



**TEAM MURRAY
& FALDOWSKI**



38 Wentworth Street South, Hamilton

Automotive Investment Opportunity **For Sale**



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Property Overview

Excellent chance to own a lucrative automotive service garage with a long-term absolute net lease in place.

Address	38 Wentworth Street S, Hamilton
Legal Description	PT LT 6 & LT 7, PL 134, (FREED SURVEY) , AS IN VM9008 ; HAMILTON
Total Area	4,067 sq. ft. on 0.18 acres
Zoning	TOC1
Clear Height	17'
Lease Term	April 30th, 2035

To sign the Confidentiality Agreement and receive access to financial information

[Click Here](#)

List Price:

\$1,614,658

Taxes (2023)

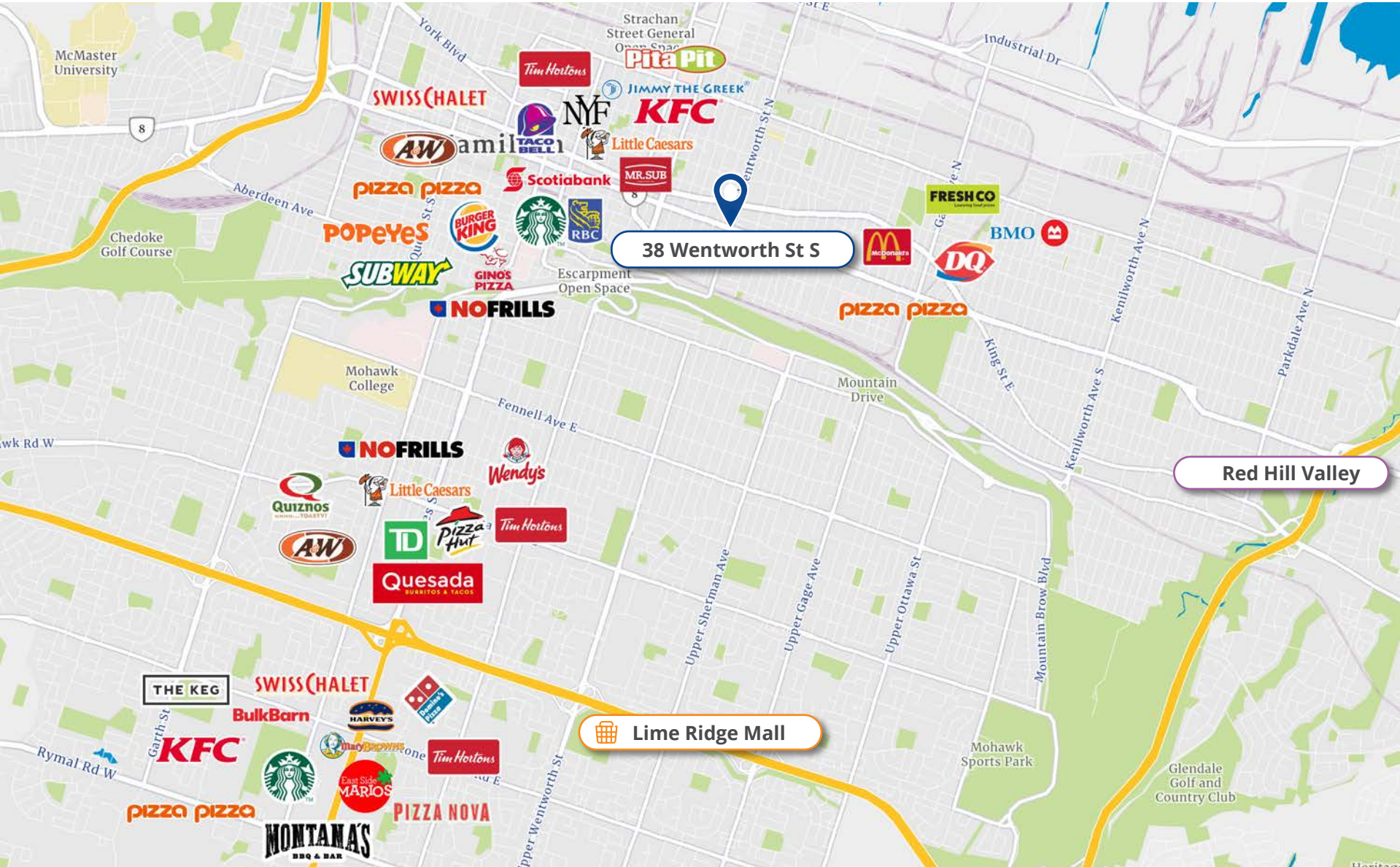
\$13,236.71



Key Highlights

- > Long-term absolute net lease in place
- > Attractive cap rate to potential investors
- > Corporate guarantee on lease with an established automotive service tenant
- > High-traffic area with many homes & businesses located nearby

