



**TEAM MURRAY
& FALDOWSKI**

24 Ditton Drive, Hamilton

State-of-the-art small bay industrial units **for sale or lease**



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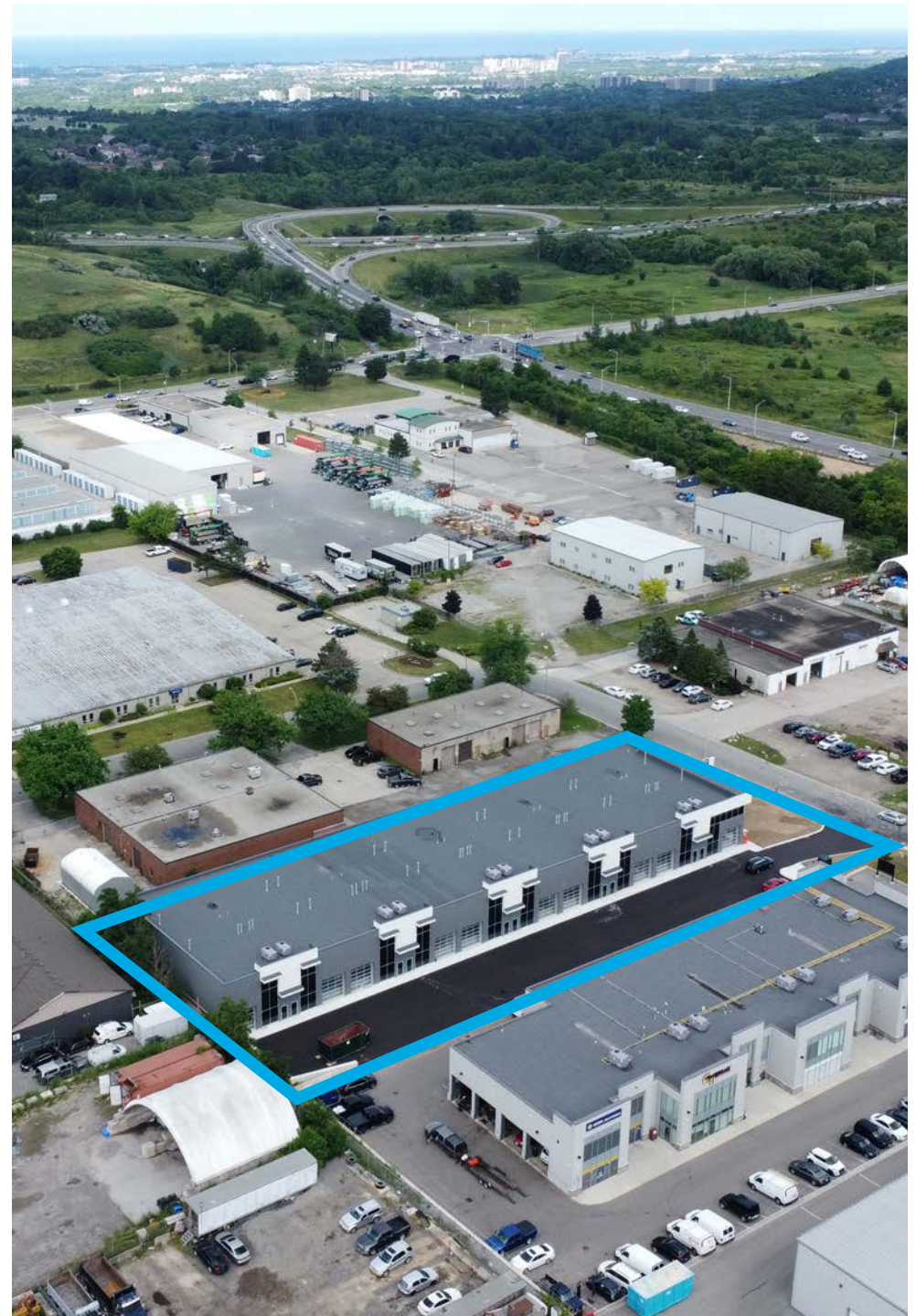
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Property Overview

Industrial units for sale in a sought-after area of Hamilton. Close to many major amenities and minutes away from major highways.

