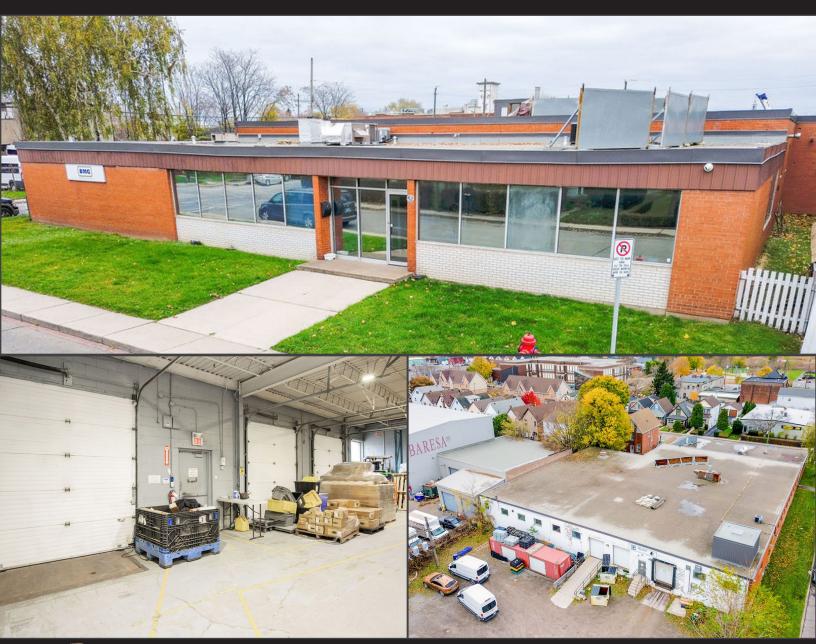
FOR SALE/LEASE

19,620 SQ. FT.42 NIAGARA STREET







FRANK SALVATORE BROKER

Direct 905-308-6173 | Office 905-573-1188 franksalvatore@rmxemail.com Thesalvatoreteam.com THE SALVATORE TEAM

LOCATION	42 NIAGARA STREET, HAMILTON
TOTAL SIZE	19,620 SQ. FT.
OFFICE SIZE	1,620 SQ. FT.
TOTAL LOT SIZE	0.753 ACRES
PARKING	20 SPACES
CLEAR HEIGHT	13'
SHIPPING	1 DRIVE-IN DOOR, 2 LOADING DOCKS
ZONING	M6

COSTS FOR SALE & LEASE

FOR SALE

\$4,990,000 **ASKING PRICE**

TAXES \$15,349/2024

FOR LEASE

ASKING PRICE \$13.50/MONTH NET LEASE

T.M.I \$3.00/SQFT

• PULP & PAPER MILLS

• PRIMARY PRODUCTION OF

ZONING

PERMITTED USES

• CONFERENCE OR • ALCOHOL PRODUCTION • REPAIR SERVICE I ABORATORY CONVENTION CENTRE

• CONTRACTOR'S RESEARCH & DEVELOPMENT AQUAPONICS LABOUR ASSOCIATION HALL **ESTABLISHMENT** ESTABLISHMENT RESTAURANT

• SURVEYING, ENGINEERING, ARTIST STUDIO COURIER ESTABLISHMENT MANUFACTURING PLANNING OR DESIGN

BUSINESS

• BUILDING & LUMBER • MOTOR VEHICLE COLLISION • TRADE SCHOOL CRAFTSPERSON SHOP **SUPPLY** REPAIR

 EQUIPMENT & MACHINERY • BUILDING OR CONTRACT • ESTABLISHMENT MOTOR TRADEPERSON'S SHOP

SALES, RENTAL & SERVICE **SUPPLY** VEHICLE SERVICE STATION **ESTABLISHMENT**

• CANNIBAS GROWING & GREENHOUSE OFFICE TRANSPORT TERMINAL HARVESTING FACILITY

• COMMERCIAL MOTOR • PRIVATE POWER VEHICLE SALES, RENTAL & HOTEL TRANSPORTATION DEPOT **GENERATION FACILITY** SERVICE ESTABLISHMENT

 COMMUNICATIONS INDUSTRIAL ADMINISTRATIVE PRODUCTION STUDIO WAREHOUSE **ESTABLISHMENT** OFFICE

PROHIBITED USES

CONRETE CRUSHING

ROCK CRUSHING

• SLAUGHTERING, EVISCERATING. CHEMICALS, SYNTHETIC RUBBER. MANUFACTURING OF ASBESTORS. RENDERING OR CLEANING OF MEAT, PLASTIC, ASPHALT, OR CEMENT: PHOSPHATE OR SULPHUR PRODUCTS POULTRY OR FISH OR BY-PRODUCTS NOT INCLUDING MIXING, BLENDING,

THEREOF TREATMENT OR SIMILAR PROCESS

•EXPLOSIVES MANUFACTURING SMELTING OF ORE OR METAL DWELLING UNIT

• PROCESSING OR REFINING OF TANNING OR CHEMICAL PROCESSING OF • DAY NURSERY PETROLEUM OR COAL PELTS OR LEATHER

 PROCESSING, MILLING OR PACKAGING VULCANIZING OF RUBBER OR RUBBER PLACE OF WORSHIP OF ANIMAL FEED **PRODUCTS**

 MOTOR VEHICLE WASHING SALVAGE YARD **ESTABLISHMENT**

FLOOR PLAN

