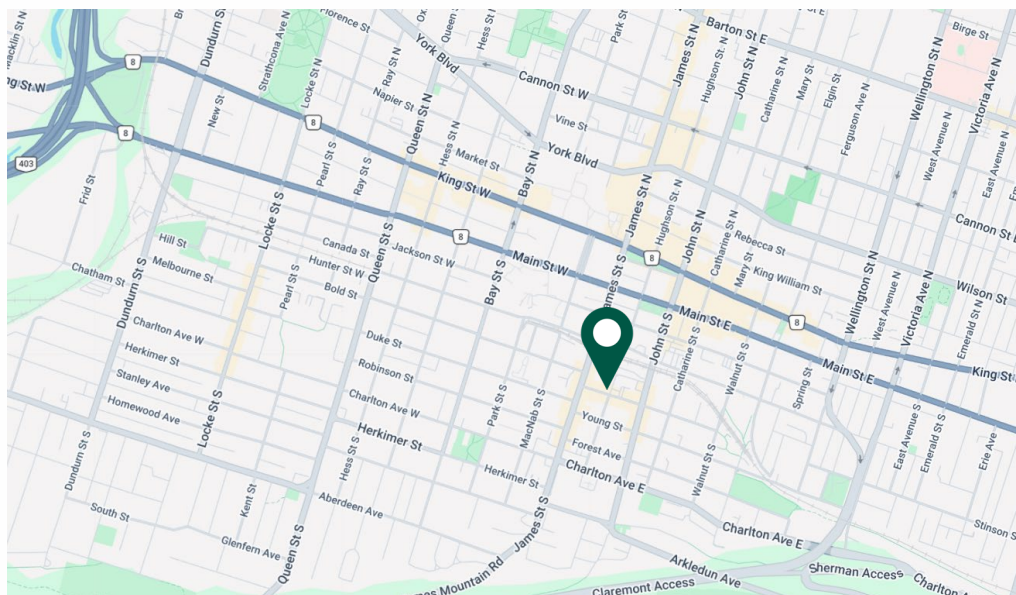
25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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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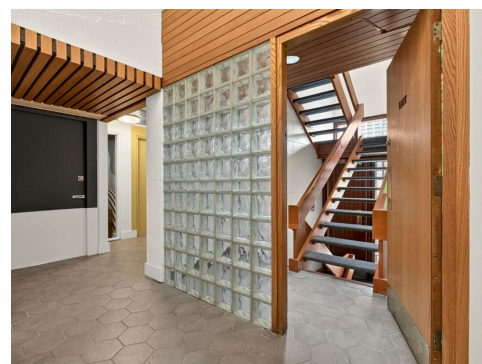
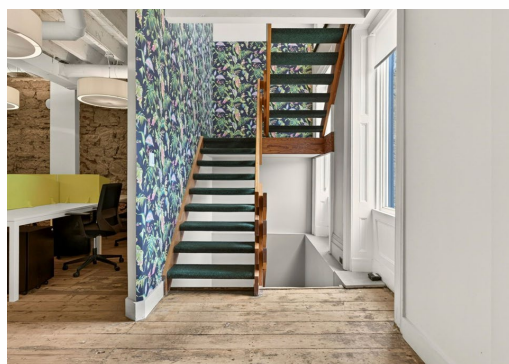
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DETAILS

