



95 - 101 Queenston Road
 Hamilton, ON L8K 1C1
 Prop Type: Retail
 Style: Multi Unit
 District: Hamilton East
 Sub-Area: Hamilton (23)
 Side of Road: North
 Legal: PT LT 115 & LTS 116,117,140,141 & PT LT 142 PL 569
 Zoning: H
 ICX Code: 270

List Price: \$ 695,000
 Lease Rate:
 Previous Price:
 Tot. Sq.Ft. 3800
 Sale/Lease: For Sale Only
 Sale Nature:
 Lease Type:
 Prop. Offer: Building and Land
 Condo Fee: \$ 0.00

Property Details

| | | |
|--|-----------------------------------|------------------------------|
| Acreage: 0.4600 | Lot Size: 184.33 X 110 [Imperial] | #Assessed Units: 4 |
| Taxes: \$ 18,500 / 2007 | Property Size: 1 or Less | Envir.Rpt.Avail.: |
| Roll#: | Building Size: 3,800 (Max.) | Fin.Statement Avail.: |
| Occupant: Tenant | Space Allotment: | Proforma Avail.: |
| Mortgage: Purchaser to Arrange | | Elevators: |
| Parking: | | Washrooms: |
| Use: Retail, Strip Mall | | Construction: Concrete Block |
| Exterior Fnsh: Combination | | Roofing: |
| Fire Protection: Smoke Detector, Other | | Flooring: Concrete |
| Features: | | |

Site Influences: High-Traffic Location, Hwy. Access Nearby, Public Trans. Nearby, Shopping Nearby
 Virtual Tour:

Facility Information

| | | |
|---|-------------------------|---------------------------------|
| WareHs/Ind Heat: | Office/Retail/Res Heat: | |
| Warehouse Fuel: | Loading: None | |
| Water Supply: Municipal | Natural Gas: Yes | None |
| Sewer Type: Sanitary Connected, Storm Connected | | None |
| Power: 1-PH | Volts: 220 | Max.AMP: Bay Size: Ceiling Ht.: |

Directions

Corners of Rosewood & Queenston & Craigroyston

T.M.I. Inclusions

Remarks

Close to 1/2 acre on busy Queenston Rd with 3 street frontages and near new expressway. Fantastic exposure presently used for food and automotive services. Call Listing agent Steve Gallant 905-308-0308 regarding lease info.

| | | | | |
|---|-----------------|------------|-----------------------|-----------------------|
| Primary/Sec: Primary | GST: GST Applic | Sign: Yes | Handicpd: | Holdover: 180 days |
| Deposit Req: | Key: No | Lockbx: No | SPIS: | Bkr Perm Adv: |
| Sellers: B. C. PROPERTIES INC. | | | Appointment: 308-0308 | Possession: 30 DAYS |
| Brokerage: Active Properties Inc. - Ph: 905-333-1706 - Fax: 905-333-0613 | | | | #Images: 3 |
| Salesperson 1: Gallant, Steven - Ph:905-333-1706 SGALLANT@NAS.NET | | | | Spcl Provisn: None |
| Salesperson 2: | | | | Comm.Date: 02/12/08 |
| Brokerage 2: | | | | Expiry Date: 07/31/08 |
| SB Comm: 2.5 | | | | 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: |