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N i a g a r a S t r e e t

H a m i l t o n



This freestanding 19,620 sq ft industrial building in North Hamilton offers a rare investment opportunity with high functionality and excellent condition. Featuring one bay door, 12 ft ceiling height, both dock and drive-in loading options, and 20% office space, it meets a variety of industrial and business needs. Located in a prime area with easy highway access and surrounded by three main streets, the property provides ample outdoor storage and parking. With its strong logistical advantages and strategic location in Hamilton's industrial core, this building is ideal for both investors and businesses seeking a quality industrial asset.

RE/MAX
ESCARPMENT
REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

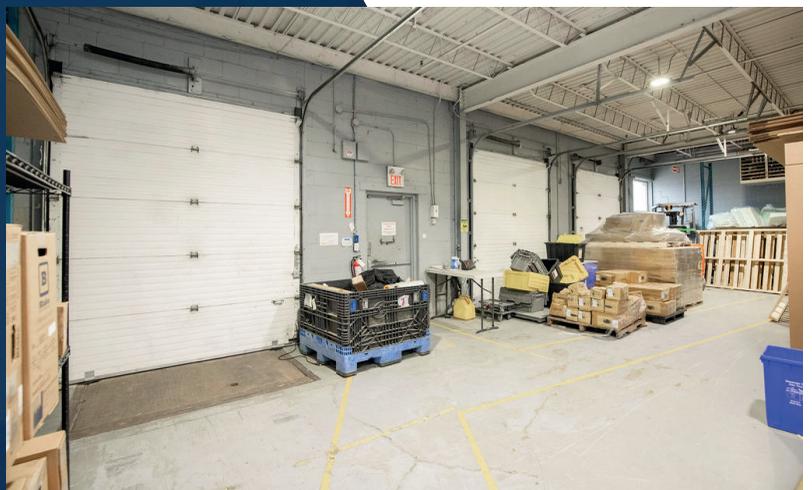
RE/MAX
COMMERCIAL

LIST OF IMPROVEMENTS

- New roof 2021 - New roof Niagara 200k +/-
- 2019 Epoxy Floors 30K +/-
- 2019 Quartz Floors 20k +/-
- 2019 new heaters and air conditioning
- 2022 New bathrooms
- New offices, paint

PROPERTY DETAILS

- Price: \$5,400,000 CAD
- Investment Type: Industrial
- No. Lots: 1 Total
- Lot Size: 0.753 AC
- Property Type: Building & Land
- Parking Spaces: 20



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