

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

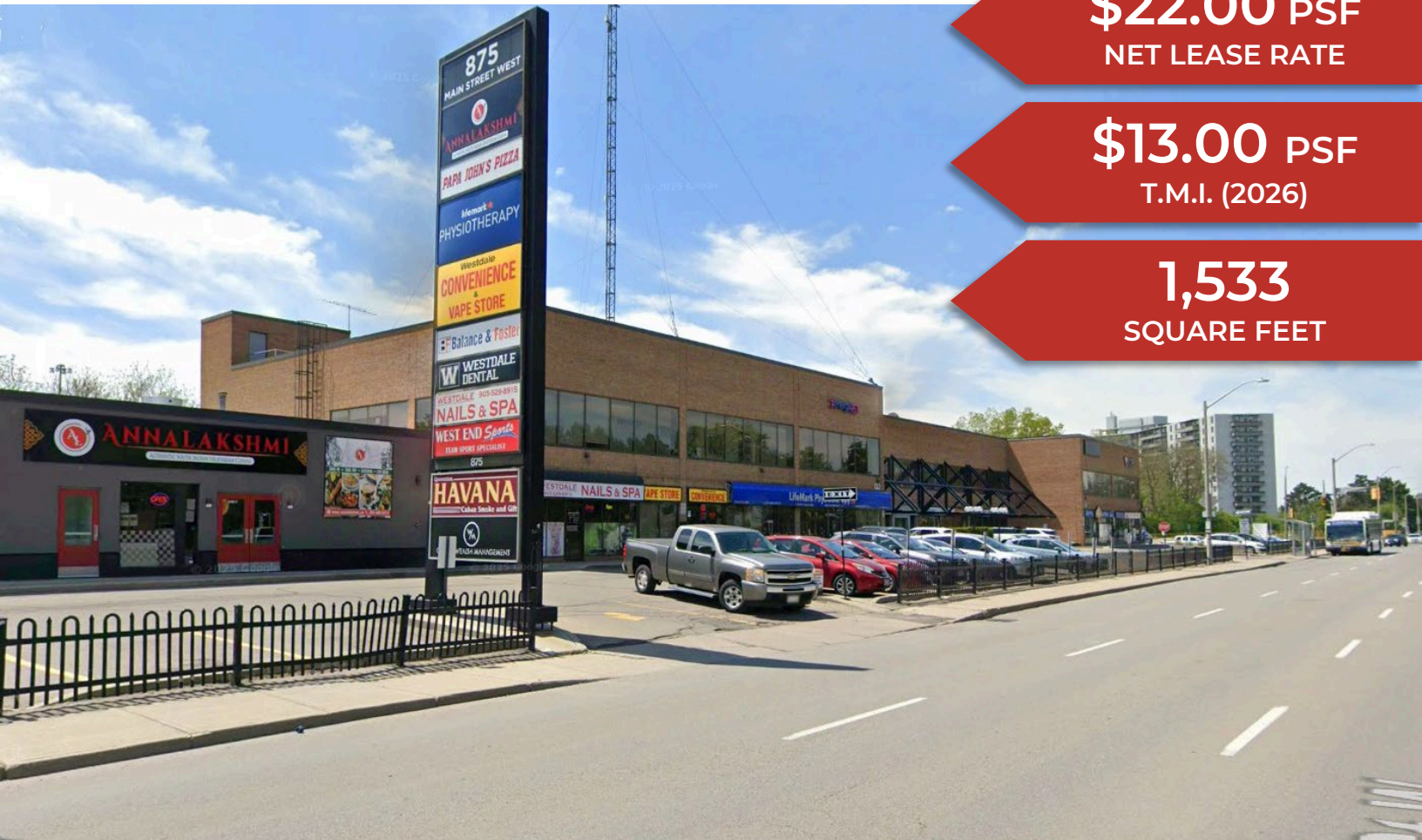
OFFICE / RETAIL UNIT FOR LEASE

BBSREALTY.COM

\$22.00 PSF
NET LEASE RATE

\$13.00 PSF
T.M.I. (2026)

1,533
SQUARE FEET



875 Main Street West, Unit L203, Hamilton, ON

1,533 sq ft ground-floor retail/office unit, vacant and ready for immediate occupancy, in a highly sought-after Westdale plaza. Prime street-front exposure directly across from Westdale Secondary School, steps from Columbia International College and a short walk to McMaster University, bringing strong daily foot traffic.

Evan Apostol
Broker

Office: 905.527.1144 x 300
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Joe Klimowicz
Sales Representative

Office: 905.527.1144 x 302
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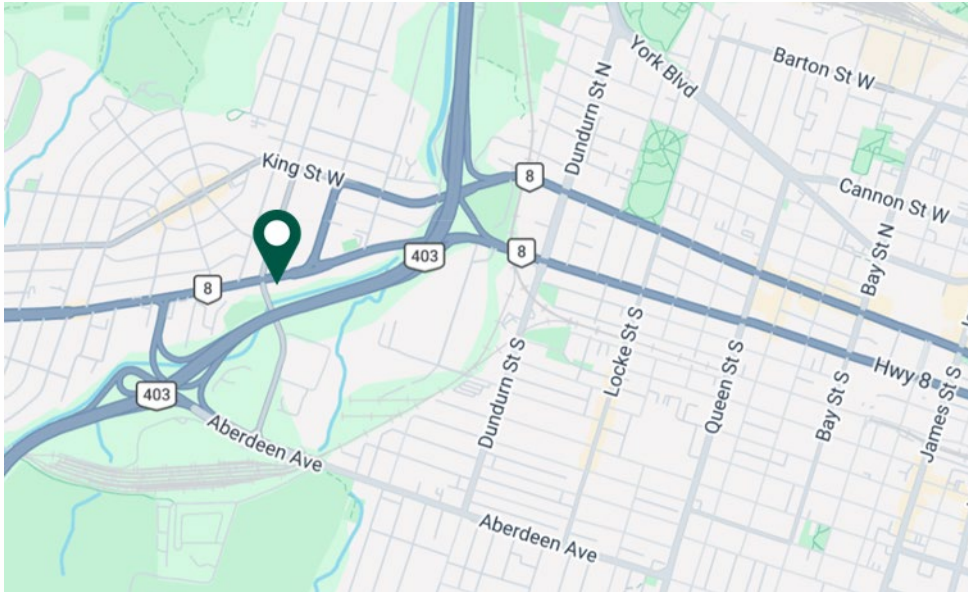
HAMILTON DOWNTOWN OFFICE

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

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DETAILS

LEVELS	1
PARKING	ample
ZONING	TOC2

- The front-plaza location offers ample parking right outside the door for easy customer access
- Floor-to-ceiling front windows fill the space with natural light
- Minutes to downtown Hamilton with quick access to Hwy 403, West Hamilton and Dundas
- TOC2 zoning permits a wide range of retail, office and service uses
- Formerly a convenience store



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