

New



**206 Locke Street S, Hamilton, L8P 4B4**

Status: <b>Active</b>	Prev Price:	Price: <b>\$1,500,000</b>
MLS®#: <b>H4098589</b>	Region: <b>Hamilton</b>	Price Code: <b>For Sale</b>
Alt. MLS®#:	Municipality: <b>Hamilton West (12)</b>	Rental Term:
Neighbrhd: <b>Kirkendall (121)</b>		Lot Frontage: <b>30.66 Feet</b>
Ownrshp Type:	Age:	Lot Depth: <b>95.00 Feet</b>
Property Type: <b>Commercial</b>	Location: <b>Urban</b>	Lot/Bldg/Unit Cd: <b>Bldg</b>
Type Primary: <b>Office</b>	Lot Shape:	Fronting On:
Category: <b>Office</b>	Lot Irregularities:	Zoning:
Use: <b>Professional Office</b>		Acres: <b>less than .50</b>
Cross Street: <b>Tuckett St</b>		Taxes/Year: <b>\$23,010/2020</b>

**Property Details**

Total # Units:	Condo Maint Fee:	Clear Height (ft):
Total Area: <b>4,500/3rd Party Measuring Service Square Footage</b>	Amps:	Bay Size
% Building:	Volts:	Sq Ft/Src: <b>4,500/3rd Party Measuring Service</b>
% Usable:	Crane:	Length (ft):
% Rentable:	Fire Protect:	Width (ft):
Freestanding: <b>Yes</b>	Heat Type: <b>Gas Forced Air Open</b>	Truck Level #:
Office/Apt Area: <b>4,500/Square Footage</b>	Outside Storage:	Height (ft):
Industrial Area: <b>/</b>	Sewers: <b>Sanitary</b>	Width (ft):
Retail Area: <b>/</b>	Soil Test:	Double Man #:
Air Conditioning: <b>Yes</b>	Survey:	Height (ft):
Basement:	UFFI:	Width (ft):
Elevator/Escalator: <b>No Elevator, No Escalator</b>	Utilities: <b>Yes</b>	Drive-In Lvl #:
Washrooms:	Water: <b>Municipal</b>	Height (ft):
Parking Spaces: <b>0</b>	Water Supply Types:	Width (ft):
Garage/Parking: <b>None</b>	Rail:	Grade Level #:
Area Influences:		Height (ft):
		Width (ft):
		# of Trailer Parking Spots:

Directions: **Main Street West to Locke Street South**

Public Remarks: **Commercial building for sale in a great area. Ideally located on the trendy Locke Street in west end of Hamilton. Excellent exposure and signage opportunities. Street parking and municipal parking available nearby. Ideal use include office, medical, creative or standard office space. Call for more details about this great opportunity.**

Prepared By: **Andrew Bridgman**

Client Full Report

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