

FOR LEASE

610 King Street West

Hamilton, Ontario L8P 1C2

Multi-Tenant Retail Property | Unit 6 Available



UNIT SIZE
1,280 SF

NET RENT
\$25.00/SF

ADDL. RENT
\$16.34/SF

AVAILABLE
August 2026



PROPERTY OVERVIEW

Property Type: Multi-Tenant Retail
Total Building: 11,679 SF
Unit 6 Size: 1,280 SF
Site Area: 0.871 Acres
Frontage: 202.65 ft on King St W
Zoning: TOC1 — Transit Oriented Corridor

Lease Type: Net Lease
Minimum Term: 60 Months
HVAC: Roof Top Units
Water / Sewer: Municipal
Electrical: 225 Amp, 240 Volt
Possession: August 1, 2026

LOCATION DESCRIPTION

610 King Street West is a well-located, multi-tenant retail property with a gas station, situated at a highly visible and accessible corner along King Street West (HWY 8). The site benefits from strong traffic exposure, immediate access to public transit (including future LRT service), and proximity to Highway 403. Surrounded by stable residential neighbourhoods, across from Fortino's-anchored Dundurn Plaza, and near schools, parks, and downtown Hamilton. TOC1 zoning supports future mixed-use redevelopment potential.

DEMOGRAPHICS (5 KM RADIUS)

178,272

Total Population (5 km)

249,522

Daytime Pop. (5 km)

\$82,987

Avg. HH Income (5 km)

41,187

Vehicles / Day

LOCATION HIGHLIGHTS

- Highly visible corner location on King Street West (HWY 8) — one of Hamilton's key arterial roads
- Immediate access to public transit with future LRT service planned along the corridor
- Close proximity to Highway 403 providing regional connectivity
- Across from Fortino's-anchored Dundurn Plaza — strong co-tenancy traffic
- Surrounded by stable residential neighbourhoods with strong daytime population
- TOC1 zoning supports mixed-use development and future intensification potential

CURRENT TENANCY

UNIT	TENANT	SIZE (SF)	STATUS
Unit 1-3	Lube-A Car Ltd.	1,889	Occupied
Unit 4-5	Parkland Corporation (Pioneer)	1,798	Occupied
Unit 6	Available for Lease	1,280	AVAILABLE
Unit 7-10	Pet Valu	5,107	Occupied
Unit 11	Parkland Corp. (Gas Bar)	1,606	Occupied

AREA INFLUENCES

High Traffic Area

Highway Access

Public Transit

Visual Exposure

LEASE TERMS — UNIT 6

Net Rent: \$25.00 / SF / Annum
Additional Rent: \$16.34 / SF / Annum
Total Occupancy Cost: \$41.34 / SF / Annum

Minimum Lease Term: 60 Months (5 Years)
Available Size: 1,280 SF
Possession: August 1, 2026

SHOWING INFORMATION

Showings by appointment only. Please contact the listing agent to schedule.
 Buyer Brokerage: 4% of first year's net rent; 2% of net rent for remaining initial lease term.

FOR MORE INFORMATION, PLEASE CONTACT:

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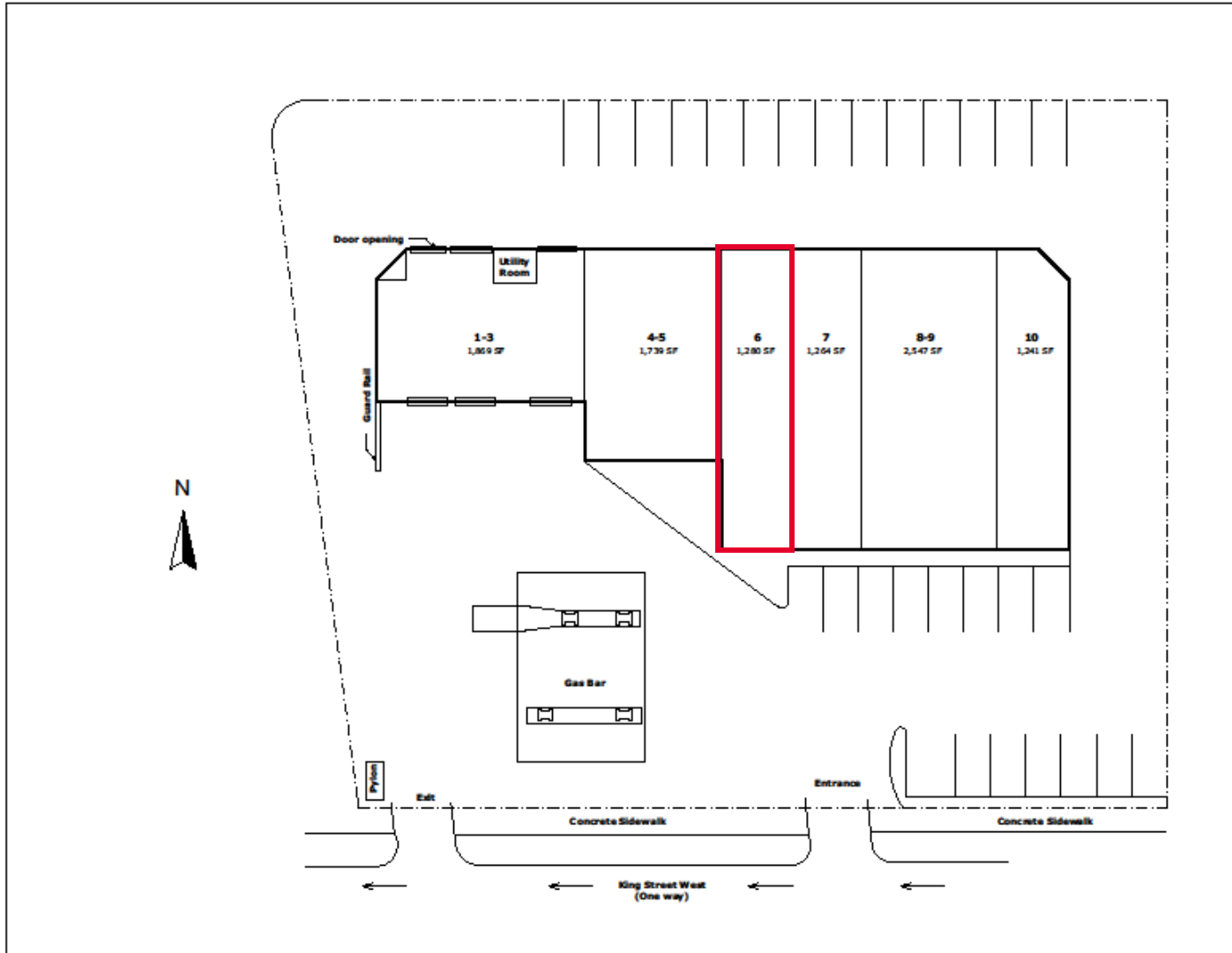
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INTERIOR PHOTOS — UNIT 6



SITE PLAN



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