

RARE INVESTMENT OPPORTUNITY

Prime Medical Building for Sale High Cap Rate & High Occupancy



70 King St E,
Stoney Creek,
Hamilton

Asking Price: \$3,750,000

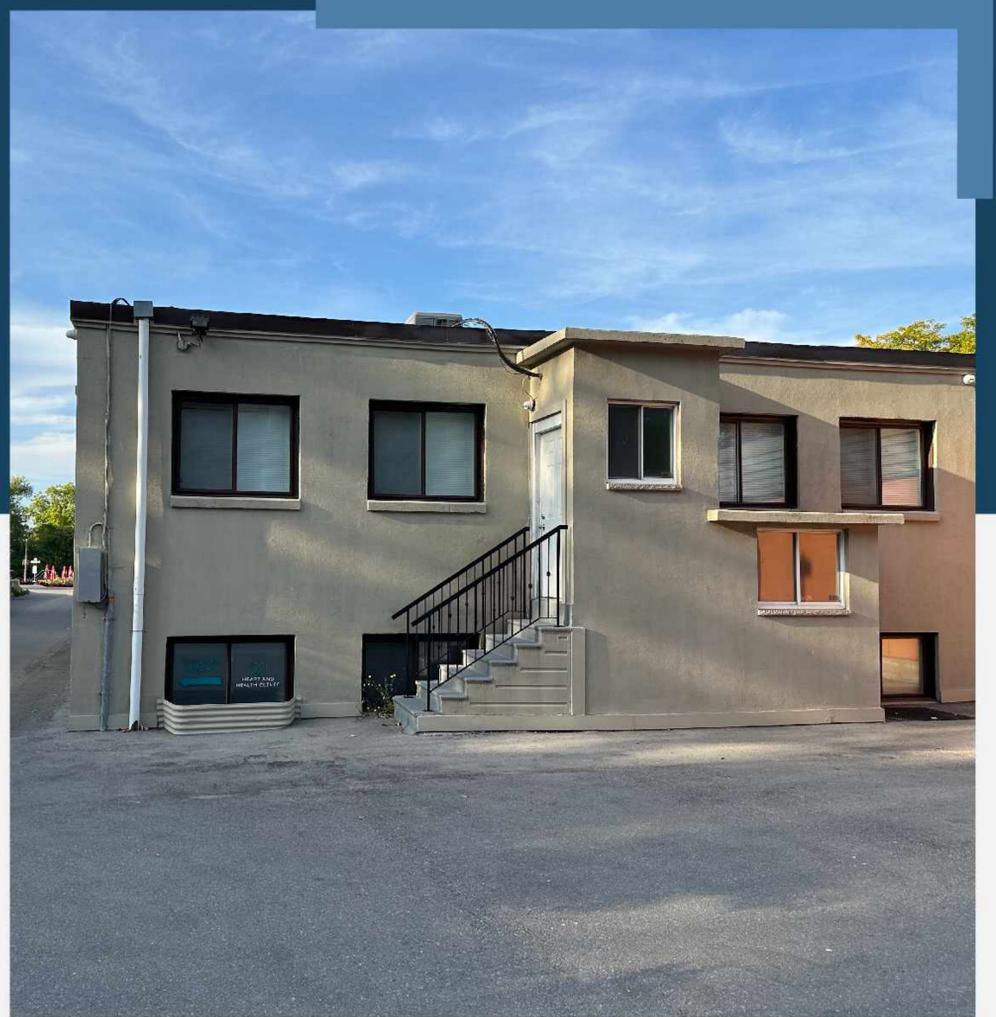
Multiple Tenants. Prime Location. Strong Income Stream.

Discover a rare opportunity to own a high-performing, fully tenanted medical building in the heart of Hamilton's Stoney Creek area. 70 King St E is an 8,000 sq ft, free-standing (two-levels), purpose-built medical building with long-term healthcare tenants, excellent street exposure, and strong income performance.

