

823 Highway 6, Hamilton

Land | For Sale



Unique agricultural-commercial property in the beautiful countryside of Hamilton.

Equipped with a 2-storey house that can be used as a residence or office, as well as a 10,000 sq. ft. workshop with a 2-door garage, that can also function as warehouse or retail space.

Situated on 19.75 acres of land offering ample space for car parking, outdoor storage, and a variety of other uses.

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**Broker

*Sales Representative

Property Details

	Full Site	Lot A	Lot B
ASKING PRICE	\$2,250,000	\$1,275,000	\$1,650,000
TAXES	\$70,926.05	\$3,903.34	\$64,812.98
LAND AREA	19.75 Acres	9.807 Acres	9.943 Acres
WAREHOUSE	10,000 Sq. Ft.	None	10,000 Sq. Ft.
LOT FRONT	982.63 Ft.	600.08 Ft.	382.55 Ft.

Doors: 2 Drive In Doors

Possession: 60-89 Days

Zoning: A2-Rural Ex. 140



Comments

- Located in the Rural Flamborough area
- 15-minute drive from central Hamilton
- 5 Km away from Highway 403 & QEW
- Currently being used as a patio & outdoor furniture store
- Property backs onto a pond
- Ample space on site for car parking & outdoor storage
- Site is 2 separate lots – Available together or separately
- Equipped with a 2-storey house (4 Bed 3 Bath & basement) to be used as residential or office space
- Also includes 2-storey office building, 4 large barns and additional sheds/trailers for manufacturing & storage
- Lot B has it's own driveway access on Highway 6 and foundations from old home