BASEMENT	full
LEVELS	2
LOT FRONT	42.25'
LOT DEPTH	131'
PARKING	8 dedicated
WASHROOMS	8
ZONING	C5

- Currently home to Nest Coworking, with tenants on flexible month-to-month terms, offering excellent holding income and easy transition for an owner-occupier
- A rare find in the core: 8 onsite parking spaces
- Unbeatable location steps to Augusta St's restaurant scene, St. Joseph's Hospital, City Hall, the Courthouse, and all that downtown Hamilton has to offer
- Don't miss this turn-key, character-filled office building in a high-demand core location



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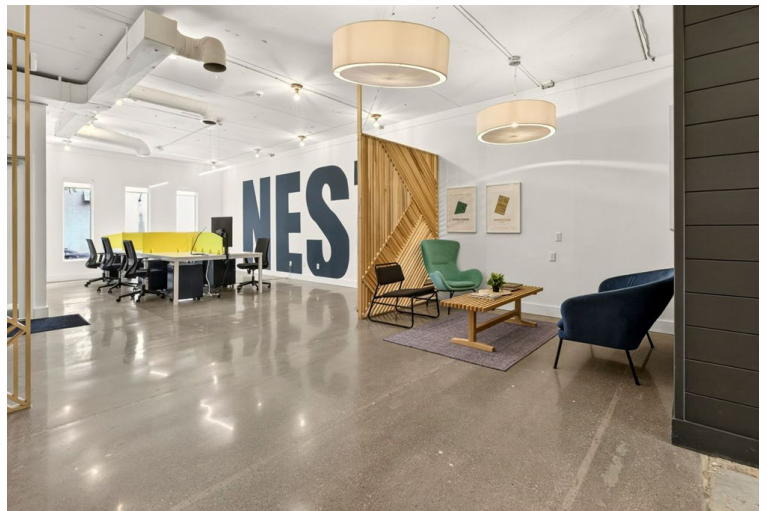
