

For Sale — User/Investor Opportunity!



480 Grays Road, Hamilton

\pm 16,177 Sq. Ft. on \pm 0.878 Acres

Carley Williamson

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Property Details

Location	Grays Road & Barton Street East	Comments
Size	±16,177 Sq. Ft.	<ul style="list-style-type: none"> — Great User / Investor opportunity!
Lot Size	±0.878 Acres	<ul style="list-style-type: none"> — Property demised into 5 units. Each unit features its own washroom and is separately metered.
Asking Price	\$4,250,000	<ul style="list-style-type: none"> — Vacant possession possible on 4 of the units (±13,915 SF). Speak to Listing Agents for more details.
Taxes (2024)	\$29,466.84	<ul style="list-style-type: none"> — Units are set-up for automotive repairs with vehicle hoists throughout.
Shipping	7 Drive-in Doors (14' high)	<ul style="list-style-type: none"> — Great parking at the front and rear of building.
Clear Height	16'	<ul style="list-style-type: none"> — Rear of building fully secured with a chain link fence.
Possession	Speak to Listing Agents	<ul style="list-style-type: none"> — Roof membrane replaced in 2021.
Zoning	M2 – General Business Park	<ul style="list-style-type: none"> — Excellent location in Stoney Creek with easy access to the Q.E.W.



Survey

GRAY'S

ROAD

REGISTERED PLANS

132 GRAY'S

104

103

102

PART 7 105.78' N. 72° 31' 20" E.

105.78' N. 72° 31' 20" E.

105.78' N. 72° 31' 20" E.

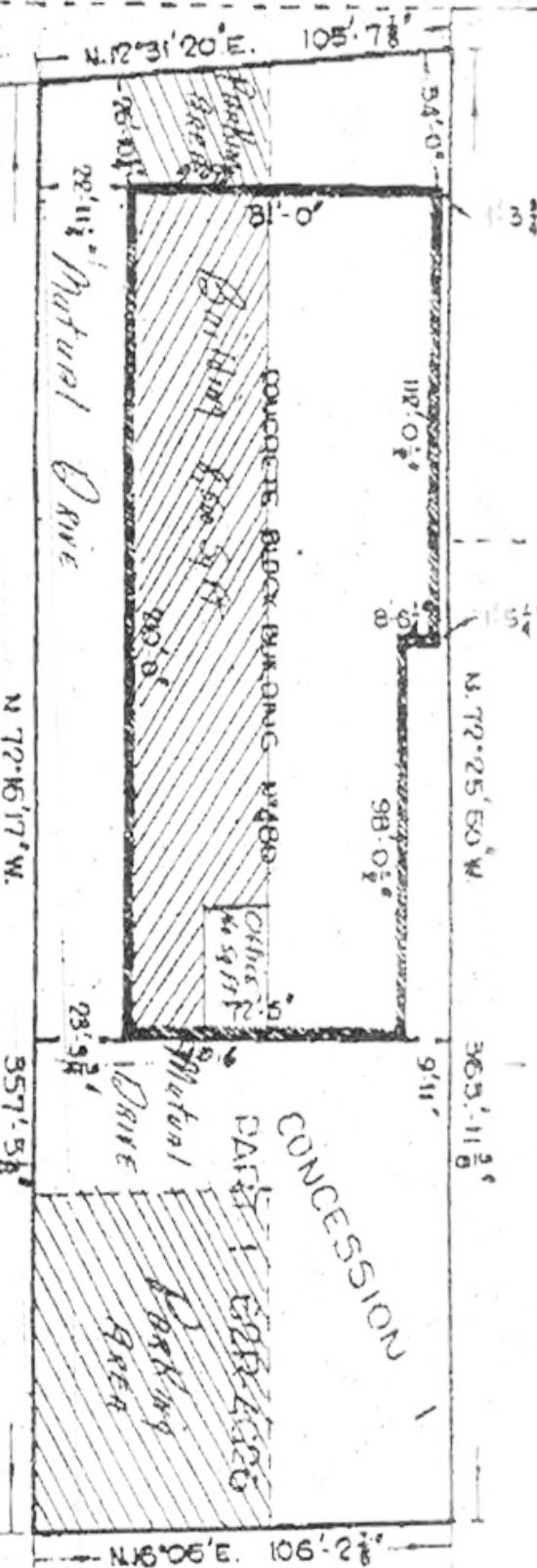
106.28' N. 72° 31' 20" E.

LOT

PART 2

62R-4626

56



TOWNSHIP PRINTED

Zoning • M2

Permitted Uses

- Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
- Artist Studio (By-law No. 17-220, October 25, 2017)
- Animal Shelter
- Aquaponics (By-law No. 14-163, June 25, 2014)
- Building and Lumber Supply
- Establishment
- Building or Contracting Supply
- Establishment
- Cannabis Growing and Harvesting Facility (By-law No. 14-163, June 25, 2014) (By-law No. 18-266, September 12, 2018)
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Contractor's Establishment (By-law No. 18-219, August 17, 2018)
- Courier Establishment
- Crafts-person Shop (By-law No. 17-220, October 25, 2017)
- Dry Cleaning Plant (By-law No. 15-072, March 11, 2015)
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse (By-law No. 14-163, June 25, 2014)
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Landscape Contracting Establishment
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Private Power Generation Facility
- Production Studio (By-law No. 17-220, October 25, 2017)
- Repair Service
- Research and Development
- Establishment
- Surveying, Engineering, Planning or Design Business
- Trade School
- Trades-person's Shop
- Transport Terminal
- Warehouse
- Waste Processing Facility
- Waste Transfer Facility (By-law No. 11-276, November 16, 2011) (By-law No. 17-220, October 25, 2017) (By-law No. 18-219, August 17, 2018)

Amenities & Transit



Demographics

By Radius

	10 KM	20 KM	30 KM
POPULATION	276,361	837,102	1,178,027
LABOUR FORCE	135,842	424,987	608,845
MEDIAN AGE	39.7	40.8	40.5





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