

Unit# CL2a - 232 CANNON Street E

Hamilton L8L 0A9

Property Type: Office
 Style: Multi Unit
 District: Hamilton Centre
 Sub-Area: Hamilton (14) / Beasley (140)
 Side of Road: South
 Legal:

List Price:
 Lease Rate: \$ 22.00 Per Square Foot
 Previous Price:
 Sale/Lease: For Lease Only
 Prop.Offer: Part of Building
 Zoning: h
 Storey(s): 2.0
 Taxes:
 DOM:
 ADOM:

ICX Code: 264
 Roll#:



Property Details

Lease Type:	Lot Size: 0 [Imperial]	Ownership: Lease/Rental
Base Year:	Property Size:	Acreeage: 0.00
Est Com Charges:	Building Size:	Occupant: Sub-Tenant
Include Prop Taxes:	Space Allotmnt:	Unit Descriptions:
Condo Fee:	Ceiling Ht.:	Residential = 0 Retail = 0 Industrial = 0
Handicap: Y	Rental Equip: None	Office = 0 Institutional = 0 Total = 0
Mortgage: Not Applicable	Roof: Flat	Washrooms:
Parking: / Outdoor = 3	Flooring:	Water Supply: Municipal Natural Gas: Yes
Sewer: Sanitary Connected		Power: OTHER
Exterior Finish: Combination, Stone, Stucco		Loading: NONE 0
Fire Protection:		NONE 0
Construction: Concrete Block, Steel Frame		NONE 0
Use: Office		NONE 0
Site Influences: Downtown, High-Traffic Location, Public Trans. Nearby		Bay Size:
		Elevator /Escalator:
		Passenger: 1
Office/Ret/Res HVAC: Fuel: Natural Gas		

Warehouse HVAC:

Virtual Tour:

Features

Air Conditioned - Fully, Exterior Signage, Natural Light, Signs Allowed, Tenant Improvements

Tenant Pays

Utilities & Services: Heat,Hydro,Water,Gas

Directions/Cross Street

Cannon & Wellington

See Page 2 for more Listing Information, REALTOR(R) Remarks and Internet Ad.

Primary/Sec:	Key:	Sign: Y	Contact After Exp: N	Possession: Immediate
Deposit Req:	Lock Box: N		UFFI: N	Spcl Provisn: None
Sellers: 232 Cannon St. E. Inc.			Appointments: LBO	
Brokerage: Pocrnic Realty Advisors Inc. Ph:905-522-7936 F: 905-522-8120				
Slsprsn/Brkr 1: Adam Law - Ph:905-522-7936 alaw@pracommercial.com				Comm.Date: 03/29/16
Slsprsn/Brkr 2: Steve Pocrnic -Ph:905-522-7936 spocrnic@pracommercial.com				Expiry Date: 06/22/16
Brokerage 2: Pocrnic Realty Advisors Inc. Ph:905-522-7936 F:905-522-8120				
SB Comm: 8% first year, 4% balance		Brkrg Trust Acct: NIB		Perm to Advertise:
Sell Brokerage:				CSale Date:
Sell Slsprsn/Brkr1:				Selling Date:
Sell Slsprsn/Brkr2:				Closing Date:
Sell Commnts:				Selling Price:
				Sell Lse Rte:

Business Information

Business Name/Type:
 Business Hours:

 Capacity:
 Years Operated:
 Full-Time Employees:
 Part-Time Employees:
 Expiry Date Of Lease:
 Base Rent:
 Additional Rent:
 Gross Rent:
 Percentage Of Rent:
 Renewal Options:

Industrial Information

Total Sq.Ft. Available:
 % Office/Showroom:
 % Warehouse:

Institutional Information

Total Sq.Ft. Available:
 Use:

Office Information

% Usable: 1000.0
 % Rentable:
 % Gross Up: 1.26
 Total Sq.Ft. Available: 1,257.00 sq ft +/-

Retail Information

Retail:
 Warehouse/Storage:
 Rentable:
 Gross-Up:
 Total Sq.Ft. Available:

Mixed Use Information

Retail:
 Office:
 Residential:
 Total Sq.Ft. Available:

Financial Information

Actual/Projected:	Operating Expenses:	Operating Expenses:	Other Expenses:
Year Ending:	Property Tax:	Water & Sewer:	
Proforma Avail: N	Insurance:	Management Fee:	
Gross Rental Inc:	Heat:	Administr. Fee:	Total Operating Expenses:
Vacancy Allow:	Hydro:	Laundry Rentals:	Net Operating Income:
	Rep & Maint:	Superintend. Fee:	

REALTOR(R) Remarks

Modern professional office space ideally suited for medical use. SDM co-tenant. Located immediately east of downtown with close proximity to area hospitals. Usable=1,000SF; Rentable 1,260SF. Ample onsite parking for staff and patients. Wheelchair accessible. Landlord inducement package available.

Internet Ad Copy

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