

CORNER RETAIL FOR LEASE

265 JAMES STREET N. HAMILTON, ON

JAMES ST. N. & COLBOURNE ST.

CENTRAL HAMILTON



FOR LEASE YOUR SIGN HERE

AVAILABLE: 1,200 SF + BASEMENT



PROPERTY HIGHLIGHTS

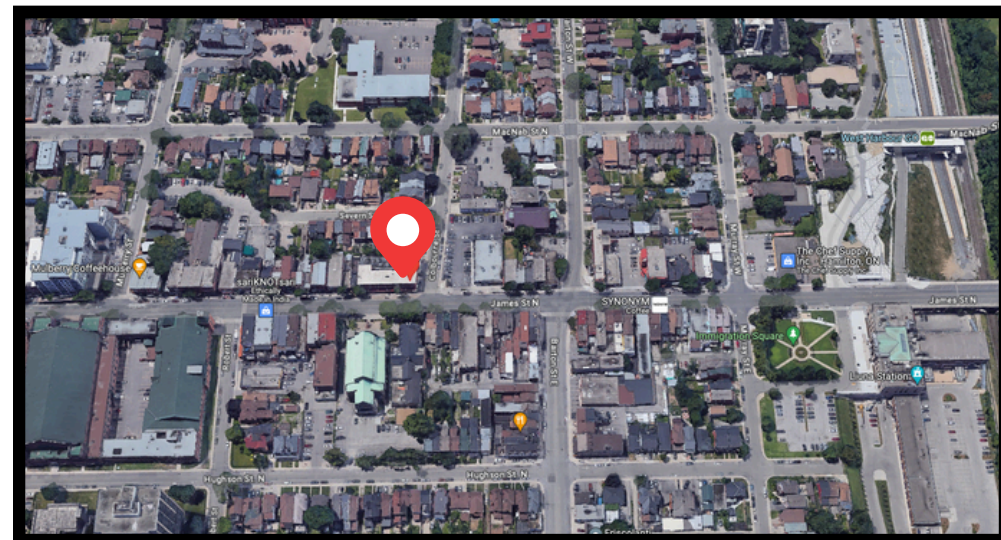
265 James Street North is three storey corner building that has a vacant ground floor and basement and is available **For Lease**. Subject site is located in the heart of Central Hamilton and has a high traffic & vehicle count.

The retail space was formerly designed for a cafe and has endless opportunities for the right retailer.

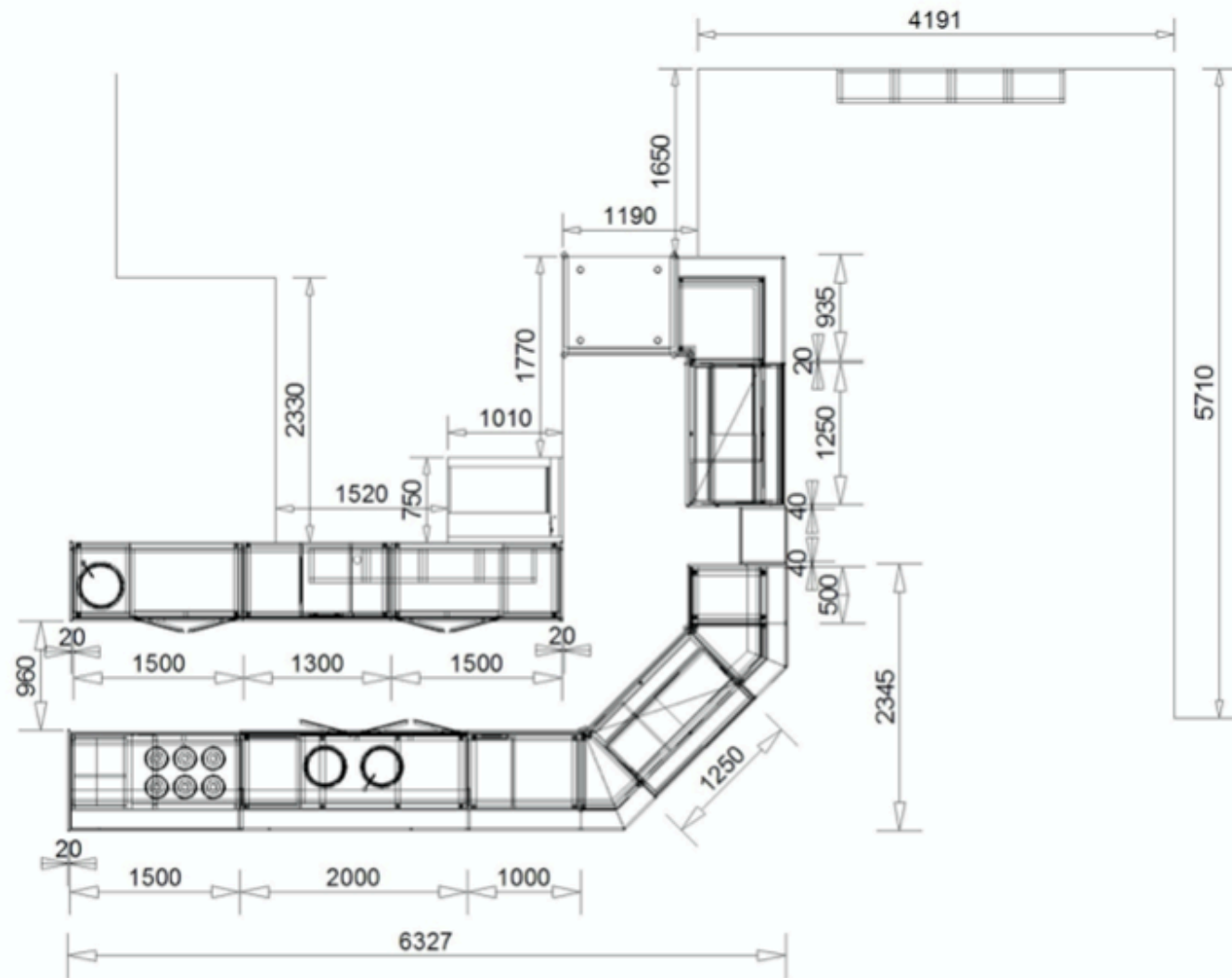
- Recently Renovated Corner Retail Space
- Approx. 1,200 sq. ft on Ground Floor + Basement
- Ground Floor: Renovations Mostly Complete
- Two Bathrooms Included
- Full Basement with New Epoxy Flooring
- Basement Rough-in for Prep Kitchen and Staff Restroom
- Ideal for cafe, restaurant, QSR, general retail and professional services.
- Close proximity to Liuna Station, West Harbour GO Station, and Robotics Excellence Center
- Adjacent to BMO, Domino's, Loaded Pierogi, Cathedral Place, Landmark Cinemas, FirstOntario Centre, and many other thriving retailers.