Lot B

Lot A

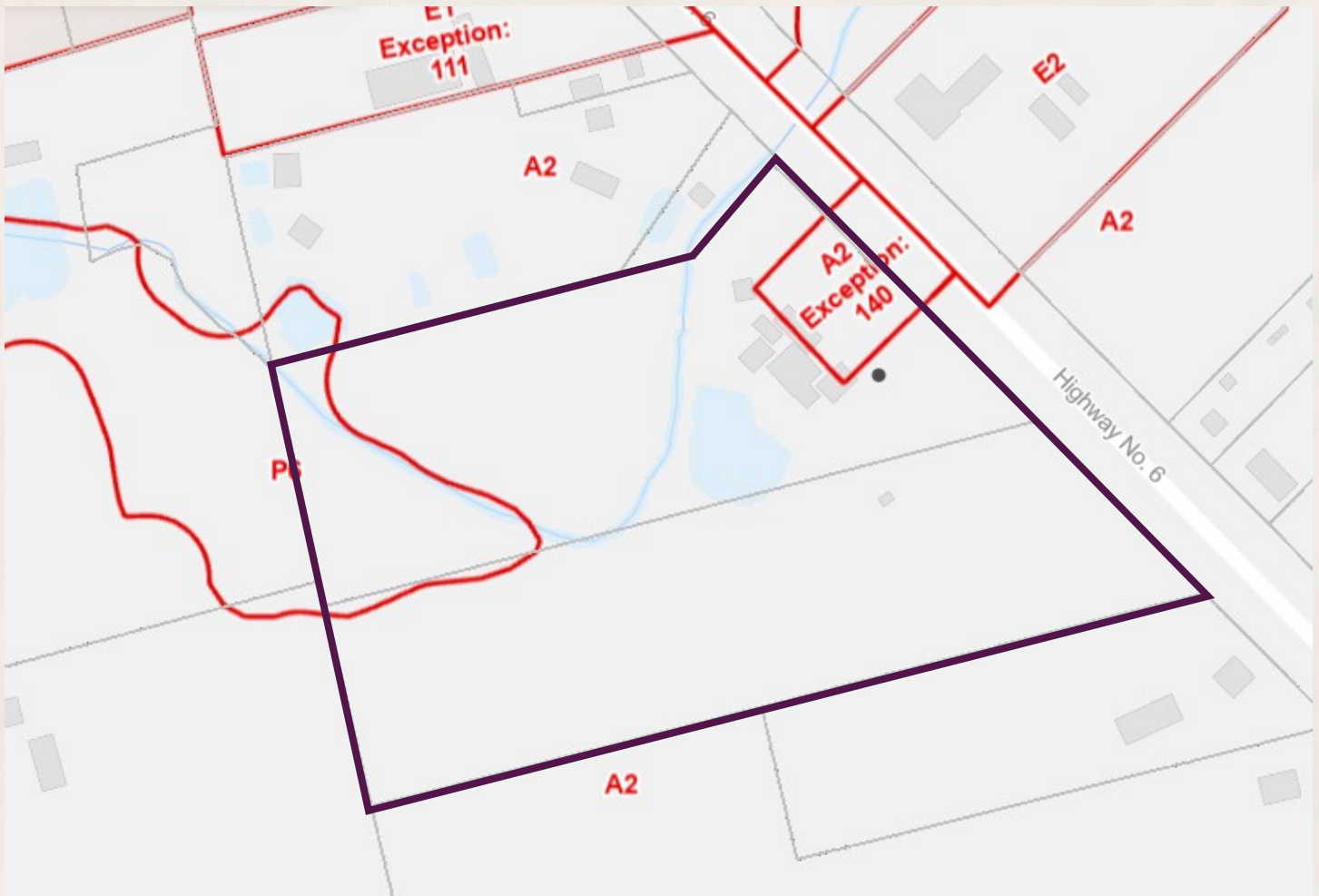




Zoning: A2 – Rural Ex. 140

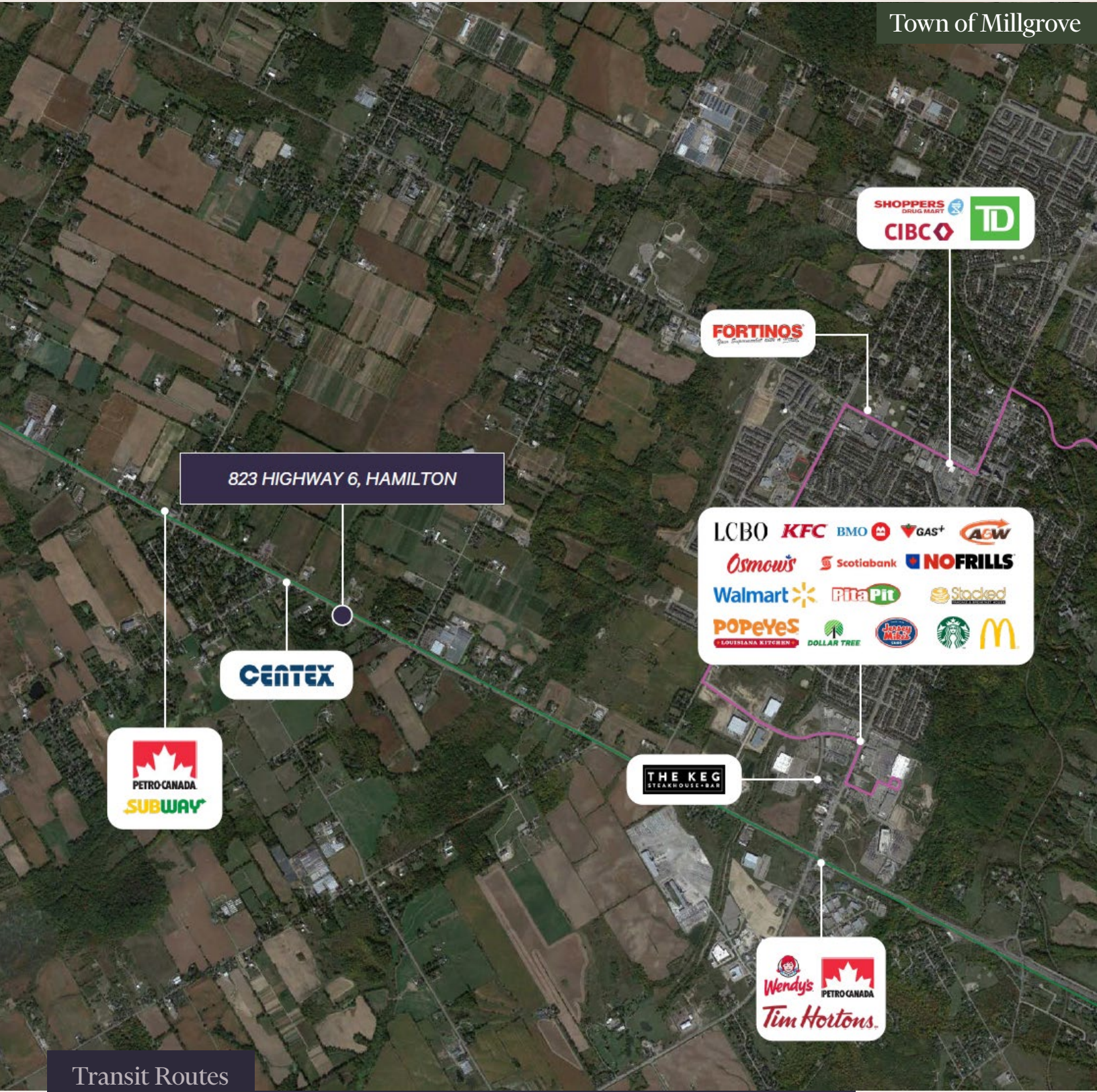
Permits

- Abattoir
- Agriculture
- Agriculture Processing Establishment – Stand Alone
- Agriculture Storage Establishment
- Community Garden
- Farm Product Supply Dealer
- Kennel
- Livestock Assembly Point
- Residential Care Facility
- Secondary Uses to Agriculture
- Single Detached Dwelling
- Veterinary Service – Farm Animal



