

# 1008

## KING STREET EAST

HAMILTON | ON



# RETAIL FOR LEASE

# CBRE

# 1008

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### PROPERTY HIGHLIGHTS

Discover an excellent opportunity in the vibrant Stipley neighborhood, centrally located in Hamilton with abundant street visibility.

The building is just a few steps away from public transportation, featuring convenient on-site parking and a short 10-minute stroll to a variety of restaurants, Tim Horton's Field, FreshCo grocery store, and many more retailers.

The unit features a full height basement.

#### UNIT SIZE

973 Sq. Ft.

#### GROSS RENT

\$2,973 Monthly

#### NET RENT

\$28.00 Sq. Ft.

#### 2025 ESTIMATED TMI

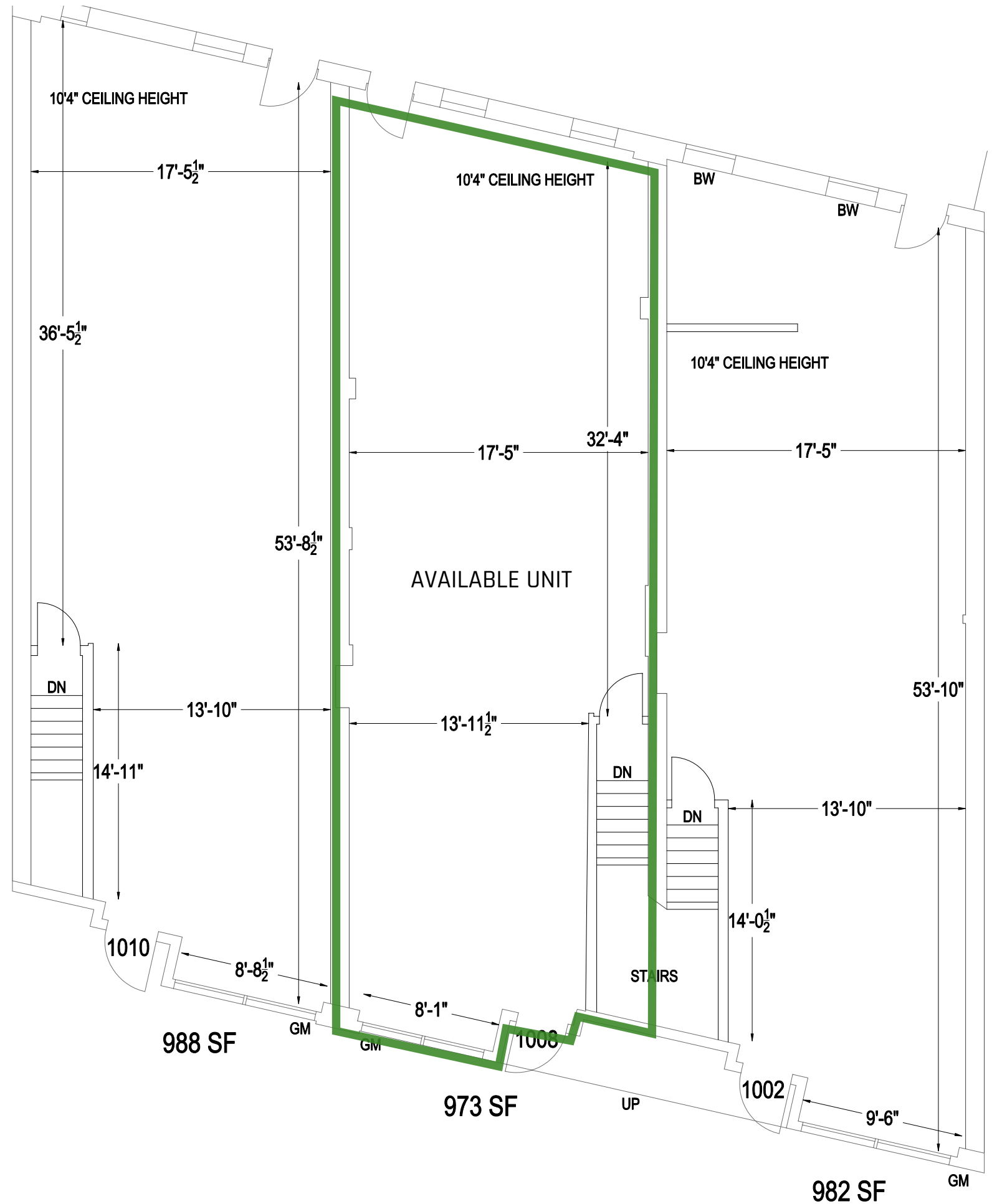
\$8.66 Per Sq. Ft.

#### PARKING

On site

#### POSSESSION

Immediate






# LOCATION & AMENITIES





JIMMY THOMPSON  
MEMORIAL POOL

BERNIE CURTIS  
SECONDARY SCHOOL

BRIDGE  
INTERNATIONAL  
SCHOOL

 SUBJECT SITE

 RESIDENTIAL BLOCK

 COMMERCIAL BLOCK

BERNIE MORELLI  
RECREATIONAL CENTRE

KING STREET  
MEDICAL PHARMACY

THE CAPITAL BAR  
RESTAURANT

TIM HORTONS  
FIELD





PRINCE OF WALES  
ELEMENTARY SCHOOL

# ZONING & PERMITTED USES



# DEMOGRAPHICS



	 TOTAL POPULATION 2025	 POPULATION GROWTH 2025-2030	 DAYTIME POPULATION 2025	 HOUSEHOLD INCOME 2025
<b>1 KM</b>	19,025	1.0%	16,576	\$92,538
<b>3 KM</b>	111,275	3.2%	121,586	\$91,629
<b>5 KM</b>	229,583	3.5%	240,218	\$98,347

CLICK TO VIEW  
TOC3  
ZONING BY-LAWS

CLICK TO VIEW  
PERMITTED &  
RESTRICTED USES

CLICK TO VIEW  
CITY OF HAMILTON  
ZONING DEFINITIONS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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