
**AVISON
YOUNG**

30 Marvin Street

New Hamburg, ON

32,186 sf industrial building on a 1.7 acre site

**FOR SALE BY COURT-APPOINTED RECEIVER
INVESTMENT SUMMARY**

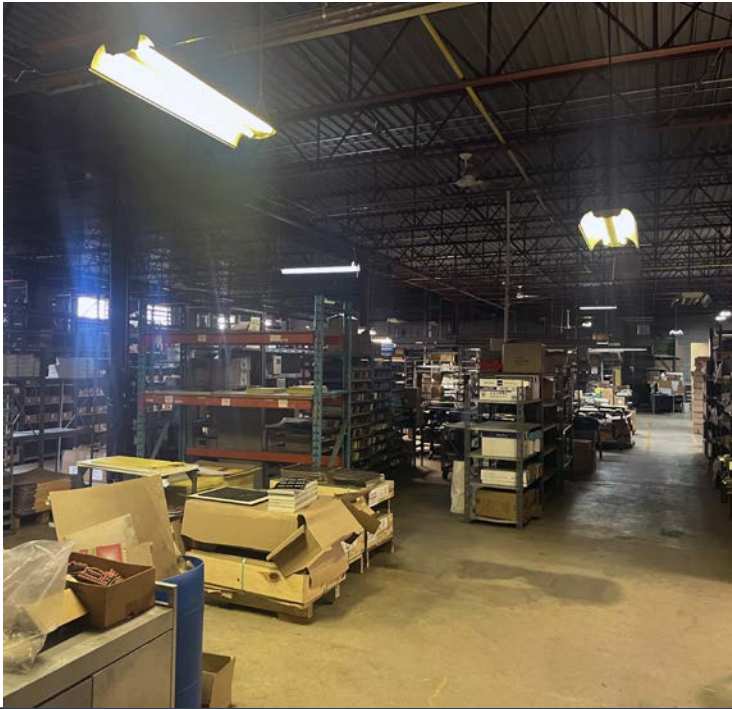


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The Offering

Avison Young Commercial Real Estate Service, LP (the “Advisor”) has been exclusively retained by MNP Ltd., in its capacity as Court-appointed Receiver (the “Receiver”), to offer for sale 30 Marvin Street, New Hamburg, ON (the “Property”). The Property presents the opportunity to acquire a vacant 36,186 sf industrial building on 1.7 acres. The Property features 2 drive-in doors and 1 truck-level door, with a clear height of 16 feet. The single-storey industrial building includes 3,930 sf of office with parking to the west.

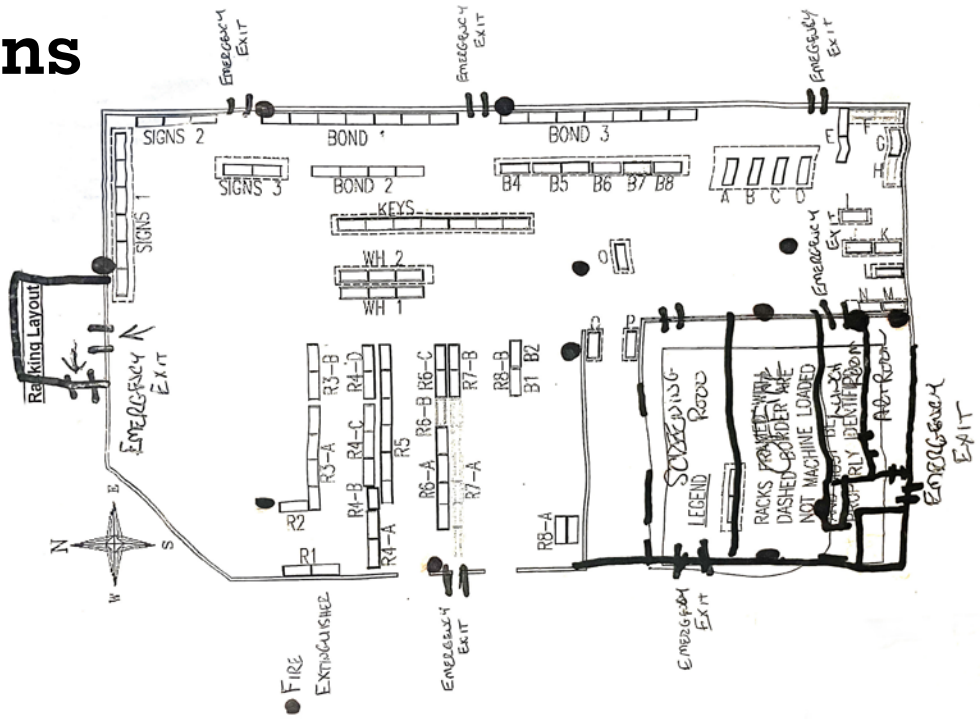
Located in the community of New Hamburg with a population of approximately 14,000, the Property is just 10 minutes west of the City of Kitchener and 20 minutes east of the City of Stratford. It benefits from access and exposure to Highway 8, and proximity to various amenities including quick-service restaurants, grocery stores, parks and a recreation centre. It is 4 minutes from New Hamburg’s downtown area and its many shops, restaurants, services and government offices.



