

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 L1-9, 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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Keriann Harlow

Sales Representative

Office: 905.527.1144 Ext. 205

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HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton ON L8P 1H1
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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.

RETAIL / OFFICE UNIT FOR LEASE

Large floor to ceiling windows at front of unit offering lots of natural daylight. Open space with three offices, one of which has the large windows. There are common washrooms for the units in the area 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 | |
|---|--|
| <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 • Large floor to ceiling windows at front of unit provide natural daylight • Open space with three offices, one of which has the large windows • Shared washrooms • Well maintained building | |



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