Address	24 Ditton Drive, Hamilton
Building Area	Between 3,035 SF - 9,105 SF for sale or lease
Clear Height	24'
Zoning	M3
Shipping	Unit 3 - 1 Drive in Unit 3 & 4 - 1 Drive in Unit 6 - 1 Drive-in Unit 3 - 5 - 3 Drive in Unit 10 - 1 Drive in



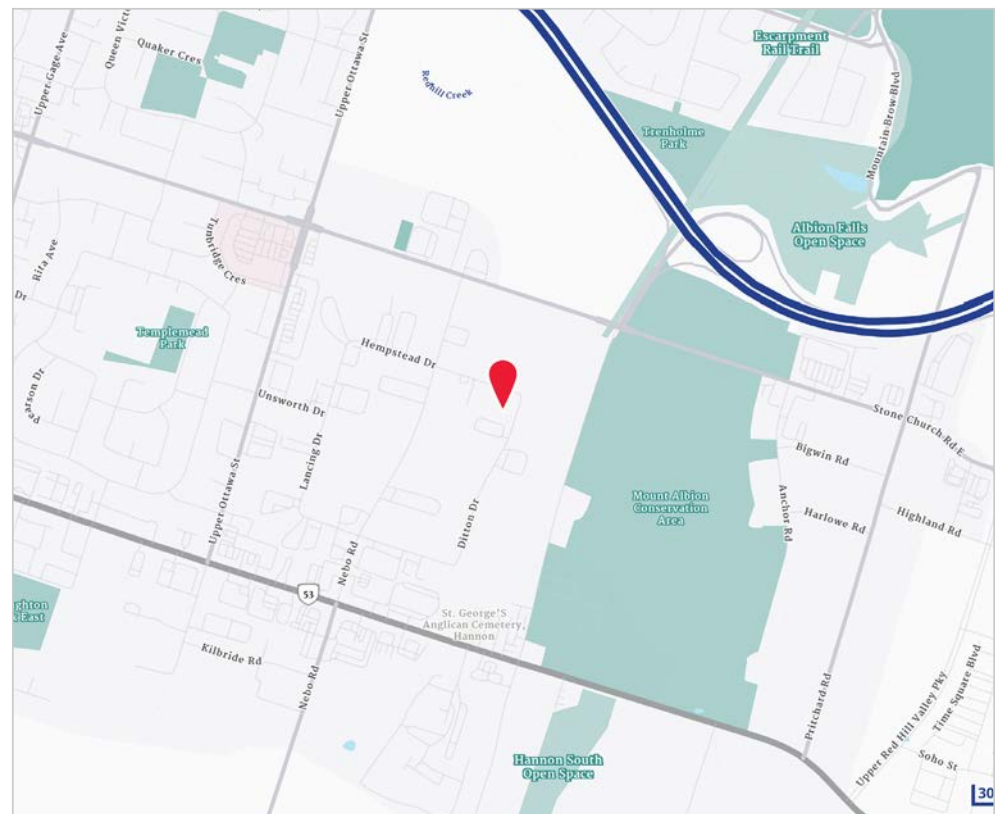
Property Overview

For Sale

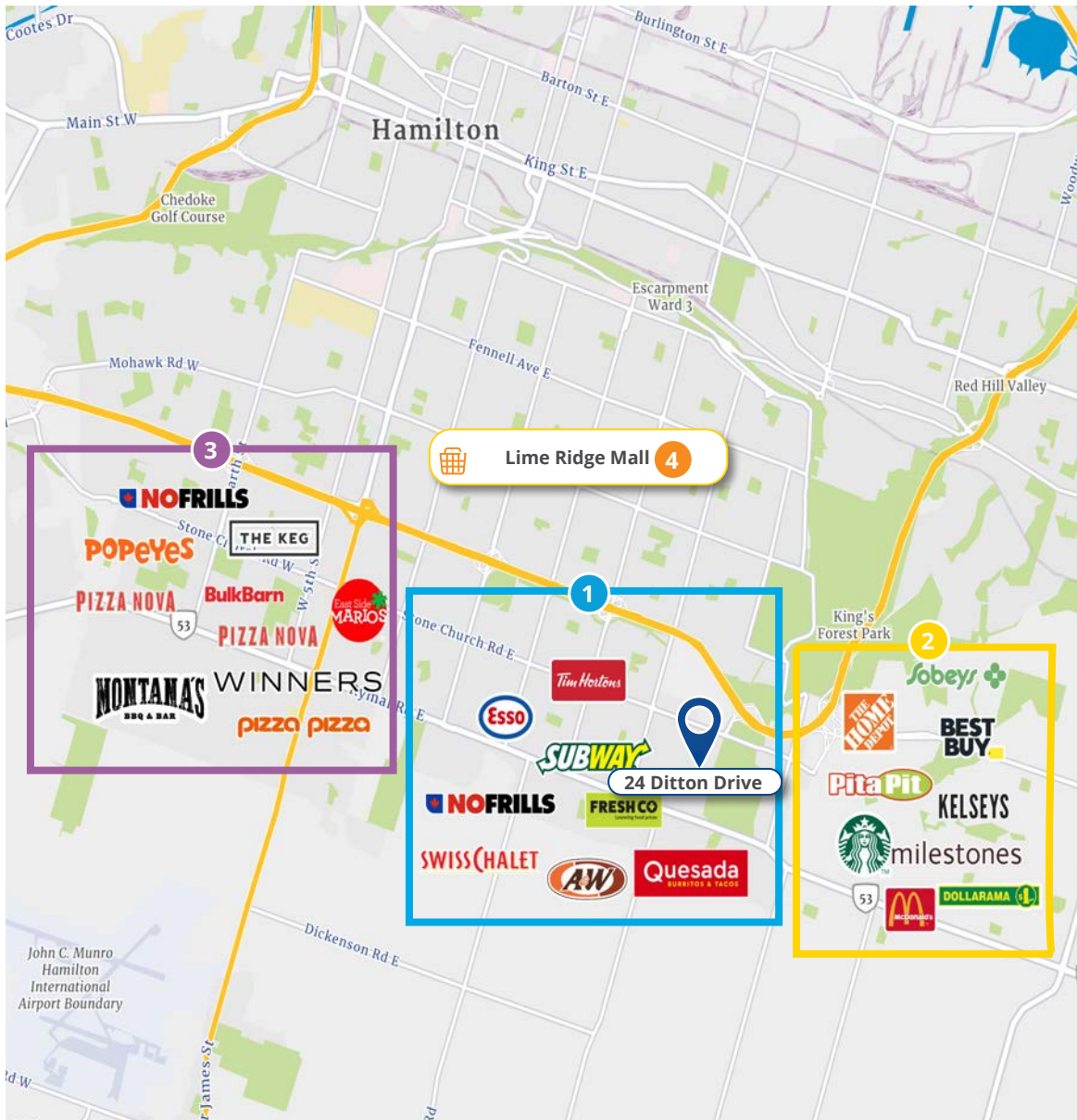
Unit	Size (SF)	Taxes (2025)	Condo Fees (monthly)	List Price
3	3,035	\$6,798.40	\$1,062.25	\$1,153,300
3 & 4	6,070	\$13,596.80	\$2,124.50	\$2,306,600
3-5	9,105	\$20,395.20	\$3,186.75	\$3,459,000
6	3,035	\$6,798.40	\$1,062.25	\$1,138,125
10	3,121	\$6,991.04	\$1,092.35	\$950,000

For Lease

Unit	Size (SF)	TMI	Condo Fees (monthly)	Price PSF Net
3	3,035	\$6.00	\$1,062.25	\$15.00
3 & 4	6,070	\$6.00	\$2,124.50	\$15.00
3-5	9,105	\$6.00	\$3,186.75	\$15.00
6	3,035	\$6.00	\$1,062.25	\$15.00
10	3,121	\$6.00	\$1,092.35	\$15.00



