



**COLDWELL  
BANKER  
COMMERCIAL**

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**FOR SALE**  
**Sutherland Place**

**10/12 Burnaby Street, City of Hamilton**



4 storey office/retail building with elevator. 2nd floor of 2,092 sq ft is vacant and comprising 3 offices, a meeting room, large kitchen, 2 washrooms, 1 with shower, large IT/storeroom & large open plan area.

**Ground Floor** (2,088 sq ft) - 5 yr. Lease from Oct. 1, 2008

**Lower Gr. Floor** (1,488 sq ft has elevator access) 5 yr. Lease from Oct. 1, 2008. 3 yr. renewal for Gr. & Lower Gr. floors at higher of passing rent or open market.

**3rd Floor** (2,144 sq ft) 5 Year lease from Oct. 1, 2008. Rent review Oct. 1, 2011 for final 2 yrs. - higher of passing rent or open market, with option to renew at higher of passing rent or open market. Service charge paid by tenants to cover maintenance including electricity and all property taxes (except Tenants portion of Corp. of Ham. Tax - which they pay directly) of \$23.00 sq ft pa. Owner pays 5% of rents to property manager. Lot size 0.08 of an acre. Rental return in excess of 6%. \$3,500,000.

**Graham Smith 247-1824**

**FOR SALE**  
**12 Dundonald Street,**  
**City of Hamilton**



Located only minutes from City Hall and Bull's Head car parks. The current tenant is open to staying on as a Tenant of the Purchaser, if desired. It has been in business for 20 years and will sign

a long lease making this an interesting investment opportunity. The business is not included in the price of the building but interest in buying both the building and the business will be seriously considered. This 2 Storey Building is 8,461 sq ft and sits on a 50' x 100' ft lot. Asking price \$2,700,000.

**Scott Powell 247-1823**

**FOR SALE**  
**14 Wellbottom Road**  
**Southampton**

Industrial Zoned warehouse of approximately 10,500 sq. ft. on 0.32 acre. The main building is set up with offices, bathrooms, store rooms and warehouse on 2 levels. The smaller area is warehouse storage on 2 levels. The whole building is rented on a month to month basis to 2 tenants. The main building built in 1980 with additions done in 1985. Vehicle access can be from either end of the building. \$1,800,000.



**Tab Froud 247-1812**



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**292-1793**

CALL YOUR COLDWELL BANKER AGENT TODAY!

Please feel free to contact the agent you are working with or alternatively speak with the agent on duty.

*we never stop moving*

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