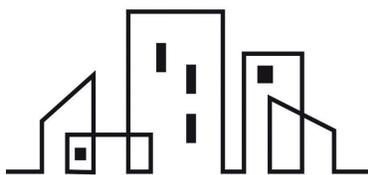


# FOR SALE

18,000+ SQ. FT.

190 HEMPSTEAD DRIVE, HAMILTON

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COMMERCIAL®



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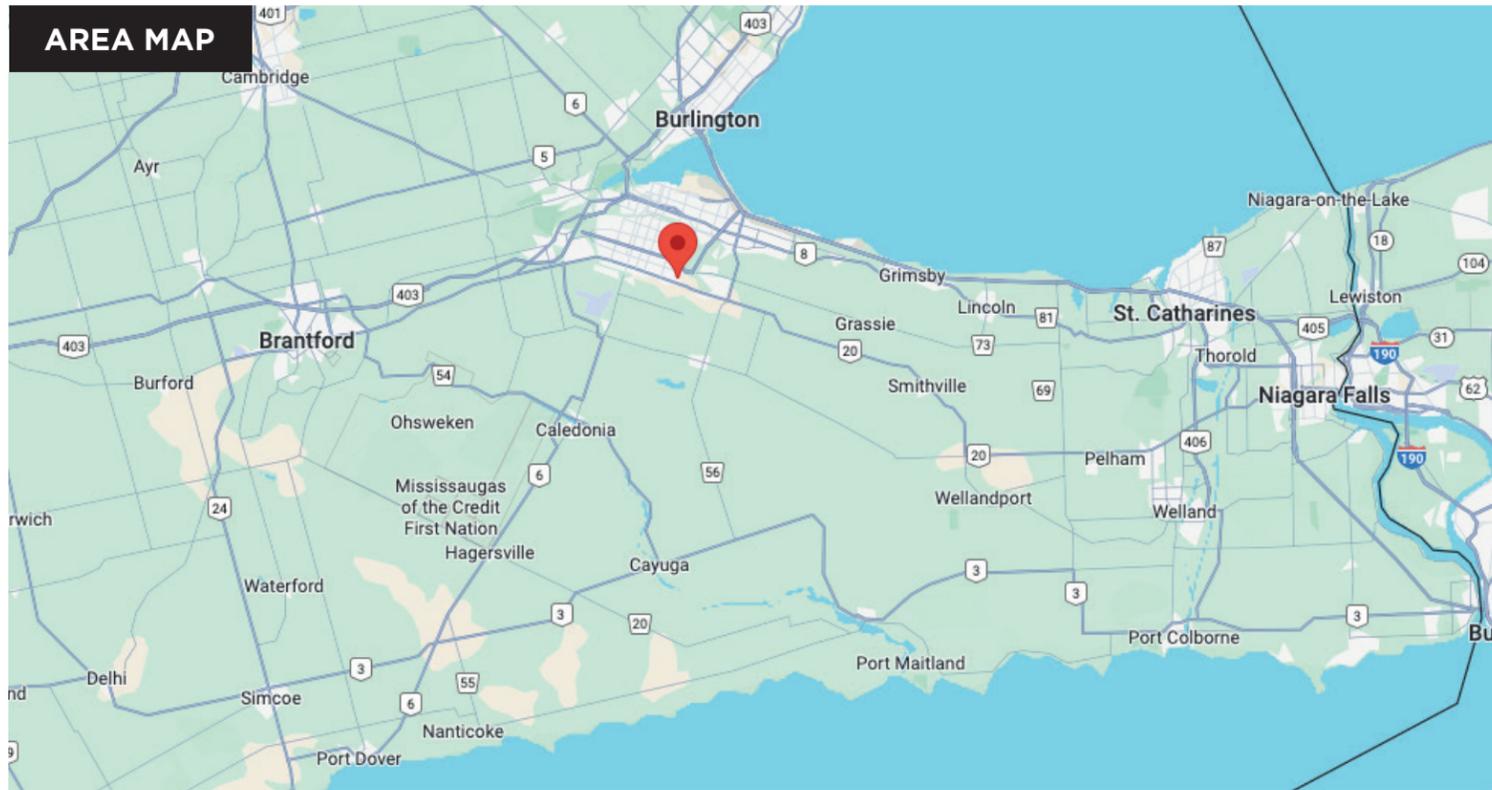
<b>ASKING PRICE</b>	\$6,750,000
<b>TAXES</b>	\$23,940.00/2025
<b>TOTAL SIZE</b>	17,976 SQ. FT.
<b>TOTAL LOT SIZE</b>	121.28 FT X 242.53 FT
<b>PARKING</b>	18 SPACES
<b>SHIPPINGS DOORS</b>	3
<b>MAN DOORS</b>	4 GRADE LEVEL MAN DOORS
<b>ZONING</b>	M3

