

OFFICE BUILDING FOR SALE

70 Ferguson Avenue North, Hamilton



SPACE AVAILABLE: 4,762 sq ft
ASKING PRICE: \$649,000
PROPERTY TAXES: \$5,536 (2011)
LOT SIZE: 58' x 110'
ELECTRICAL: Phase 1, 240 Volts, 200 Amps
ZONING: H
COMMENTS: Fully renovated and professionally decorated throughout
Both floors currently occupied by Hamilton law firm
Could be converted to ground floor office, second floor residential or easily house 2 complimentary businesses
Fully air conditioned, signs allowed, ample parking, downtown location

FOR FURTHER INFORMATION PLEASE CONTACT:



Bob Pettigrew, Broker
BLAIR BLANCHARD STAPLETON LIMITED
101 – 701 Main Street West
Hamilton, Ontario L8S 1A2
Phone: (905) 529-5900
www.bbsrealty.com

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