

19 Studebaker Place

H a m i l t o n , O N

1.097 ACRES OF INDUSTRIAL LAND FOR SALE



PLEASE CONTACT

INDUSTRIAL

Jonathan Leary*
Executive Vice President
+1 905 315 3695
jonathan.leary@cbre.com

Max Lewis*
Sales Associate
1+ 905 315 3692
max.lewis@cbre.com

CAPITAL MARKETS

Brett Thorne*
Sales Representative
+1 416 798 6297
brett.thorne@cbre.com

Jordan Lunan*
Vice President
416 798 6270
jordan.lunan@cbre.com

*Sales Representative

CBRE

Property Details

Intersection	Victoria Ave North & Burlington Street East
Lot Frontage	186.75 ft.
Lot Depth	256.28 ft.
Zoning	M6
Taxes (2024)	\$9,030.51



Location provides excellent access to major highways, the Hamilton Harbour, and the downtown core.



M6 zoning permits many uses, such as outside storage and warehousing.

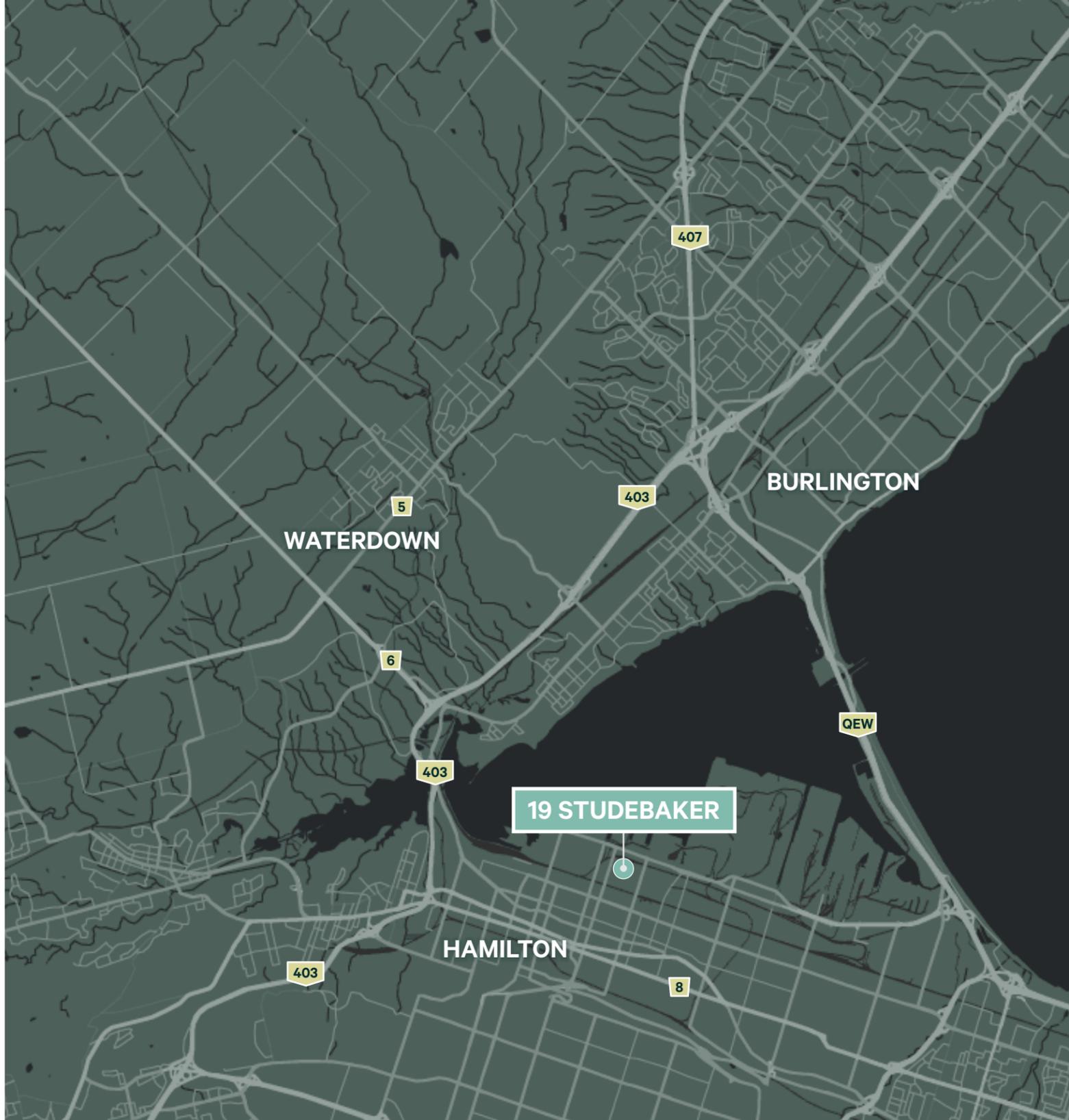


Surrounded by new developments including a speculative 140,000 Sq. Ft. warehouse and a self storage facility.

ASKING PRICE:

