



Unit# 202 - 180 James Street S
Hamilton, ON L8P 4V1
Prop Type: Office
Style: Multi Unit
District: Hamilton West
Sub-Area: Hamilton (12)
Side of Road: West
Legal: PLAN 1270 LOT 28 PT LT 27, 36, 37

Zoning: I
ICX Code: 266

List Price:
Lease Rate: \$ 12.95 Per Square Foot
Previous Price:

Tot.SqFt: 1,200
Sale/Lease: For Lease Only
Sale Nature:
Lease Type: Gross
Prop.Offer: Part of Building

Condo Fee:

Property Details

Acreage:	Lot Size: 197 X 90 [Imperial]	#Assessed Units:
Taxes:	Property Size: .5 or Less	Envir.Rpt.Avail.:
Roll#:	Building Size:	Fin.Statement Avail.:
Occupant: Vacant	Space Allotment:	Proforma Avail.:
Mortgage: Not Applicable		Elevators:
Parking:		Washrooms:
Use: Office		Construction: Brick
Exterior Fnsh: Combination		Roofing: Flat
Fire Protection: Full Sprinkler Systm		Flooring: Other
Features:		

Site Influences:
Virtual Tour:

Facility Information

WareHs/Ind Heat:	Office/Retail/Res Heat:
WareHouse Fuel:	Loading: None
Water Supply: Municipal	Natural Gas:
Sewer Type: Sanitary Connected, Storm Connected	#Doors 0
Power: 1-PH	Volts: 110 Max.AMP: 100 Bay Size:
	#Doors 0
	Ceiling Ht.:

Directions

Corner James & Duke

T.M.I. Inclusions

Remarks

Office space in professional medical office building downtown busy James St. close to St Joes Hospital & access to mountain. Other sizes available 600 sq ft, 1,700 sq ft, 2,428 sq ft, & 3,800 sq ft. see MLS

Primary/Sec:	GST: GST Applic	Sign: Yes	Handicpd:	Holdover: 180 days
Deposit Req: 1st & Last	Key: Yes	Lockbx: Yes	SPIS: N	Bkr Perm Adv: N
Sellers: H. T. REALTY INC.			Appointmnt: 308-0308	Possession: immed
Brokerage: Active Properties Inc. - Ph: 905-333-1706 - Fax: 905-333-0613				#Images: 1
Salesperson 1: Gallant, Steven - Ph:905-333-1706 SGALLANT@NAS.NET				Spcl Provisn: None
Salesperson 2:				Comm.Date: 09/12/06
Brokerage 2:				Expiry Date: 08/31/07
SB Comm: 3.5% 1ST YR 2% BALANCE				Consent after EX: N
Sell Brokerage:				CSale Date:
Sell Agent 1:				Selling Date:
Sell Agent 2:				Closing Date:
Sell Commnts:				Selling Price:
Realtor Full Report				Sell Lse Rte: