

FOR SALE

419-421 MILLEN ROAD, HAMILTON, ON

**PT LT 19, CON1, SALTFLEET, AS IN A3399061 & 147706;
STONY CREEK, CITY OF HAMILTON**

This property is a single user industrial building. The site is 1.45 acres and allows for significant expansion. The building is of block construction with a fenced yard. Currently building and land leased to Environmental 360 Solutions Ltd. to October 31 , 2029.



ADDRESS:	419-421 MILLEN ROAD
	Hamilton, Ontario
LOCATION:	QEW/Centennial Parkway South
SITE AREA:	1.45 Acres
BUILDING AREA:	4,800 sq. ft.
OFFICE AREA:	1,000 sq. ft. t.b.v.
ZONING:	M3
HEATING:	Gas fired – radiant
ELECTRICAL POWER:	600 Volt Service
CLEAR HEIGHT:	18 Feet
SPRINKLERS:	No
SHIPPING:	2 Drive Ins 14' X 14'
ASKING PRICE:	\$3,175,000.00
TAXES:	\$22,306.24 (2025)
POSSESSION:	T.B.N.
REMARKS:	<ul style="list-style-type: none"> * Small building situated on large, fenced yard * Roof 2 ply torch-on 2012 * New roof top AC 2020 * Leased to Oct. 31, 2029

PRESENTED BY:

8555 Jane Street, S-200
VAUGHAN, ONTARIO
L4K 5N9

www.capitalnorthrealty.com

MILAN MELAS

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Statements and information contained herein are based upon information furnished by the Principals and Sources which we deem reliable - for which we can assume no responsibility, but which we believe to be correct. This submission is made subject to prior consummation, change in price or terms, errors, omission, or withdrawal from the market without notice.



ZONING

THE CITY OF HAMILTON SECTION 9: INDUSTRIAL ZONES ZONING BY-LAW

9.3 PRESTIGE BUSINESS PARK (M3) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Industrial (M3) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.3.1 PERMITTED USES

- Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
- Aquaponics (By-law No. 14-163, June 25, 2014)
- Artist Studio (By-law No. 17-220, October 25, 2017)
- 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. 18-256, September 12, 2018)
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop (By-law No. 17-220, October 25, 2017)
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse (By-law No. 14-163, June 25, 2014)
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Office
- Private Power Generation Facility
- Production Studio (By-law No. 17-220, October 25, 2017)
- Repair Service
- Research and Development Establishment
- Restaurant
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot

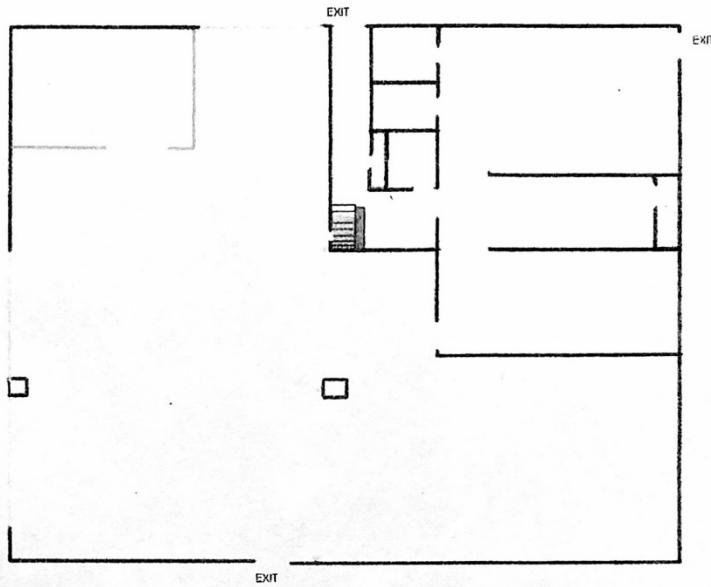
Warehouse

(By-law No. 17-220, October 25, 2017)
(By-law No. 18-219, August 17, 2018)

BUILDING LAYOUT

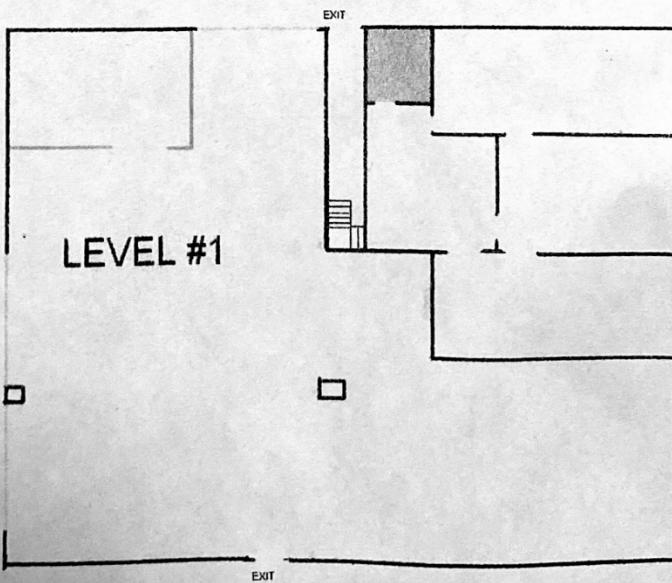
419 MILLEN ROAD, STONEY CREEK
FLOOR LEVEL #1

UTILITIES
FIRE EXTINGUISHER
CLOSET
FIRST AID
PARTIAL WALL
LOCKERS
BAY DOORS



419 MILLEN ROAD, STONEY CREEK
FLOOR LEVEL #2

UTILITIES
FIRE EXTINGUISHER
CLOSET
FIRST AID
PARTIAL WALL
LOCKERS
BAY DOORS



SURVEY