\$1,766,055

\$1,485,000



TOTAL POPULATION
(EST 2023)
10KM
456,133



AVERAGE HOUSEHOLD
INCOME
10KM
\$94,433



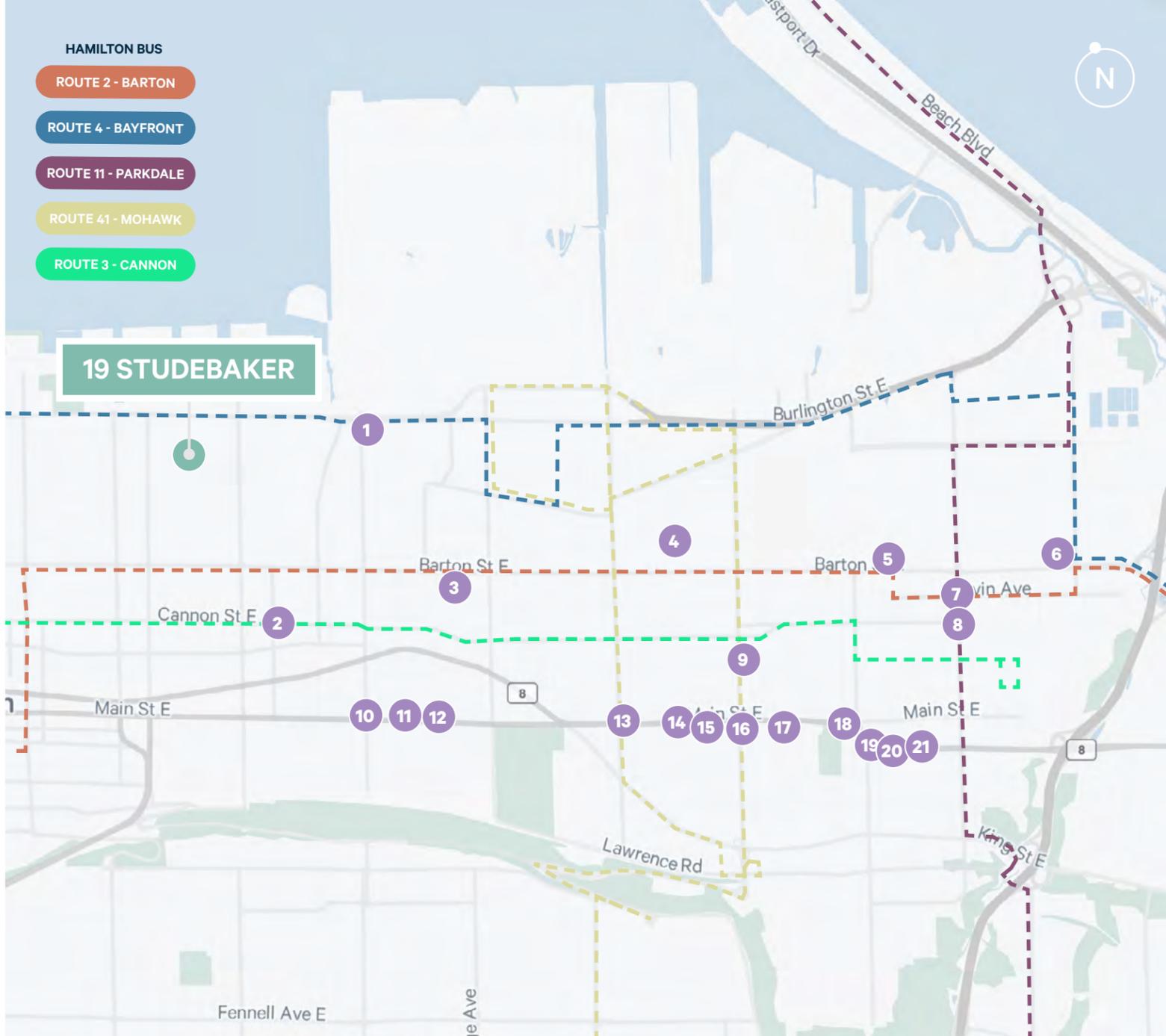
LABOUR
FORCE
10KM
62.7%

Zoning and Permitted Uses

LIGHT INDUSTRIAL (M6) ZONE

- » Alcohol Production Facility
- » Aquaponics
- » Artist Studio
- » Building and Lumber Supply Establishment
- » Building or Contracting Supply Establishment
- » Cannabis Growing and Harvesting Facility
- » Commercial Motor Vehicle Sales, Rental and Service Establishment
- » Commercial Parking Facility
- » Communications Establishment
- » Conference or Convention Centre
- » Contractor’s Establishment
- » Courier Establishment
- » Craftsperson Shop
- » Equipment and Machinery Sales, Rental and Service Establishment
- » Greenhouse
- » Hotel
- » Industrial Administrative Office
- » Laboratory
- » Labour Association Hall
- » Manufacturing
- » Motor Vehicle Collision Repair Establishment
- » Motor Vehicle Service Station
- » Office
- » Personal Services
- » Private Power Generation Facility
- » Production Studio
- » Repair Service
- » Research and Development Establishment
- » Restaurant
- » Surveying, Engineering, Planning or Design Business