Transit & Amenities

Town of Millgrove



Transit Routes

Waterdown Mountaineer - 18

Waterloo / Hamilton - 17

Demographics



5 KM

Population	23,139
Labour Force	13,931
Median Age	39.1

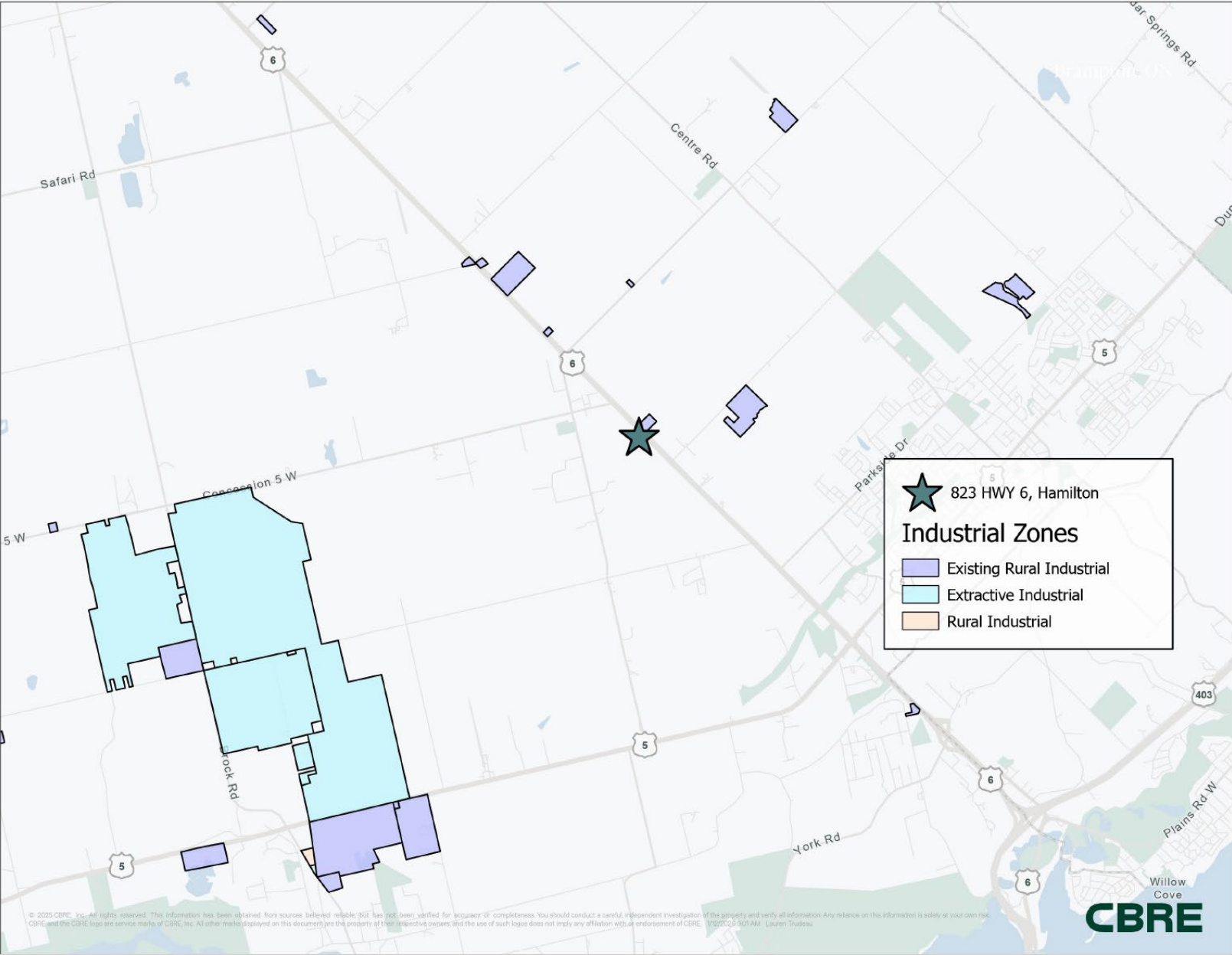
10 KM

Population	139,219
Labour Force	77,926
Median Age	41.3

15 KM

Population	524,335
Labour Force	290,626
Median Age	40.1

Nearby Industrial Parks



Contact

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CBRE

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