Additional Details:

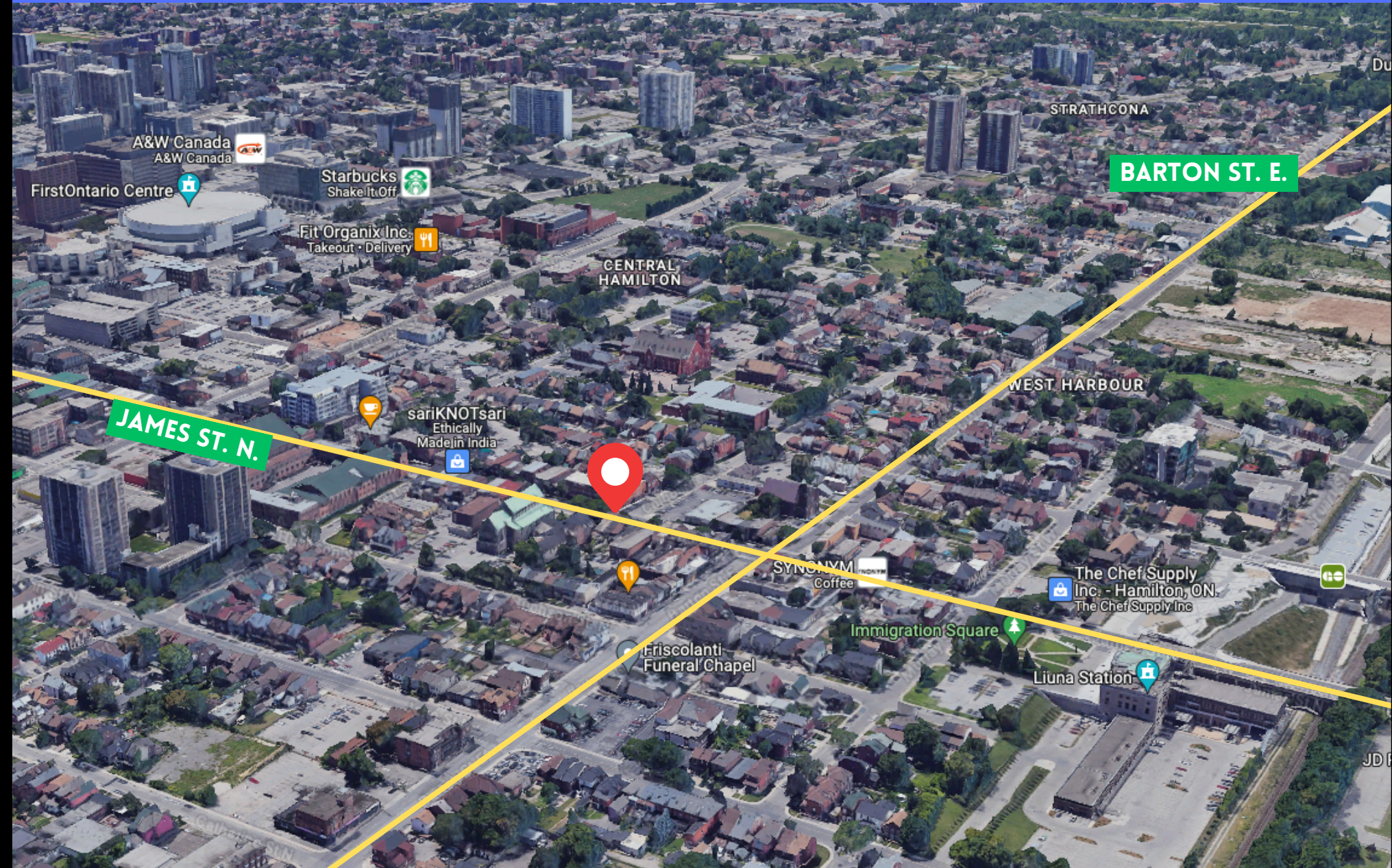
- Equipment for Cafe Available for Purchase
- **Net Rent:** Call Agent/Broker
- **TMI:** \$12.00 per SF/Year (2024)



FLOOR PLAN



SITE AREA



CONTACT INFORMATION

265 JAMES STREET N.
HAMILTON, ON



FOR LEASE



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