Nearby Amenities



Location Overview



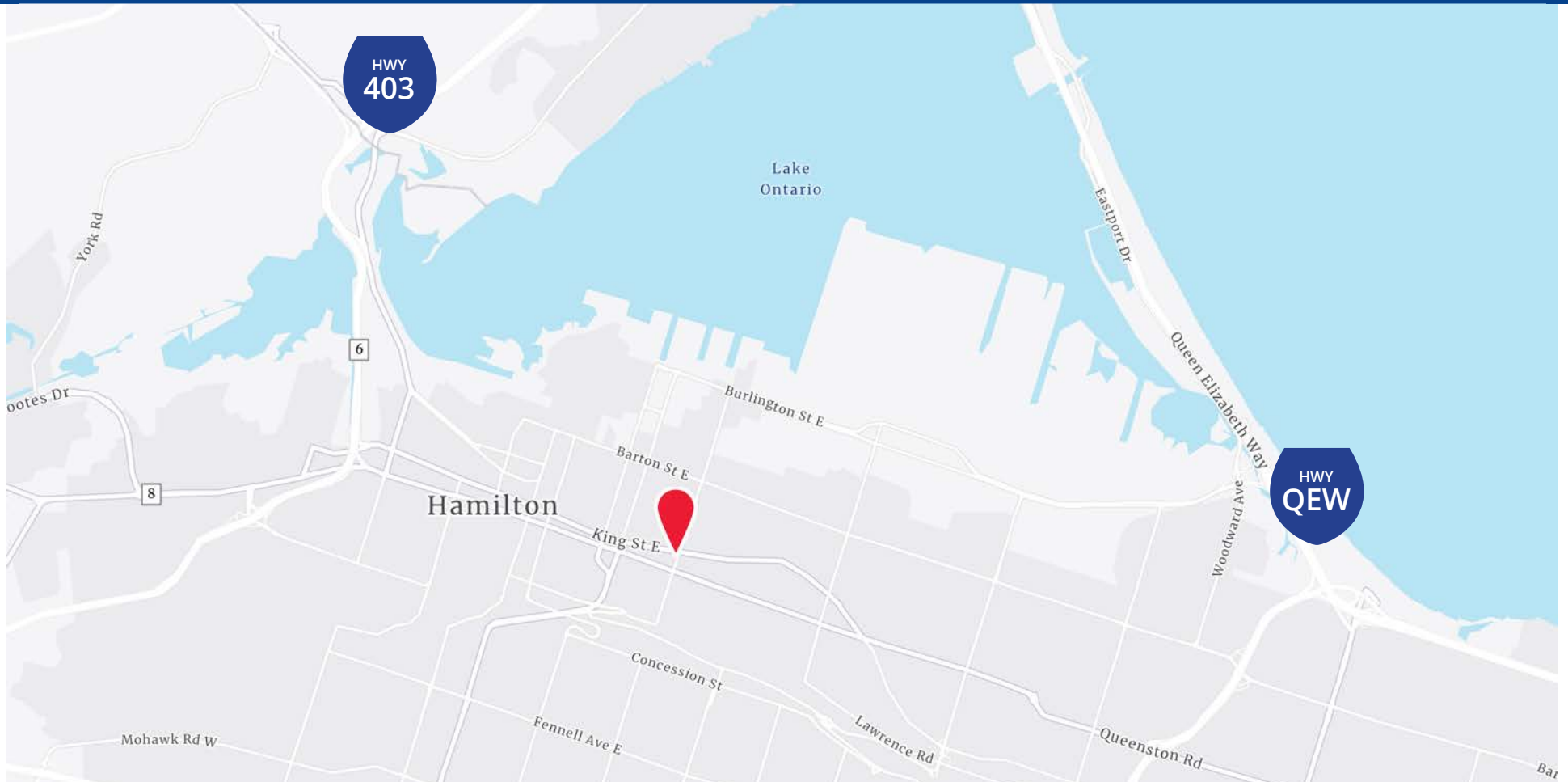
QEW Toronto
7 mins
8 km

QEW Niagara
6 mins
7 km

Downtown
7 mins
2 km

403 Toronto
11 mins
10 km

YHM Airport
23 mins
15 km





TOC1 Zoning

Permitted Uses

- Artist Studio
- Beverage Making Establishment
- Catering Service
- Commercial Entertainment
- Commercial Recreation
- Commercial School
- Communications Establishment
- Conference or Convention Centre
- Craftsperson Shop
- Day Nursery
- Dwelling Unit(s)
- Educational Establishment
- Emergency Shelter
- Financial Establishment
- Hotel
- Laboratory
- Lodging House
- Long Term Care Facility
- Medical Clinic
- Microbrewery
- Multiple Dwelling
- Office
- Performing Arts Theatre
- Personal Service
- Place of Assembly
- Place of Worship
- Repair Service
- Residential Care Facility
- Restaurant
- Retail
- Retirement Home
- Social Services Establishment
- Tradesperson's Shop
- Transportation Depot
- Urban Farmers Market
- Veterinary Service



Learn More



Why Hamilton

Hamilton is also home to world-class universities, colleges, and research-intensive companies that have created an ideal environment for new product development and innovation.