- » Trade School
- » Tradesperson’s Shop
- » Transport Terminal
- » Transportation Depot
- » Warehouse

[CLICK HERE TO SEE MORE ZONING DETAIL](#)



The Area

Major Retailers

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Tim Hortons 2. Tim Hortons 3. McDonald's, Tim Hortons, Esso, Subway, Dairy Queen 4. Walmart, LCBO, RBC Bank, Shoppers Drug Mart, Bulk Barn, Giant Tiger, Metro, Starbucks, The Brick, Boston Pizza, Scotiabank, A&W, Canadian Tire, Tim Hortons, TD Bank, PetSmart, CIBC Bank, Subway, The Beer Store 5. FreshCo, Tim Hortons 6. Rona 7. The Beer Store 8. Rexall 9. Tim Hortons 10. Shoppers Drug Mart | <ul style="list-style-type: none"> 11. Tim Hortons 12. Tim Hortons 13. Dairy Queen 14. Pizza Pizza 15. Esso 16. Petro-Canada 17. Domino's Pizza, The Beer Store 18. LCBO 19. Tim Hortons 20. Subway 21. Pizza Pizza |
|---|--|

Property Pictures



*ALL OUTLINES ARE APPROXIMATE

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*Sales Representative | All outlines approximate
CBRE Limited, Brokerage | 2005 Sheppard Ave E., Suite 800 | Toronto ON M2J 5B4 | www.cbre.ca

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