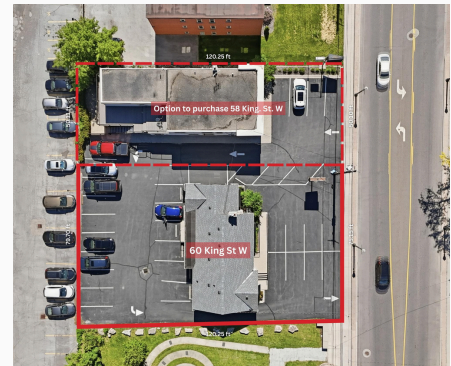




Property Overview

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 58 King St. W., a mixed use property for a substantial addition to your business or portfolio. The property features a large 28-car parking lot, prominent billboard advertising, 9 individual offices (potential for 10), 3,040sq.ft of finished area, a boardroom, three washrooms, a wheelchair-accessible reception area, and a rear common foyer. Zoned C5a Mixed Use Medium Density, the property is ideally suited for medical, professional, administrative, 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. Owners who do not require the full parking allocation may choose to generate supplemental income by leasing unused parking spaces, while the boardroom offers further potential as a rentable meeting space or 10th office. 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.



Expansion / Investment Opportunity

BONUS option to purchase neighbouring property 58 King St. W. Purchasers may acquire one or both properties to increase income, increase business operations and/or assemble a strategic long term investment portfolio.

Additional Revenue Owners who do not require the full parking allocation may choose to generate supplemental income by leasing unused parking spaces, while the boardroom offers further potential as a rentable meeting space or 10th office.

Property Details

- ✓ Total finished area 3,040 sq.Ft.
- ✓ 9 offices (potential for 10)
- ✓ Lot size 75' x 120'
- ✓ 28 car parking lot
- ✓ C5a Mixed Use Med. Density Zone
- ✓ Wheelchair accessible

Get in touch

☎ 905-333-3321

Jeff Giles | Broker of Record
jgiles@watersidegroup.ca



Daniel Hall | Sales Representative
dhall@watersidegroup.ca

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