## ADDITIONAL FEATURES

- APPROX. 3,000 SQ.FT. OF FREEZER SPACE
- 760 SQ.FT. OF COOLERS
- 265 SQ.FT. BLAST FREEZER
- GFSI CERTIFICATION

### INCLUSIONS

- BOARDROOM STONE MEETING TABLE,
- WINDOW COVERINGS,
- FRIDGE IN STAFF LUNCH ROOM
- STAFF LOCKERS IN CHANGE ROOMS
- ALL ELECTRICAL FIXTURES



## ZONING

### PERMITTED USES

- BUILDING AND LUMBER SUPPLY ESTABLISHMENT
- BUILDING OR CONTRACTING SUPPLY ESTABLISHMENT
- CHILDREN'S PLAY-GYM
- COMMERCIAL MOTOR VEHICLE SALES, RENTAL AND SERVICE ESTABLISHMENT
- COMMUNICATIONS ESTABLISHMENT
- CONFERENCE OR CONVENTION CENTRE
- CONTRACTOR'S ESTABLISHMENT
- COURIER ESTABLISHMENT
- EQUIPMENT AND MACHINERY SALES, RENTAL AND SERVICE ESTABLISHMENT
- GYMNASIUM
- HOTEL
- INDUSTRIAL ADMINISTRATIVE OFFICE
- LABORATORY
- LABOUR ASSOCIATION HALL
- MANUFACTURING
- MOTOR VEHICLE COLLISION REPAIR ESTABLISHMENT
- MOTOR VEHICLE SERVICE STATION
- OFFICE
- PRIVATE POWER GENERATION FACILITY
- REPAIR SERVICE
- RESEARCH AND DEVELOPMENT ESTABLISHMENT
- RESTAURANT
- SURVEYING, ENGINEERING, PLANNING OR DESIGN BUSINESS
- TRADE SCHOOL
- TRADESPERSON'S SHOP
- TRANSPORT TERMINAL
- TRANSPORTATION DEPOT
- WAREHOUSE

### PROHIBITED USES

- BEVERAGE DISTILLATION
- BREWERIES
- CONCRETE CRUSHING
- MANUFACTURING OF ASBESTOS, PHOSPHATE OR SULPHUR PRODUCTS
- PRIMARY PRODUCTION OF CHEMICALS SYNTHETIC RUBBER, PLASTIC, ASPHALT OR CEMENT, NOT INCLUDING MIXING, BLENDING, TREATMENT OR SIMILAR PROCESS
- PROCESSING OR REFINING OF PETROLEUM OR COAL
- PROCESSING, MILLING OR PACKAGING OF ANIMAL FEEDSALVAGE YARD
- ROCK CRUSHING
- SALVAGE YARD
- SLAUGHTERING, EVISCERATING, RENDERING OR CLEANING OF MEAT, POULTRY OR FISH OR BY-PRODUCTS THEREOF
- SMELTING OF ORE OR METAL
- TANNING OR CHEMICAL PROCESSING OF PELTS OR LEATHER
- VULCANIZING OF RUBBER OR RUBBER PRODUCTS
- EXPLOSIVES MANUFACTURING
- PULP AND PAPER MILLS
- DAY NURSERY
- DWELLING UNIT
- PLACE OF WORSHIP



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INDEPENDENTLY OWNED & OPERATED

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