

MARINO

MARINO LOCATIONS LIMITED, BROKERAGE

FOR LEASE



620A UPPER JAMES ST, HAMILTON

- Located at high traffic intersection of Upper James & Fennell Ave.
- 1,621 SF CRU currently operating as Ice Flame ice cream shop)
- Available as of August 1st, 2026
- Starting minimum net rent \$40.00 PSF
- Additional Rent estimated at \$10 PSF TMI for 2026
- Ample free on-site parking available for customers
- Co-tenants include BarBurrito, Junction Indian Street Food & Play It Again Sports
- Across from Smartcentres Mountain Centre including many national retailers including Walmart, Shoppers Drug Mart, CIBC, LCBO, Bulk Barn, Tim Hortons, Taco Bell, Subway, The Beer Store & many more.



Dave Marino
Broker of Record

Marino Locations Limited, Brokerage

☎ 416-767-8865 x 236

🌐 marino.ca

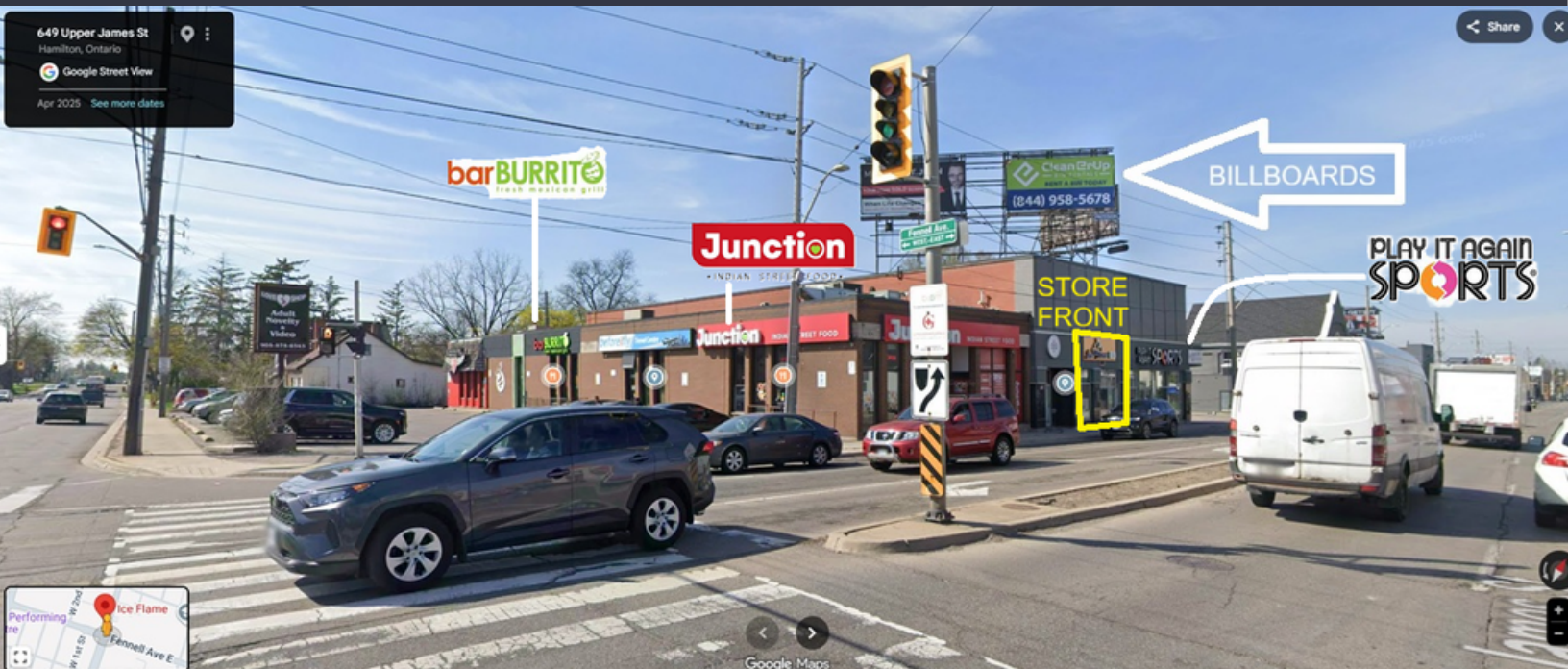
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208 Evans Ave,
Toronto, ON,
M8Z 1J7

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