Strong Tenant Mix – Pharmacy, Family Medicine, Cardio Clinic, Cardiac Lab, RMT, Chiropractic, Podiatry, Chiropody & more

Key Property Features

- Free-Standing 8,000 Sq Ft Medical Building – Zoned for medical/retail uses
- Prime Location in Stoney Creek (Hamilton) – Fantastic street front exposure
- 14 On-Site Parking Spots + Additional Out Front – Easy patient access
- Retail Pharmacy & Family Medicine Clinic on main level
- 4 Private Doctor Offices + Reception – Upper Level
- Lower Level 'Heart & Health Clinic' with 7 private offices + reception area
- Main Level with 13 Private Medical Offices – Flexible configuration
- Accessibility Enabled Building – 5 washrooms including accessible facilities
- Lot Size 63.34 x 215.17 ft – Substantial footprint
- Strong Tenant Mix – Pharmacy, Family Medicine, Cardio Clinic, Cardiac Lab, RMT, Chiropractic, Podiatry, Chiropody & more

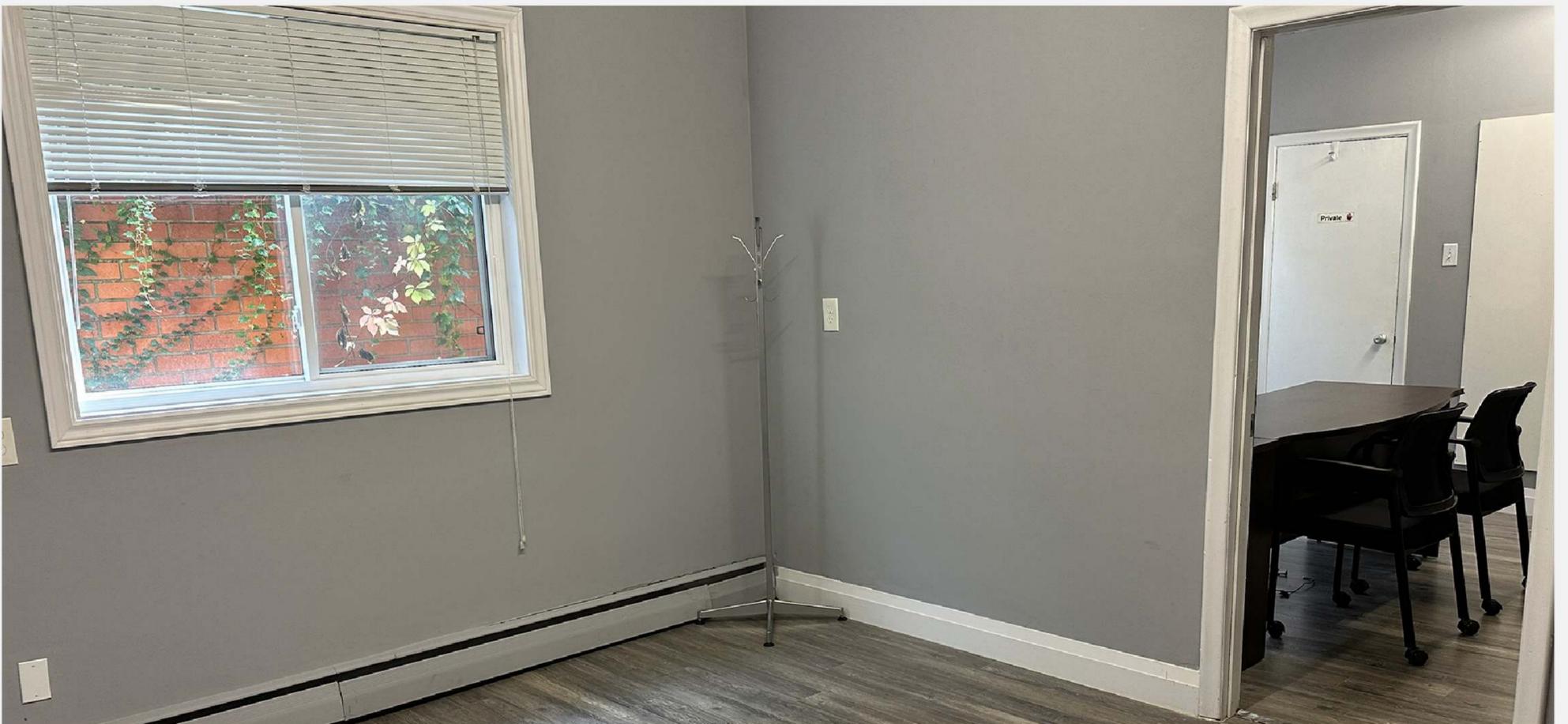
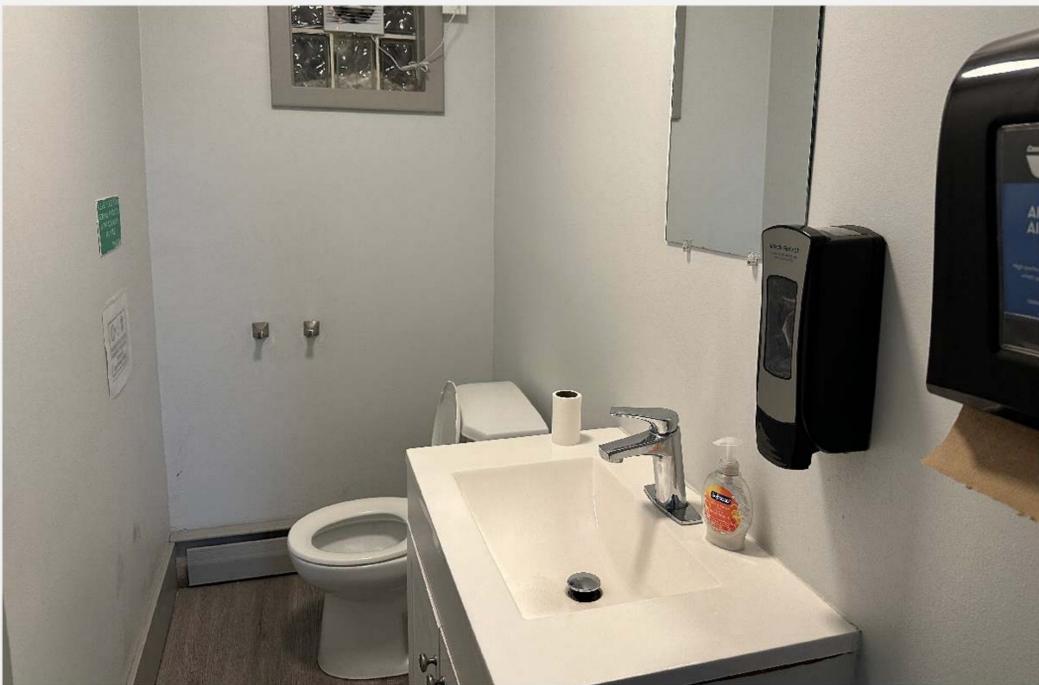
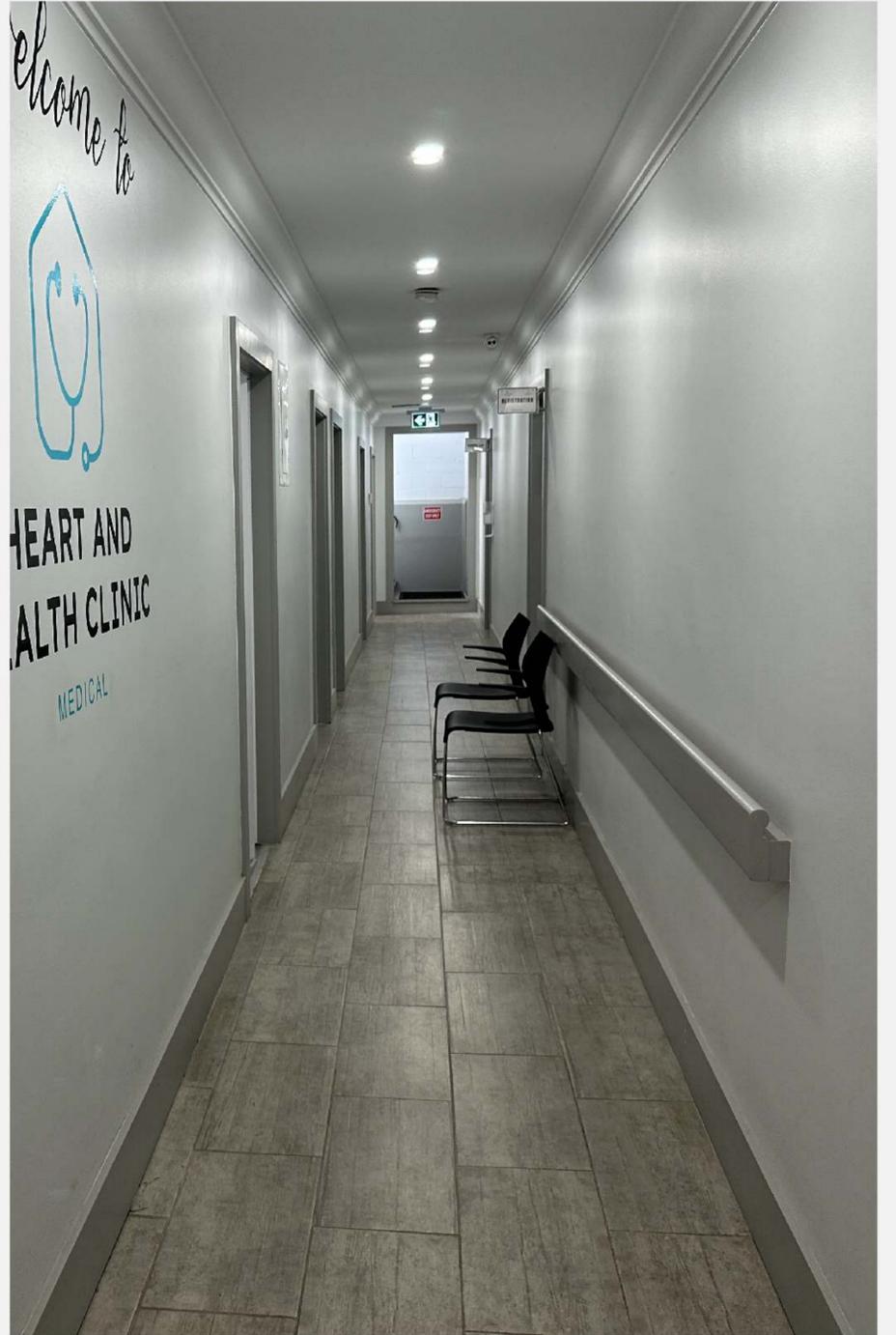


