

# FOR SALE/LEASE

19,620 SQ. FT.

42 NIAGARA STREET

**REMAX**  
COMMERCIAL®



**FRANK SALVATORE**  
**BROKER**

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**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

ASKING PRICE	\$4,990,000
TAXES	\$15,349/2024

FOR LEASE

ASKING PRICE	\$13.50/MONTH NET LEASE
T.M.I	\$3.00/SQFT

ZONING

PERMITTED USES

- ALCOHOL PRODUCTION
  - AQUAPONICS
  - ARTIST STUDIO
  - BUILDING & LUMBER SUPPLY
  - BUILDING OR CONTRACT SUPPLY
  - CANNIBAS GROWING & HARVESTING FACILITY
  - COMMERCIAL MOTOR VEHICLE SALES, RENTAL & SERVICE ESTABLISHMENT
  - COMMUNICATIONS ESTABLISHMENT
- CONFERENCE OR CONVENTION CENTRE
  - CONTRACTOR'S ESTABLISHMENT
  - COURIER ESTABLISHMENT
  - CRAFTSPERSON SHOP
  - EQUIPMENT & MACHINERY SALES, RENTAL & SERVICE ESTABLISHMENT
  - GREENHOUSE
  - 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
- REPAIR SERVICE
  - RESEARCH & DEVELOPMENT ESTABLISHMENT RESTAURANT
  - SURVEYING, ENGINEERING, PLANNING OR DESIGN BUSINESS
  - TRADE SCHOOL
  - TRADEPERSON'S SHOP
  - TRANSPORT TERMINAL
  - TRANSPORTATION DEPOT
  - WAREHOUSE

PROHIBITED USES

- CONCRETE CRUSHING
  - MANUFACTURING OF ASBESTOS, PHOSPHATE OR SULPHUR PRODUCTS
  - EXPLOSIVES MANUFACTURING
  - PROCESSING OR REFINING OF PETROLEUM OR COAL
  - PROCESSING, MILLING OR PACKAGING OF ANIMAL FEED
  - SALVAGE YARD
- ROCK CRUSHING
  - 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
  - MOTOR VEHICLE WASHING ESTABLISHMENT
- PULP & PAPER MILLS
  - PRIMARY PRODUCTION OF CHEMICALS, SYNTHETIC RUBBER, PLASTIC, ASPHALT, OR CEMENT: NOT INCLUDING MIXING, BLENDING, TREATMENT OR SIMILAR PROCESS
  - DWELLING UNIT
  - DAY NURSERY
  - PLACE OF WORSHIP



## AREA MAP





