

New



**223 KING Street E, Hamilton, L8N 1B6**

Status: **Active**      Prev Price:  
 MLS® #: **H4190347**      Region: **Hamilton**  
 Alt. MLS® #:      Municipality: **Hamilton Centre (14)**

Neighbrhd: **Beasley (140)**  
 Ownrshp Type:      Age:  
 Property Type: **Commercial**      Location: **Urban**  
 Type Primary: **Retail**      Lot Shape: **Rectangular**  
 Category: **Retail**      Lot Irregularities:  
 Use: **Retail Store Related**  
 Cross Street: **Ferguson Avenue**

Price: **\$1,800.00**  
 Price Code: **Net Lease**  
 Rental Term:  
 Lot Frontage: **27.33 Feet**  
 Lot Depth: **100.00 Feet**  
 Lot/Bldg/Unit Cd: **Lot**  
 Fronting On:  
 Zoning:  
 Acres: **less than .50**  
 Taxes/Year:

**Property Details**

Total # Units: <b>1</b>	Condo Maint Fee:	Clear Height (ft):
Total Area: <b>1,112/3rd Party Measuring Service Square Footage</b>	Amps:      Year Built:	Bay Size
% Building:	Volts:      Sq Ft/Src: <b>1,112/3rd Party Measuring Service</b>	Length (ft):
% Usable:	Crane:	Width (ft):
% Rentable:	Fire Protect:	Truck Level #:
Freestanding: <b>Yes</b>	Heat Type: <b>Gas Forced Air Open</b>	Height (ft):
Office/Apt Area: <b>/</b>	Outside Storage:	Width (ft):
Industrial Area: <b>/</b>	Sewers: <b>Sanitary &amp; Storm</b>	Double Man #:
Retail Area: <b>1,112/Square Footage</b>	Soil Test:	Height (ft):
Air Conditioning: <b>Yes</b>	Survey:	Width (ft):
Basement:	UFFI:	Drive-In Lvl #:
Elevator/Escalator:	Utilities: <b>Yes</b>	Height (ft):
Washrooms:	Water: <b>Municipal</b>	Width (ft):
Parking Spaces: <b>0</b>	Water Supply Types:	Grade Level #:
Garage/Parking: <b>None</b>	Rail:	Height (ft):
Area Influences:		Width (ft):
		# of Trailer Parking Spots:

**Lease/Rental Information**

Buy Option:	Employment Letter:	Private Entrance:
Credit Check:	Lease Agreement:	References Required:
Deposit Required:	Min Lease Term: <b>3 Years +</b>	Payment Method:
Included in Lease Costs:		Rental Application Required:

Directions: **Tisdale St N & King**

Public Remarks:

**Welcome to an unparalleled commercial lease opportunity in the vibrant heart of downtown's International Village. This prime location offers over 1000 square feet of versatile space, ideally situated right in the middle of all the action. With the LRT transit system on its way, this spot promises even greater accessibility and foot traffic, ensuring your business is prominently placed on the map of must-visit destinations. Nestled within the core of residential density, this property is surrounded by more than 5,000 residential units within walking distance. This remarkable proximity to a vast potential customer base makes the space perfect for a variety of business types, from restaurants and cafes to retail stores, boutiques, or even a co-working space that serves the local community. The area's flexible zoning opens the door to a multitude of business opportunities. Whether you're looking to open a trendy eatery, launch a boutique fitness studio, establish a specialty grocery store, or innovate with a startup hub, this space offers the freedom to bring your entrepreneurial dreams to life without the constraints of strict zoning laws. With the upcoming LRT transit system, the future of this location is bright, offering an unmatched opportunity for growth, visibility, and success in the heart of the city's most dynamic district.**

Prepared By: **Andrew Bridgman**

Client Full Report

Date Printed: **04/10/2024**