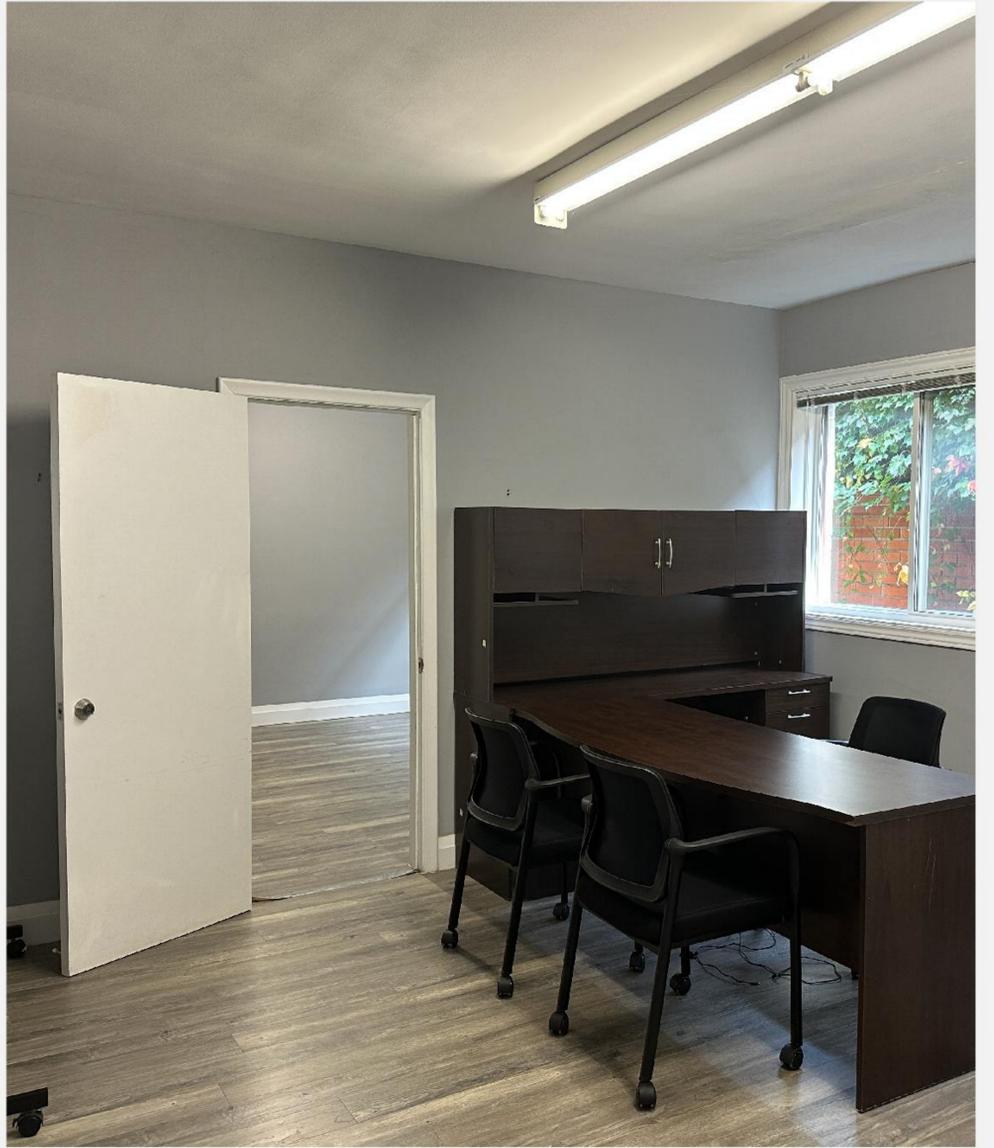
Financial Highlights

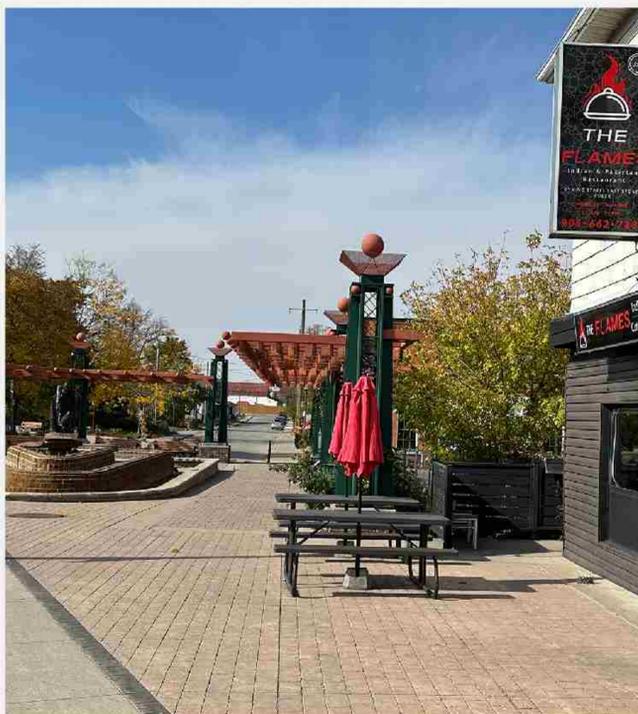
