

Unit# 3 - 2814 BARTON Street E

Hamilton L8E 2J9
 Property Type: Retail
 Style: Multi Unit
 District: Hamilton East
 Sub-Area: Hamilton (27) / Riverdale (273)
 Side of Road: South
 Legal:

 ICX Code: 274
 Roll#:

List Price:
 Lease Rate: \$ 12.00 Per Square Foot
 Previous Price:

 Sale/Lease: For Lease Only
 Prop.Offer: Building and Land
 Zoning: HH
 Storey(s): 1.0
 Taxes: / 2016
 DOM: 28 dys
 ADOM: 28 dys



Property Details

Lease Type: Gross	Lot Size: n/a [Imperial]	Ownership: Lease/Rental
Base Year:	Property Size: .6 - 1.99 Acres	Acreage:
Est Com Charges:	Building Size: 9,683 (Max.)	Occupant: OWNER/VACANT
Include Prop Taxes:	Space Allotmnt:	Unit Descriptions:
Condo Fee:	Ceiling Ht.:	Residential = 0 Retail = 1 Industrial = 0
Handicap: Y	Rental Equip: None	Office = 0 Institutional = 0 Total = 1
Mortgage: Not Applicable	Roof:	Washrooms:
Parking:	Flooring:	Water Supply: Municipal Natural Gas:
Sewer: Sanitary Connected		Power: 3-PH
Exterior Finish: Concrete Block		Loading: RDOOR 2 3.00 ft x 7.00 ft
Fire Protection:		NONE 0
Construction: Concrete Block, Steel Frame		NONE 0
Use: Flex, Office, Retail		NONE 0
Site Influences: Ample Parking, Corner Site, Hwy. Access Nearby, Public Trans. Nearby, Shopping Nearby, Visual		Bay Size:
		Elevator /Escalator:
Office/Ret/Res HVAC: System: Forced Air Fuel: Natural Gas		
Warehouse HVAC: System: Radiant Fuel: Natural Gas		

Virtual Tour:

Features

Air Conditioned - Fully, Divisible & Expandable, Exterior Signage

Tenant Pays

Utilities & Services: Hydro,Gas

Directions/Cross Street

Grays Rd

See Page 2 for more Listing Information, REALTOR(R) Remarks and Internet Ad.

Primary/Sec: Primary	Key: N Sign: Y	Contact After Exp: N	Possession: TBV
Deposit Req:	Lock Box:N	UFFI: UNKWN	Spcl Provisn: None
Sellers: Nutech Properties Inc.		Appointments: LBO	
Brokerage: Blair Blanchard Stapleton Ltd. Ph:905-527-1144			
Slsprsn/Brkr 1: Robert Miles - Ph:905-527-1144 robertmiles@wbmgnt.com			Comm.Date: 04/20/16
Slsprsn/Brkr 2: Evan Apostol -Ph:905-527-1144 apostol@bbsrealty.com			Expiry Date: 03/31/17
Brokerage 2: Blair Blanchard Stapleton Ltd. Ph:905-527-1144			
SB Comm: 3.5% 1st Yr + 2% Bal (Gross)	Brkrg Trust Acct: NIB		Perm to Advertise: Y
Sell Brokerage: Blair Blanchard Stapleton Ltd.			CSale Date:
Sell Slsprsn/Brkr1: Evan Apostol			Selling Date: 05/18/16
Sell Slsprsn/Brkr2: Robert Miles / Blair Blanchard Stapleton Ltd.			Closing Date: 06/01/16
Sell Commnts: Leased 3,659 sq ft x 5 yrs = \$197,586.00 (Yrs 1-3 @ \$10.00/sq ft = \$36,590.00, Yrs 4-5 @ \$12.00/sq ft = \$43,908.00)			Selling Price:
			Sell Lse Rte: \$ 10.0

Business Information

Business Name/Type:
 Business Hours:

 Capacity:
 Years Operated:
 Full-Time Employees:
 Part-Time Employees:
 Expiry Date Of Lease:
 Base Rent:
 Additional Rent:
 Gross Rent:
 Percentage Of Rent:
 Renewal Options:

Industrial Information

Total Sq.Ft. Available:
 % Office/Showroom:
 % Warehouse:

Institutional Information

Total Sq.Ft. Available:
 Use:

Office Information

% Usable:
 % Rentable:
 % Gross Up:
 Total Sq.Ft. Available:

Mixed Use Information

Retail:
 Office:
 Residential:
 Total Sq.Ft. Available:

Retail Information

Retail:	Yes	100.0 %
Warehouse/Storage:	No	
Rentable:	No	
Gross-Up:	No	
Total Sq.Ft. Available:	3,659.00 sq.ft. +/-	

Financial Information

Actual/Projected:	Operating Expenses:	Operating Expenses:	Other Expenses:
Year Ending:	Property Tax:	Water & Sewer:	
Proforma Avail: N	Insurance:	Management Fee:	
Gross Rental Inc:	Heat:	Administr. Fee:	Total Operating Expenses:
Vacancy Allow:	Hydro:	Laundry Rentals:	Net Operating Income:
	Rep & Maint:	Superintend. Fee:	

REALTOR(R) Remarks

Excellent location, high visibility retail flex space. Many possible uses. Loads of parking and potential for exterior storage.

Internet Ad Copy

Excellent location, high visibility retail flex space. Many possible uses. Loads of parking and potential for exterior storage.