Travel Times

- 3 minutes No Frills/77 Wilmot Bus Stop
- 4 minutes Downtown New Hamburg
- 4 minutes Wilmot Recreation Complex
- 18 minutes Downtown Kitchener
- 22 minutes Kitchener GO Station
- 1 hour Pearson Int’l Airport
- 1 hour, 20 minutes Downtown Toronto
- 1 hour, 40 minutes US Border, Niagara Falls

Floor Plans



Property Details

Total Building Area 32,186 sf	Office Area 3,930 sf	Site Area 1.7 acres	Coverage Ratio ~43.5%
Clear Height 16 feet	Truck Level Doors 1	Drive-in Doors 2	Year Built 1969
Power 3-Phase 400A/600V	Zoning Z-10	Parking ~20 Car Stalls	HVAC Type Suspended gas-fired Units
Offering Price \$7,750,000			

Neither the Receiver nor the Advisor represent nor warrant the accuracy nor completeness of any Property-related information contained in any marketing materials, electronic data room, etc. All parties are expressly advised to conduct their own investigations, reviews, and due diligence prior to completing any transaction for the Property.

Land Use

Official Plan: Industrial Zoning Designation

E2-96 – Employment, Exception 96

The General Industrial designation applies only to lands located within the Baden and New Hamburg Urban Areas which have municipal water and wastewater servicing. Lands within the General Industrial designation shall be for industrial uses that require open storage of goods and materials such as manufacturing, processing, assembling, repairing, wholesaling, warehousing, trucking and storage, and associated retail and ancillary uses.

Zoning: Zone 10

This property is subject to the following minor variances:

- A-04/89: To reduce the north side yard requirement from 7.5m to approximately 3.9m to allow the construction of a loading dock to the existing industrial building.
- A-13/89: To reduce the north side yard requirement from 3.9m as approved under A-04/89 to approximately 2.2m to allow for the construction of an addition to be used for loading and unloading purposes.
- A-18/21: To reduce the lot width requirement from 22.5m to approximately 18.5m.

Within a Zone 10, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

- | | |
|---|---|
| <ul style="list-style-type: none">• Any manufacturing, fabricating, processing, repair, storage, distribution or transportation operation, except for the following:• (a) a use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide• (b) the recycling of animal products or a rendering plant• (c) the recycling or refining of petroleum products• Veterinary Clinic Contractor, | <ul style="list-style-type: none">• building supplies dealer/outlet or sawmill• Trade School• Uses accessory to the foregoing permitted uses, including:<ul style="list-style-type: none">• (a) outdoor storage• (b) retail sale of goods produced or stored on site• One refreshment vehicle or refreshment cart• Motor Vehicles sales, service and repair• Car Wash |
|---|---|



Site Details

Site Area

1.7 acres

Coverage Ratio

~43.5%

Access

One point of ingress and one point of egress on Marvin Street.

Frontage

Approximately 430 ft on Marvin Street.

Parking

Approximately 40 car parking stalls at the north elevation of the site and approximately 25 truck stalls within the gated lot at the east elevation.



30 Marvin Street

New Hamburg, ON



For more information please contact:

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