



160 King Street West Dundas

2-STOREY MEDICAL/PROFESSIONAL BUILDING
WITH EXCEPTIONAL EXPOSURE & PARKING



Two-Storey Medical/Professional Building with Exceptional Exposure & Parking

This well maintained property has 2 points of access, with King Street on the north side and Hatt Street on the south side of the building.

This well built medical building with high ceilings on both floors can also be built up with an additional 4 storeys above the existing.

This property is being offered for Sale as well the 2nd floor with over 4,000 square footage with high ceilings is also being offered for lease at this time.

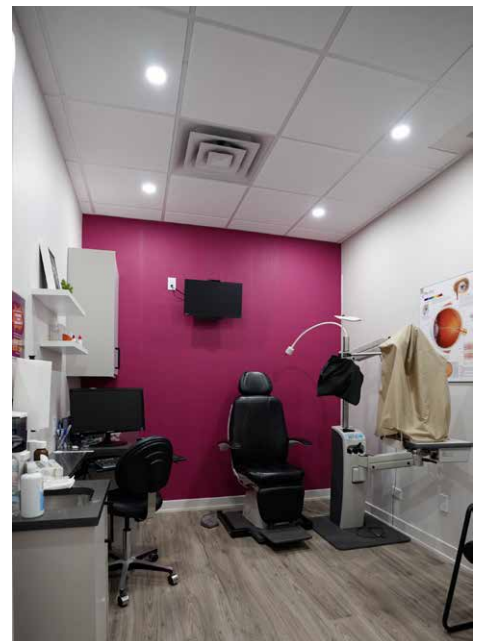
The building does not have an elevstor currently however there are permits at hand with plans to build an elevator with direct access to the parking lot. The location of the proposed elevator will not reduce the usable square footage and will be conveniently located with direct access to the parking lot.

Property Highlights

- Prime 2-storey medical/professional building in the heart of Dundas with an option to be developed into 6 storeys.
- 35 dedicated on-site parking spaces—a rare feature in this location. Beside the on site parking there is also plenty of street parking allowed on the city streets.
- High-visibility exposure on busy King Street West, a major corridor with strong traffic flow
- Excellent long-term tenant occupying the main floor, providing stable income from day one.}
- Ideal for investors, medical users, professional offices, or redevelopment potential.