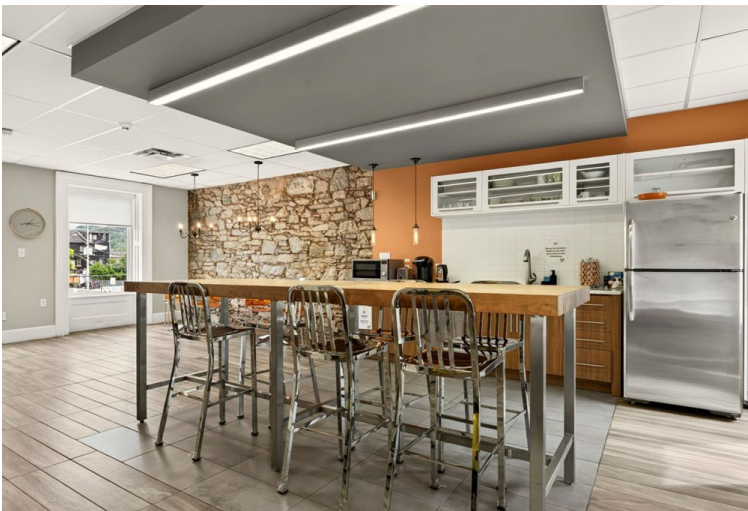
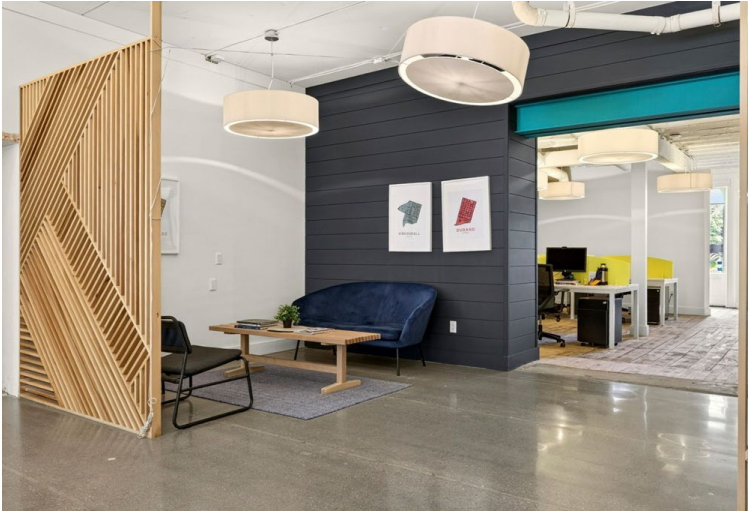
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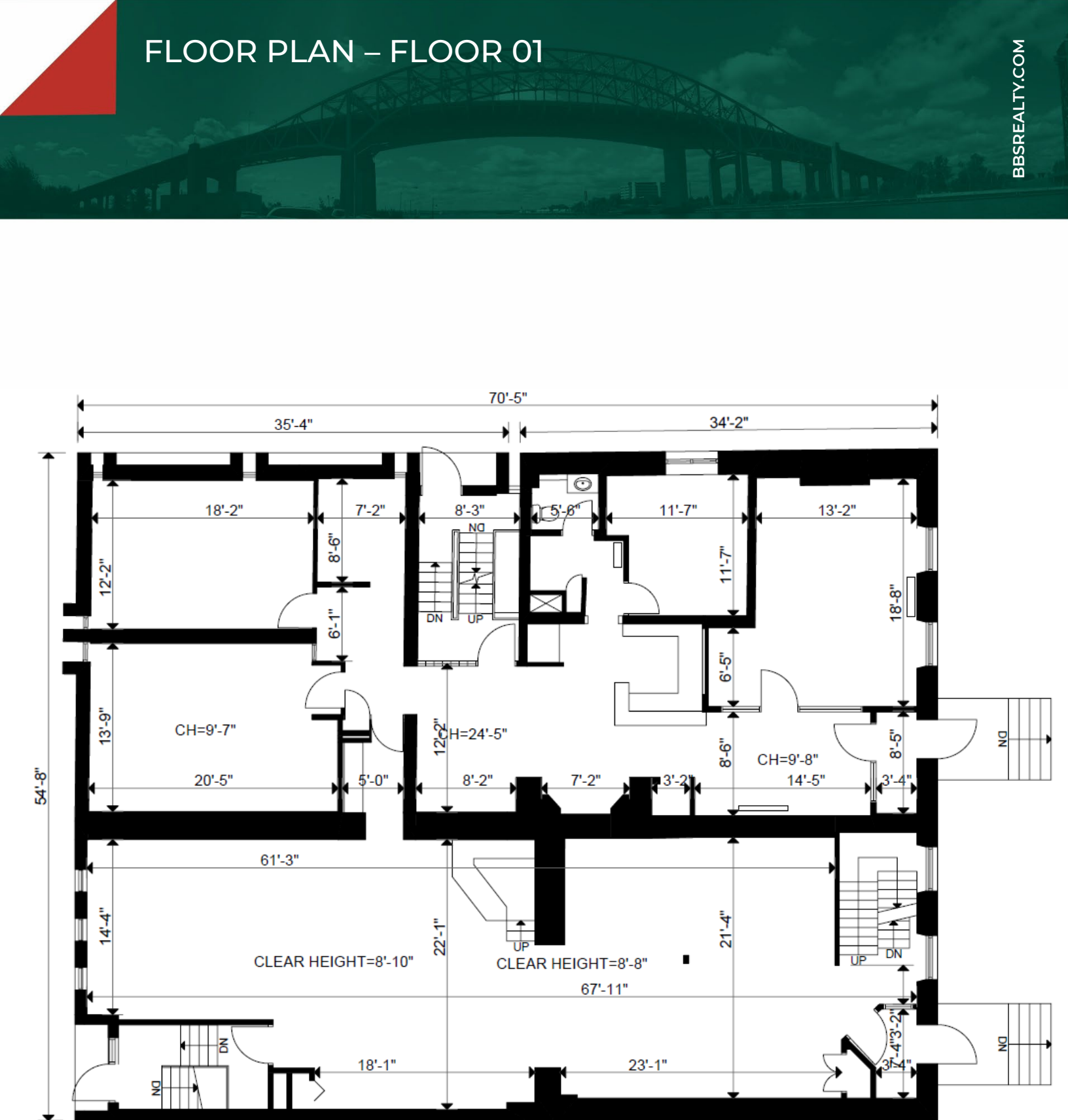
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FLOOR PLAN – FLOOR 01