Industry and academia work together in Hamilton to lower the cost of commercialization and bringing products to market. Startups and entrepreneurs thrive in this hard working, high-tech city, where the cost of entry is very competitive with other tech-centric cities in the region.

3km Radius from Subject Property **2027 Projection**



\$96,555

Average household
income



133,700

Total Population



38

Median Age



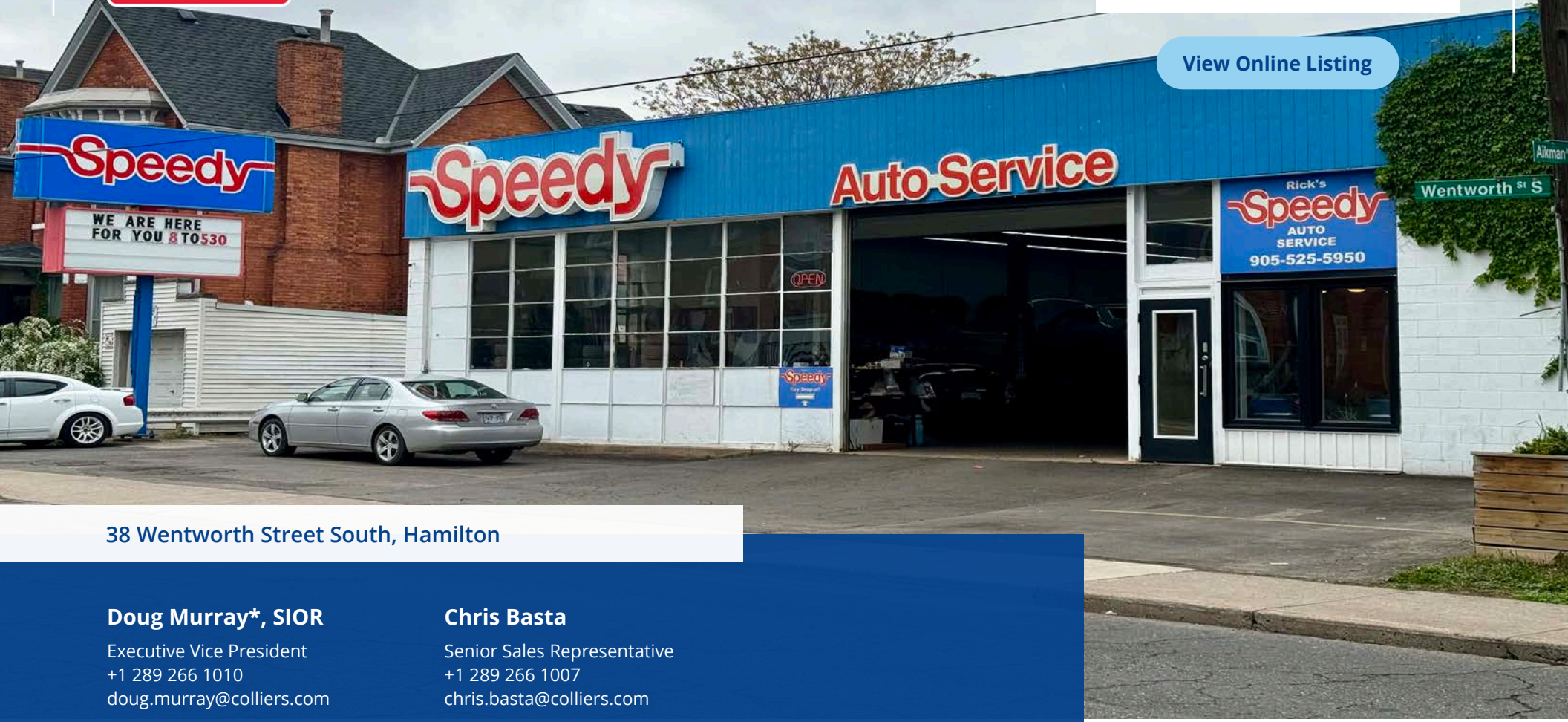
40%

Dwellings Owned



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View Online Listing



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