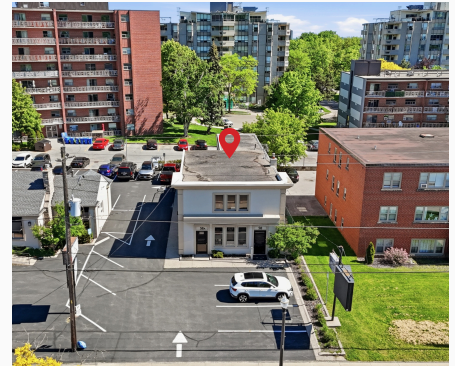




WATERSIDE
REAL ESTATE GROUP | BROKERAGE

\$2,975,000

58 King Street West, Stoney Creek



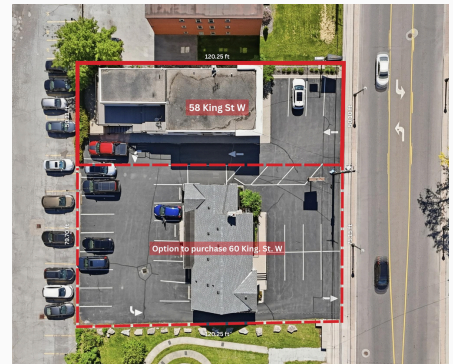
Property Overview

Exceptional opportunity to acquire a fully upgraded commercial property in one of Stoney Creek's most established business corridors with BONUS option to purchase neighbouring property 60 King St. W., a second commercial property for a substantial addition to your business or portfolio. The building features 5-car parking lot, billboard advertising with a rare LED billboard system, 6 self contained commercial/residential units (single room and multi room spaces), 5,037sq.ft of finished area. Zoned C5a Mixed Use Medium Density, the property is ideally suited for medical, professional, administrative, residential and a variety of service-based businesses. It's high-visibility location provides excellent exposure, making it an outstanding choice for both business operations and advertising. The property's rare LED billboard also creates additional advertising revenue opportunities. Extensive upgrades to the interior, exterior, and parking areas make this a true turnkey offering, ready on day one. Whether you are seeking a headquarters for your business, a collaborative office environment, an investment property, or a combination of all three, this rare offering presents strong cash flow potential and significant long-term upside.

Jeff Giles | Broker of Record
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Daniel Hall | Sales Representative
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Expansion / Investment Opportunity

BONUS option to purchase neighbouring property 60 King St. W. Purchasers may acquire one or both properties to to increase income, increase business operations and/or assemble a strategic long term investment portfolio.

Rare LED Billboard provides additional opportunity to increase revenue with advertising exposure in a high visibility location of Stoney Creek

Property Details

- ✓ Total finished area 5,037Sq.Ft.
- ✓ 6 self contained units
- ✓ Lot size 50' x 120'
- ✓ 5 parking spaces
- ✓ C5a Mixed Use Med. Density Zone
- ✓ Rare LED Billboard for advertising revenue

Get in touch

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