

FOR LEASE

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LIST PRICE: **\$6,000/Month Net Lease + TMI + HST + Utilities**

123 Queenston Road | Hamilton | ON
±5,900 SF Main-Floor Commercial Office + 2nd Floor Apt.

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Listing Details

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Flexible layout accommodating a variety of commercial uses, this is a rare opportunity to secure a prominent location with potential for built-in income and future expansion opportunities.



Location	NW corner of Walter Ave. S & Queenston Rd. (Hwy 8)
Building Area	TOTAL: ±5,900 SF Main Floor Commercial/ Office: ±4,850 SF 2nd Floor Apartment: ±1,050 SF
Lease Price	\$6,000/Month Net Lease + TMI + HST + Utilities
Zoning	TOC1 - Transit Oriented Corridor Mixed Use Medium Density Zone
Comments	• Exceptional leasing opportunity on busy Queenston Road in Hamilton • Highly visible main-floor commercial/office space • Ideally suited for professional, medical, or service-based users seeking strong exposure and flexibility • 2nd floor comprised of storage together with a fully renovated 2-bedroom apartment featuring its own private entrance • Second-floor residential unit provides an excellent opportunity for the tenant to generate rental income and help offset occupancy costs • Also offering the potential for conversion to additional office or medical space, subject to required approvals • Approximately 6-8 on-site parking spaces, additional street parking • Available immediately

Exterior Photos

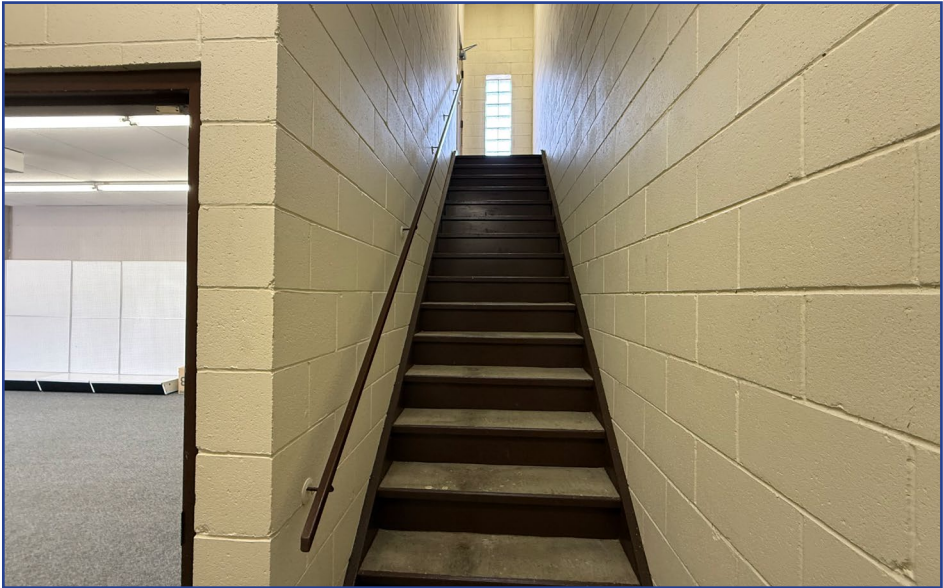
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Main Floor Photos



Main Floor Photos



2nd Floor Photos

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Area Neighbours

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TOC1 – Transit Oriented Corridor Mixed Use Medium Density Zone

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Explanatory Note: The TOC1 Zone is located along collector and arterial roads that function as higher order transit corridors. The Zone provides for a mixture of service commercial, retail and residential uses in stand-alone or mixed use buildings. The intent of the built form requirements is to create complete streets that are transit supportive and will provide for active, and pedestrian oriented streets.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Mixed Use (TOC1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

PERMITTED USES:

- Artist Studio
- Beverage Making Establishment
- Catering Service
- Child Care Centre
- Commercial Entertainment
- Commercial Recreation
- Commercial School
- Communications Establishment
- Conference or Convention Centre
- Craftsperson Shop
- Dwelling Unit, Mixed Use (Educational Establishment)
- Emergency Shelter
- Financial Establishment
- Hotel
- Laboratory
- Lodging House
- Long Term Care Facility
- Medical Clinic
- Microbrewery
- Multiple Dwelling
- Office
- Performing Arts Theatre
- Personal Service
- Place of Assembly
- Place of Worship
- Repair Service
- Residential Care Facility
- Restaurant
- Retail
- Retirement Home
- Social Services Establishment
- Tradesperson's Shop
- Transportation Depot
- Urban Farmers Market
- Veterinary Service

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

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