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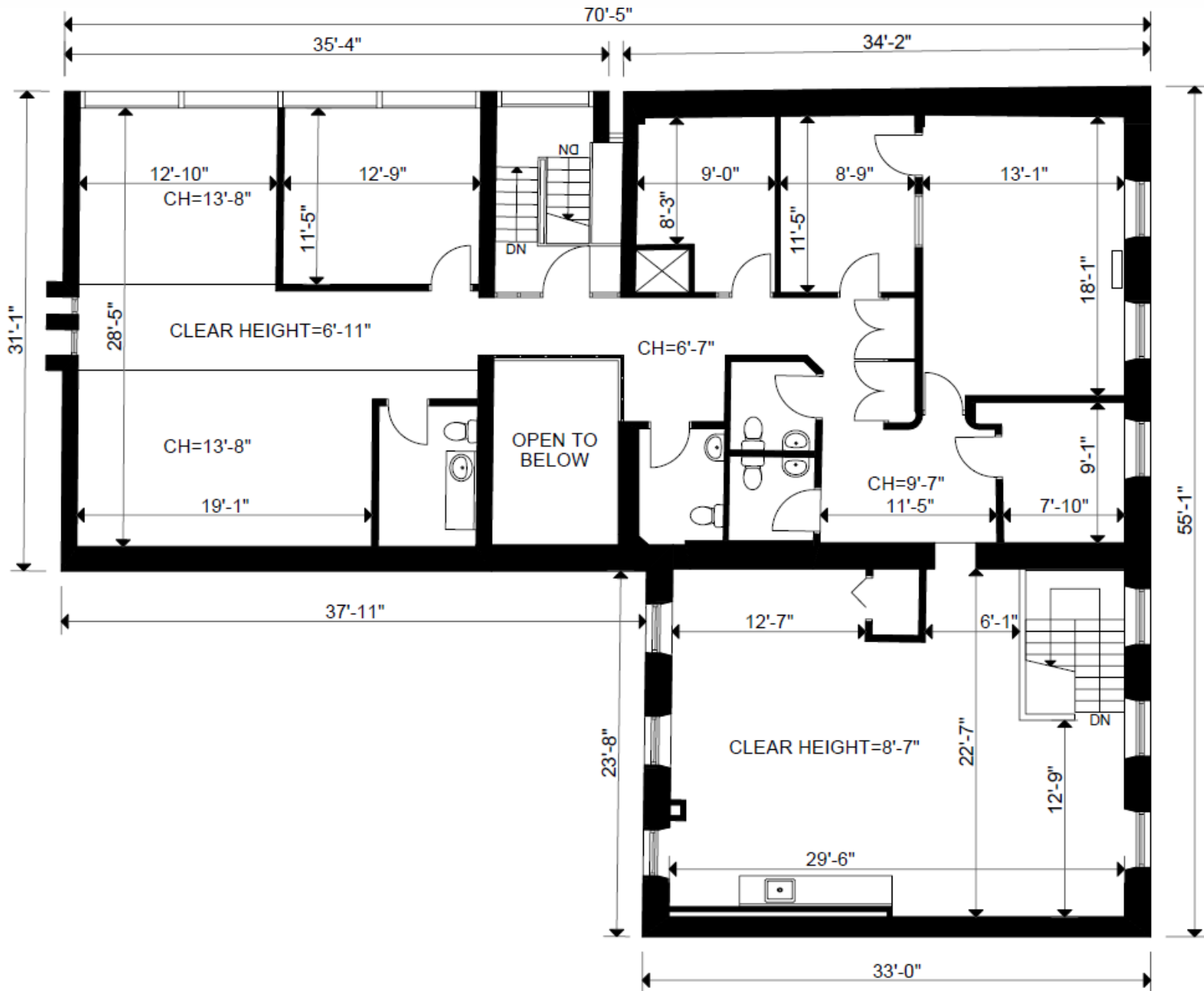
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FLOOR PLAN – FLOOR 02

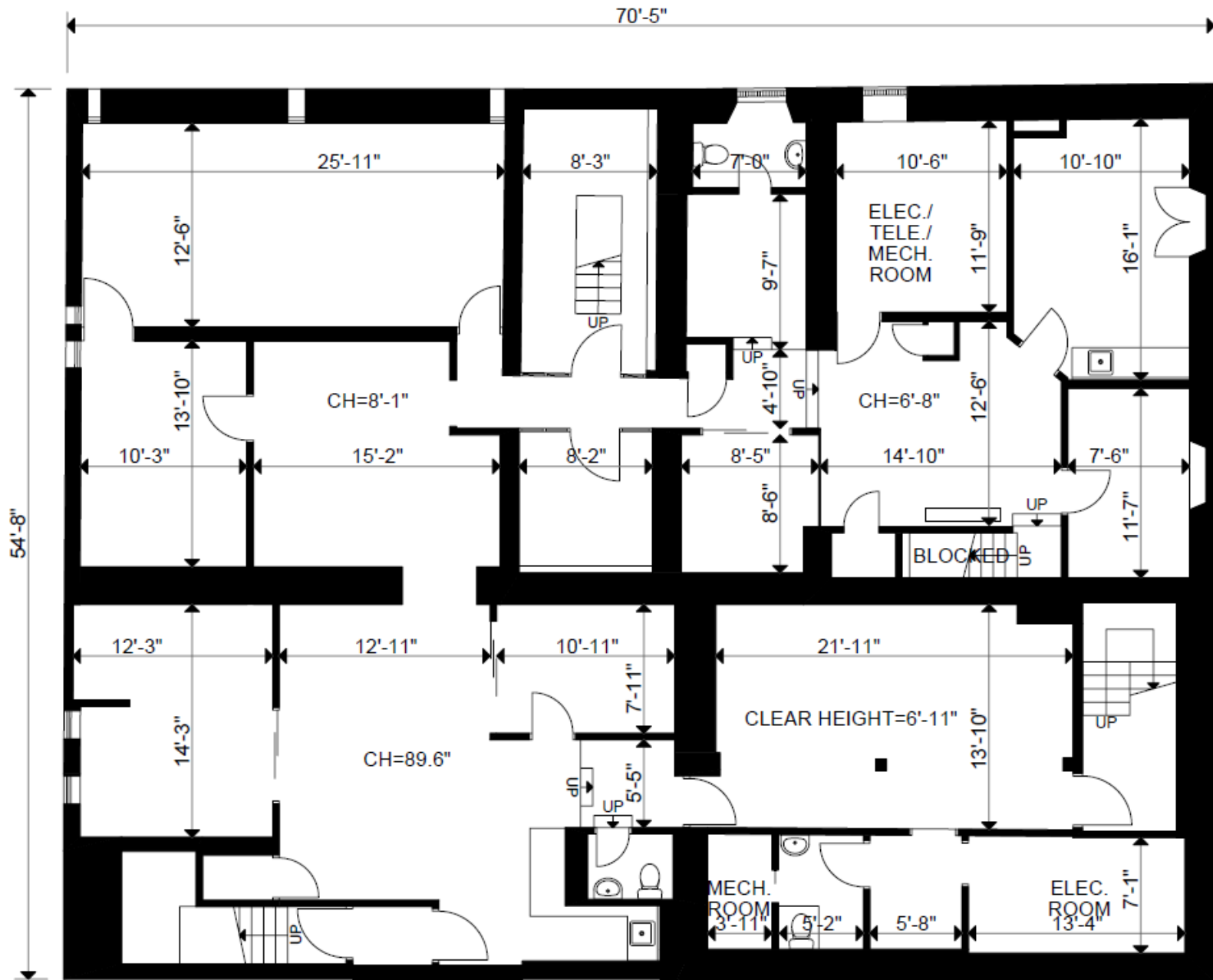


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FLOOR PLAN – BASEMENT



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