

# KNOWLEDGE IS POWER

*We have the knowledge...You have the power*



## COMMERCIAL PROPERTIES FOR SALE

**CITY OF HAMILTON**  
**\$4,600,000**



- Three stories of office/retail space
- Total area 18,429 sq.ft.
- Currently 5 tenants plus additional capacity

**Sole #7568**  
**Brian Madeiros 247-1801**

**CITY OF HAMILTON**  
**\$4,500,000**



- 26,264 sq.ft.including:
- 18,000 sq.ft. of warehouse space
- 2 separate buildings joined together.

**Sole #7633**  
**Brian Madeiros 247-1801**

## FOR LEASE



**WARWICK**  
**\$750,000**

- Used as commercial
- On 0.33 acre
- zoned residential 1

**Sole #7430**  
**Karen Brine 247-1806**



**CITY OF HAMILTON**  
**\$250,000**

- 2nd floor office space
- Elevator
- 1,740 sq.ft.

**Sole #7639**  
**Jack Kripl 247-1815**

**Swan Building, 26 Victoria St., Hamilton**  
3rd floor office space.

3,504 sq. ft.. Very bright - 6 offices, open plan, IT room, reception area, boardroom & kitchen. Very competitive rent. \$8,505 per month.

**Sole listing**  
**Graham Smith 247-1824**

**11 Bermudiana Road, Hamilton**

15,032 sq. ft. of fit out space on 4th Floor. Furnished. Good natural light, raised floors for easy data link. Parking. Rent is \$35.00 per sq. ft. = 43,843.33 p.m. plus Service Charge \$20.69 per sq. ft. per annum = 25,917.67p.m. (Service charge includes electricity, property management fee, sewage tax and land tax). Can accommodate up to 117 depending on configuration.

**Sole #6558**  
**Scott Powell 247-1823**

**Call your Coldwell Banker agent today:**  
**292-1793**

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