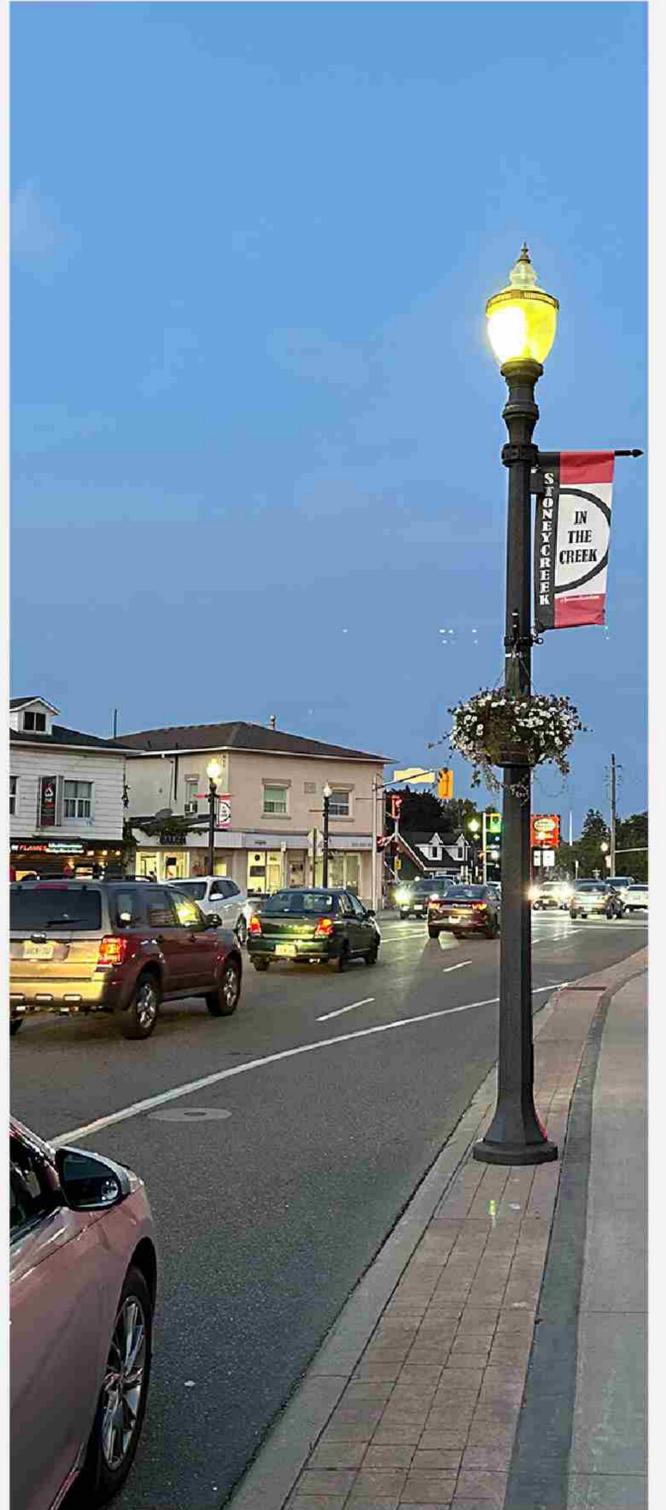
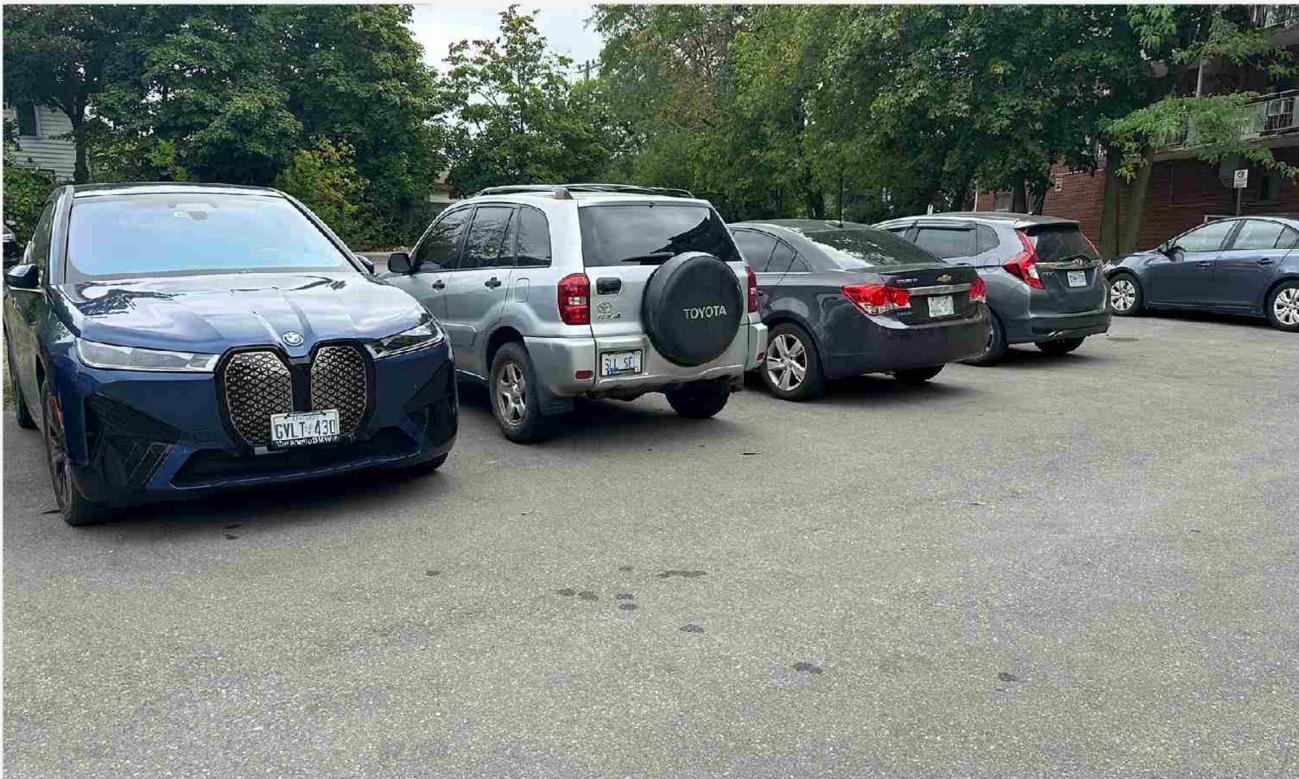
- High Cap Rate: 6.50%+ (with potential upside)
- Renewal options and rent escalation clauses
- Financials available with signed NDA including Rent Roll with Lease Abstracts



