

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL / OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$9.50PSF
NET RENT

\$10.68PSF
T.M.I. (2024)

1,638
SQUARE FEET



875 Main Street West, Unit L1-8, Hamilton, ON

Retail/office space available in well sought-after plaza located in the Westdale area just minutes to downtown Hamilton, with easy access to 403, West Hamilton or Dundas. Excellent street front exposure directly across from Westdale High School and a short walk to Columbia International College and McMaster University lends itself to considerable foot traffic. This unit is located behind the building with signage available. With ample parking right outside the unit, it provides ease of access for all customers.

Evan Apostol

Broker

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Sales Representative

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HAMILTON DOWNTOWN OFFICE

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RETAIL / OFFICE UNIT FOR LEASE

This unit has two entrances with windows: one from the back parking lot and the other from the interior of the building offering easy access to the shared washrooms. Large floor to ceiling windows at front of unit offering lots of natural daylight. Open area with two offices in the back, each with a window into the interior of the unit in this well maintained building.



PROPERTY DETAILS	
NET LEASE RATE	\$9.50 psf
T.M.I. (2024)	\$10.68 psf
SIZE	1,638 sf
AIR CONDITIONING	Yes
FLOOR	Main
PARKING	Yes
ZONING	TOC2



- | PROPERTY DETAILS | |
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| <ul style="list-style-type: none"> • Retail / office space in well sought-after plaza • Westdale area just minutes to downtown Hamilton • Easy access to 403, West Hamilton or Dundas • Excellent street front exposure • Considerable foot traffic • Unit located behind the building • Signage available • Ample parking • Unit has two entrances • Shared washrooms • Large floor to ceiling windows at front of unit provide natural daylight • Open area with two offices in the back, each with a window into the interior of the unit • Well maintained building | |



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