Ground Floor | INTERIOR PHOTOGRAPHS



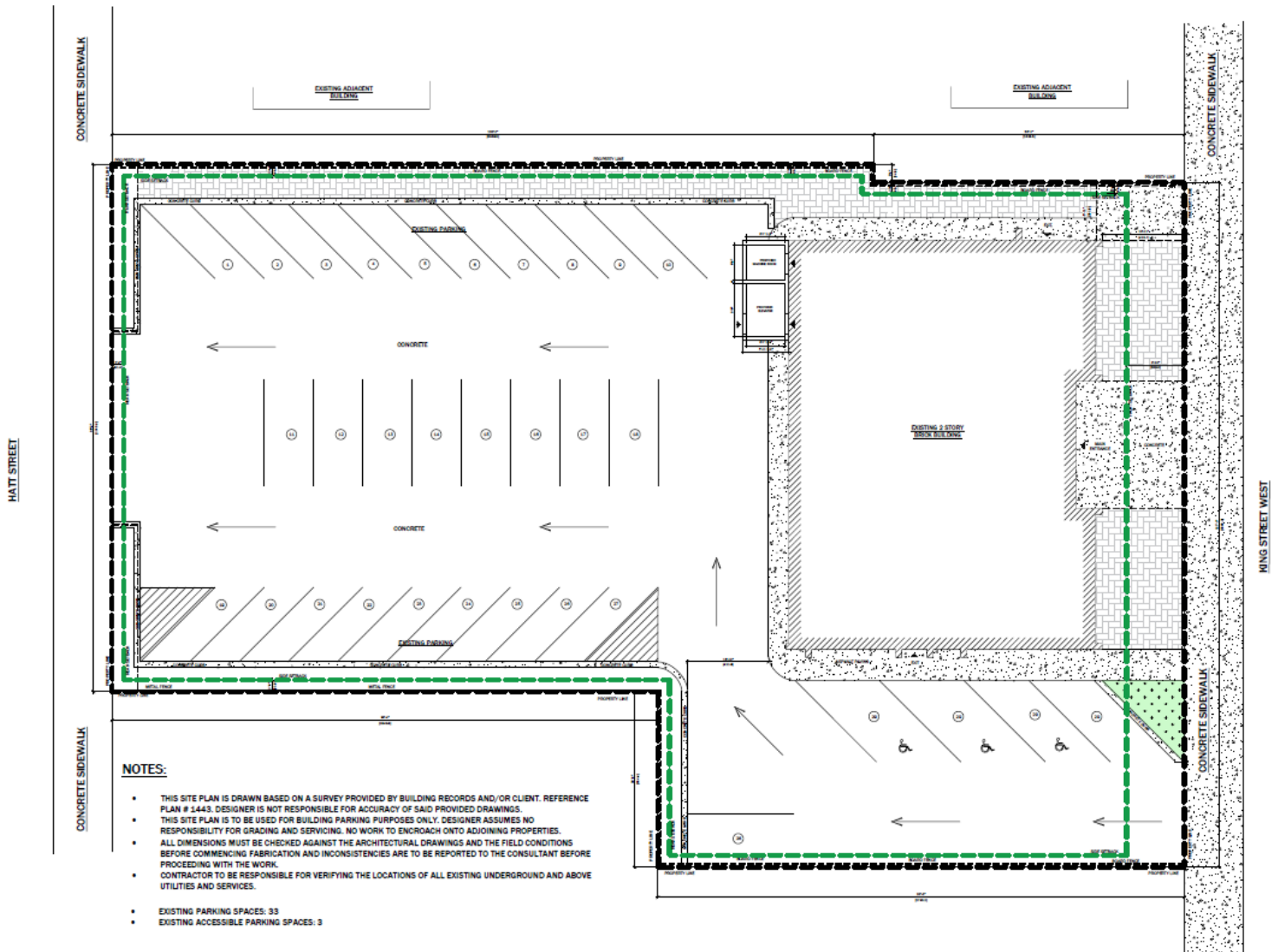
Second Floor | INTERIOR PHOTOGRAPHS



Exterior | PHOTOGRAPHS

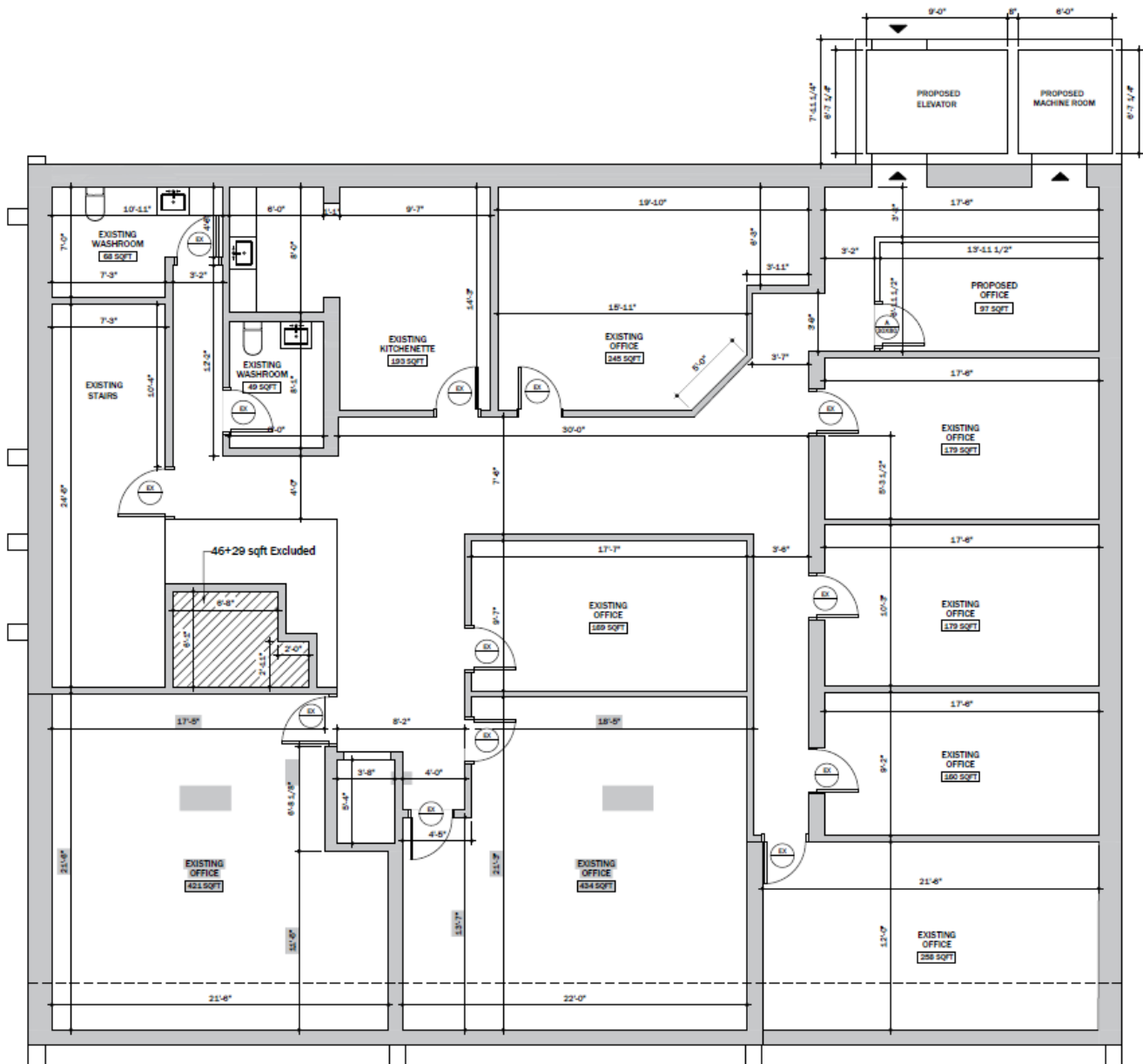


Site Plan | 160 KING ST W



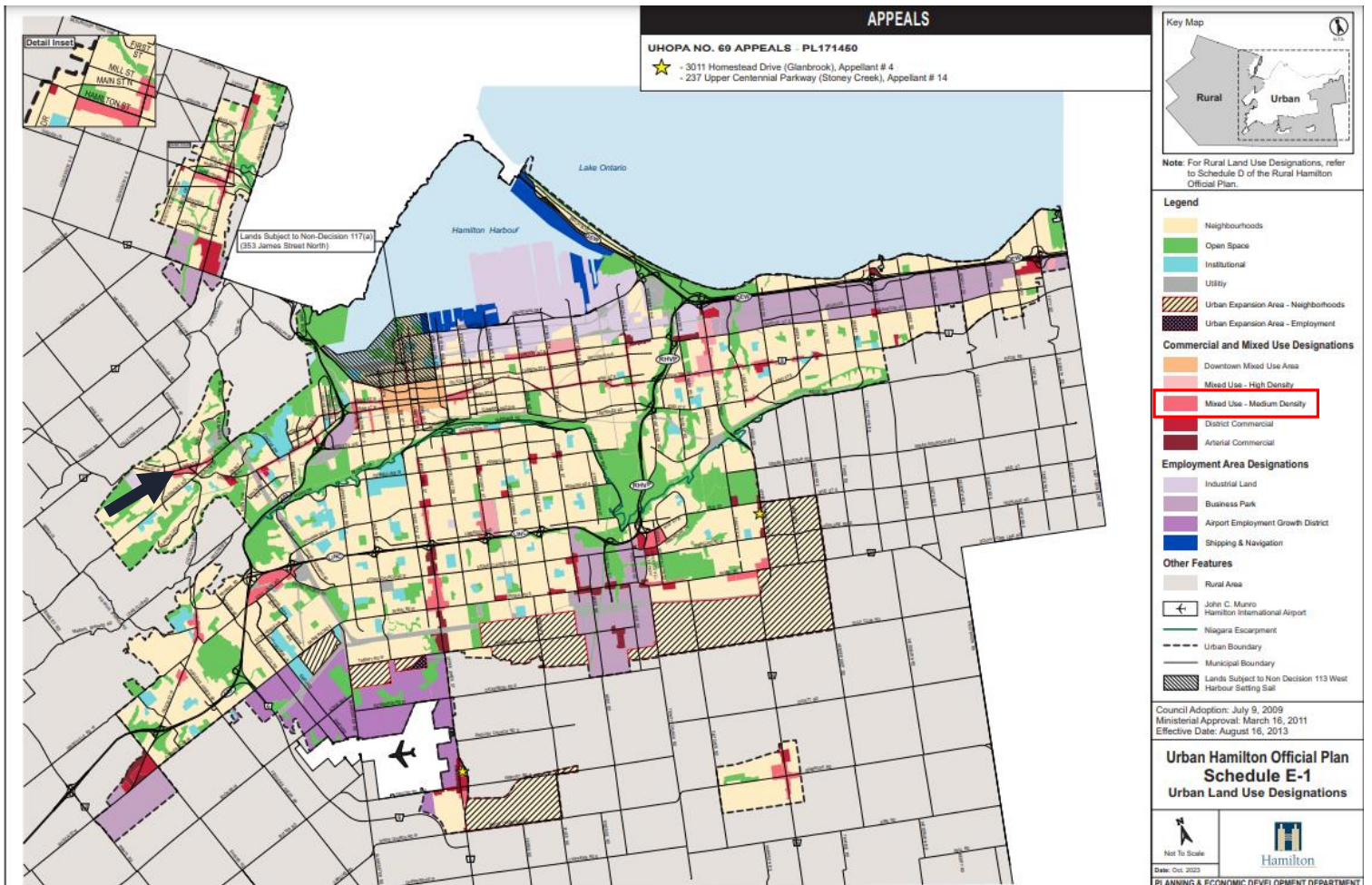


Second Floor Plan | 160 KING ST W

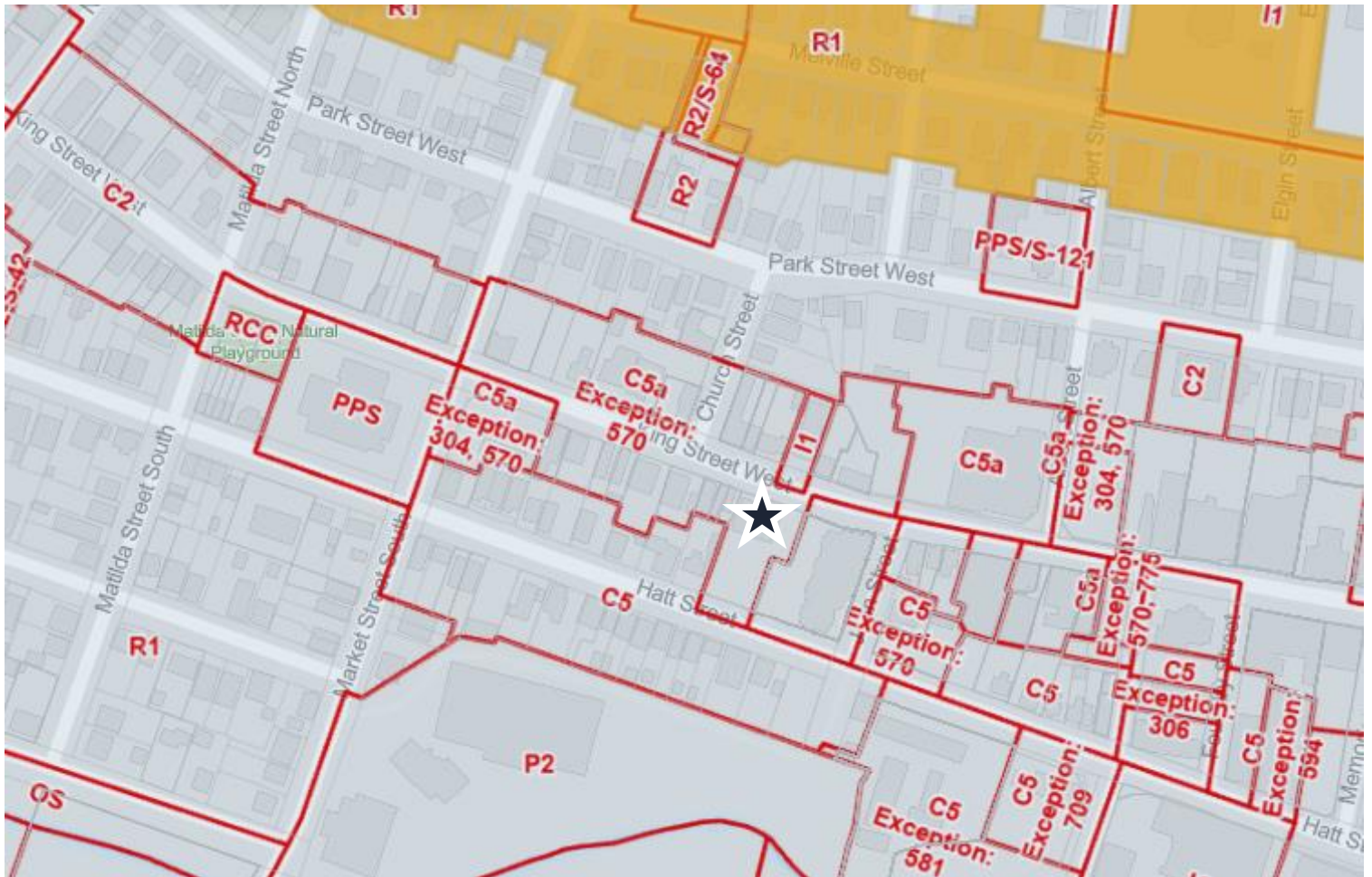


Official Plan Map | CITY OF HAMILTON

CITY OF HAMILTON OFFICIAL PLAN MAP



By-Law Zoning Map | CITY OF HAMILTON



Zoning Verification | 160 KING ST W



MPS ICI Commercial / Industrial Report



Property Address	160 KING ST W
Municipality	HAMILTON CITY
Roll Number	251826019020000
Property Code & Description	402 - Large office building (generally multi - tenanted, over 7,500 s.f.)

Legal Description	PLAN 1443 PT LOTS 9 AND 10
Zoning	C5a

THE CITY OF HAMILTON

SECTION 10: COMMERCIAL AND MIXED USE ZONES

ZONING BY-LAW

10.5 MIXED USE MEDIUM DENSITY (C5) ZONE

Explanatory Note: The C5 Zone is found along collector and arterial roads where the zone permits a range of retail, service, commercial, entertainment, and residential uses serving the surrounding community. The built form encourages an active transit supportive, pedestrian environment that is anchored by single or mixed-use buildings oriented towards the pedestrian realm. Although residential uses are permitted, either as a single or mixed-use building, this zone is predominantly commercial.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Mixed Use Medium Density (C5) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:



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