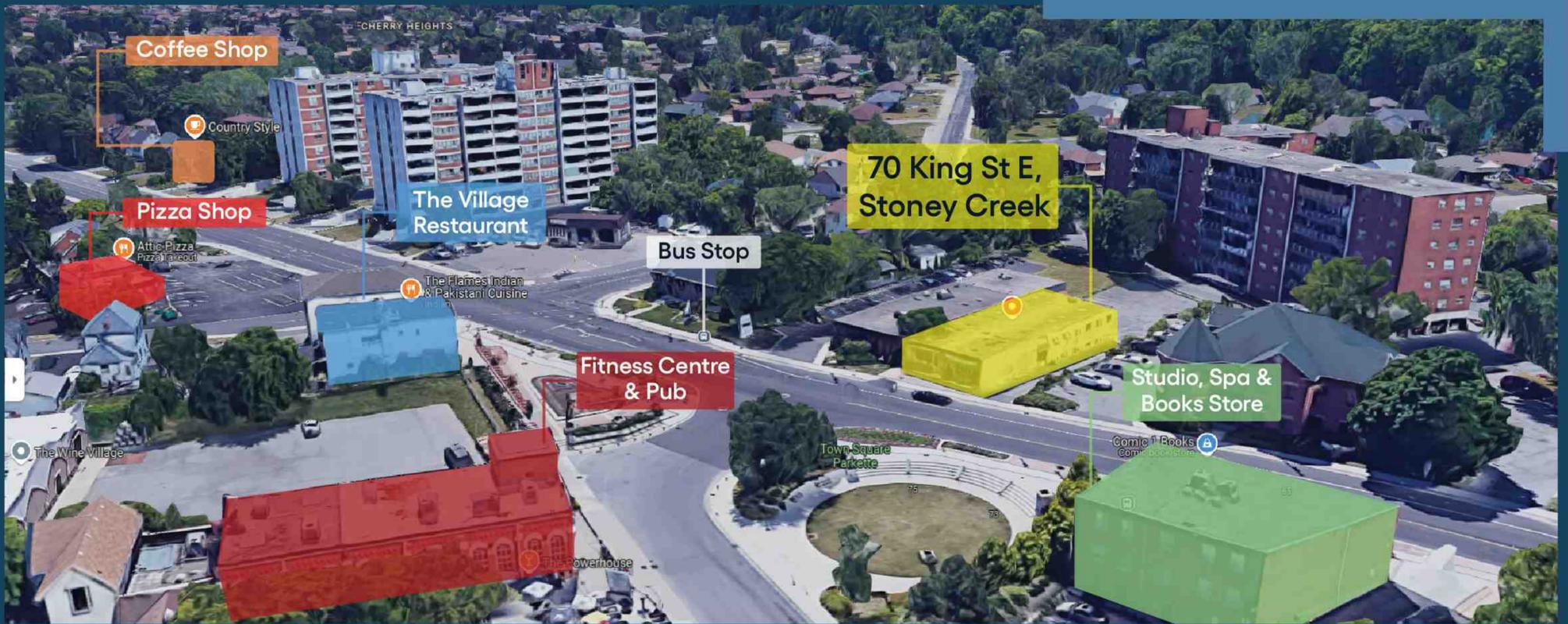








Amenities nearby



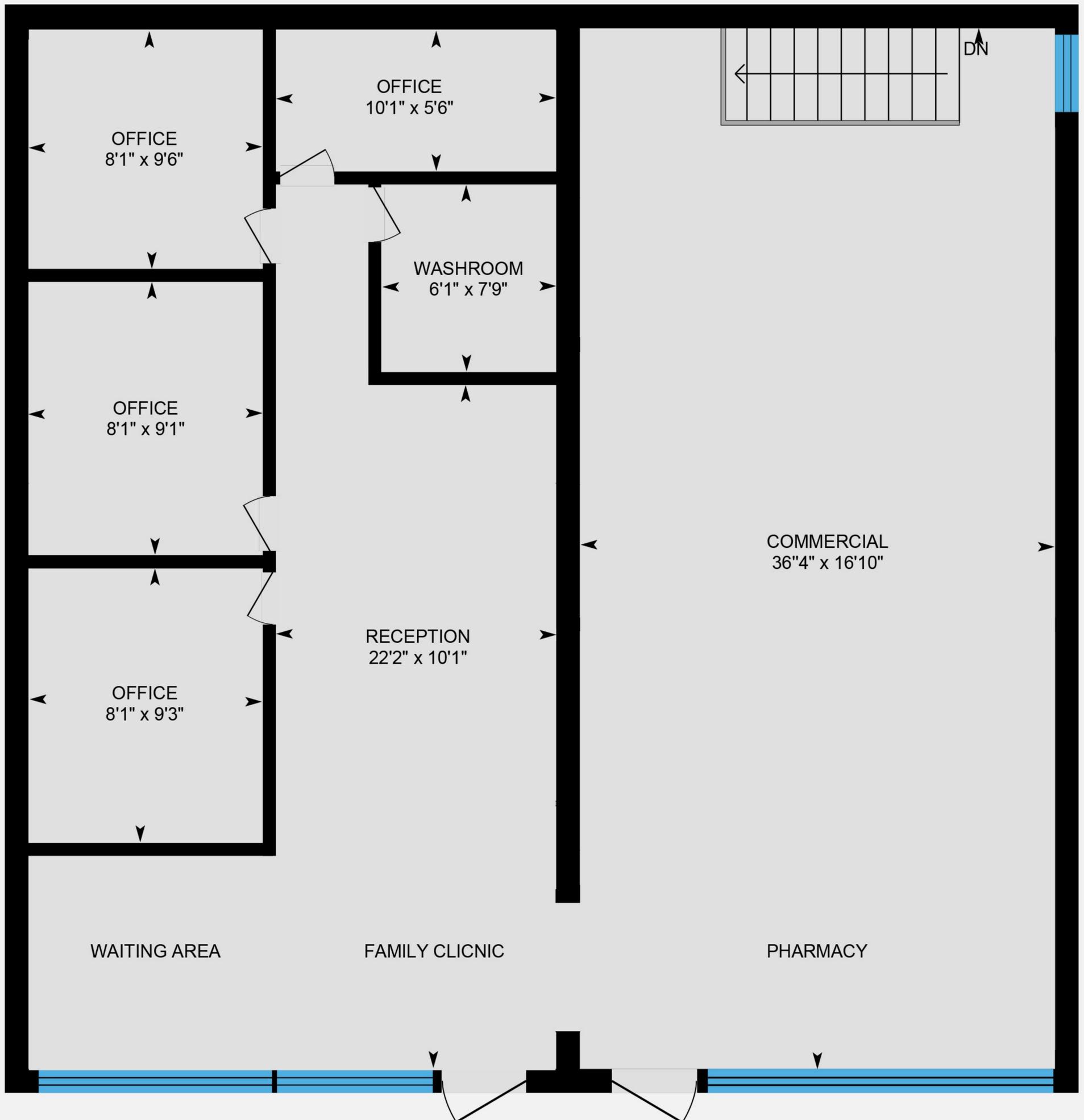
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- The Village Restaurant
- Country Style - Coffee Shop
- The Powerhosue - Pub
- Attic Pizza - Takeout
- Drug Store
- Printing Shop
- Fintess Centre
- Massage Therapist
- Town Square Parkette
- Beauty Salon
- Animal Care Centre

Aerial view



Floor Plan

Retail Front (Family Clinic & Pharmacy)



Floor Plan

Main Floor (Private Offices)



Lower Level (Heart & Health Clinic)