Nearby Amenities



- 1** 1- 2 KM | 3-5 Minute Drive

Esso	No Frills	A & W
Tim Hortons	Swiss Chalet	Subway

- 2** 3 - 4 KM | 6-8 Minute Drive

Home Depot	Starbucks	McDonald's
Pita Pit	Kelsey's	Milestones

- 3** 11 - 14 KM | 10-13 Minute Drive

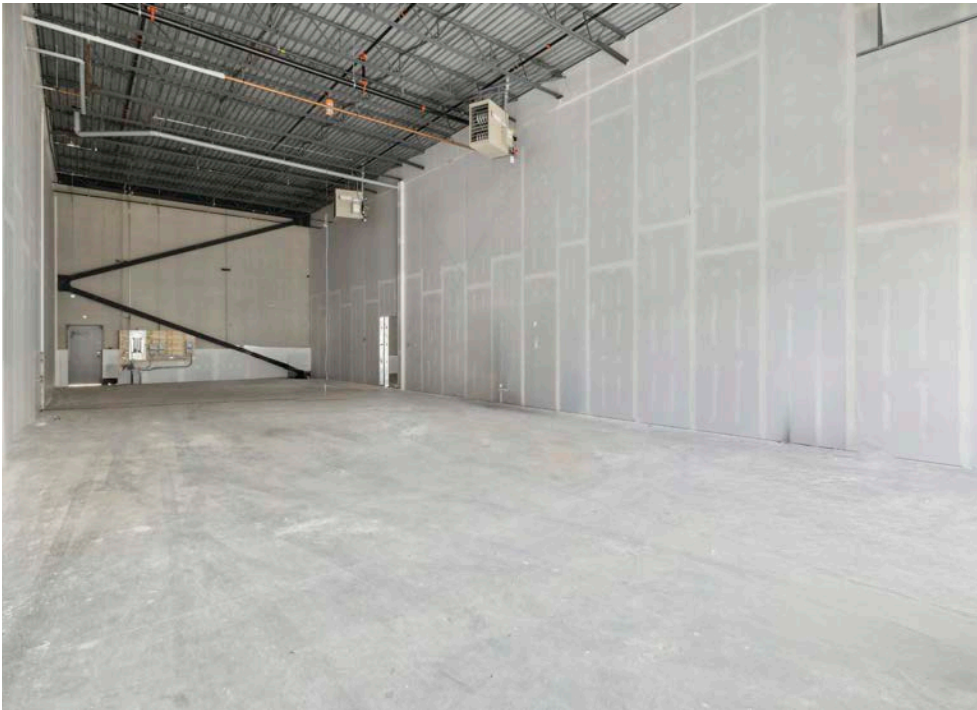
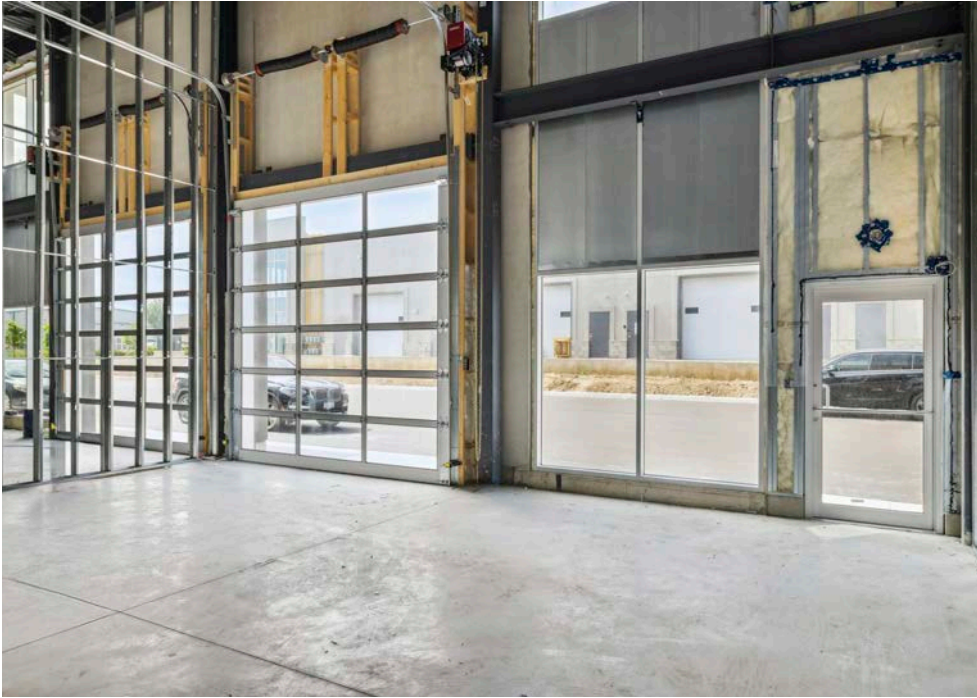
Popeyes	The Keg	Popeyes
Montana's	Winners	

- 4** 6.8KM | 9 Minute Drive

Lime Ridge Mall

[View full mall directory here.](#)







Zoning M3

Prestige Business Park

Permitted Uses

- › Alcohol Production Facility
- › Artist Studio
- › Aquaponics
- › Building and Lumber Supply Establishment
- › Building or Contracting Supply Establishment
- › Cannabis Growing and Harvesting Facility
- › Commercial Motor Vehicle Sales, Rental and Service Establishment
- › Communications Establishment
- › Contractor's Establishment
- › Conference of Convention Centre
- › Contractor's Establishment
- › Courier Establishment
- › Craftsperson Shop
- › Equipment and Machinery Sales, Rental and Service Establishment
- › Greenhouse
- › Industrial Administrative Office
- › Laboratory
- › Labour Association Hall
- › Manufacturing
- › Motor Vehicle Collision Repair Establishment
- › Motor Vehicle Service Station
- › Office
- › Private Power Generation Facility
- › Production Studio
- › Repair Service
- › Surveying, Engineering, Planning or Design Business
- › Private Power Generation Facility
- › Repair Service
- › Research and Development Establishment
- › Restaurant
- › Surveying, Engineering, Planning or Design Business
- › Trade School
- › Tradesperson's Shop
- › Transport Terminal
- › Transportation Depot
- › Warehouse

M3 Zoning Learn More ►



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