

19 Studebaker Place

H a m i l t o n , O N

1.097 ACRES OF INDUSTRIAL LAND FOR SALE



PLEASE CONTACT

INDUSTRIAL

Jonathan Leary*
Executive Vice President
+1 905 315 3695
jonathan.leary@cbre.com

Max Lewis*
Sales Representative
+1 905 315 3692
max.lewis@cbre.com

CAPITAL MARKETS

Brett Thorne*
Sales Representative
+1 416 798 6297
brett.thorne@cbre.com

Jordan Lunan*
Vice President
416 798 6270
jordan.lunan@cbre.com

*Sales Representative

CBRE

Property Details

Intersection	Victoria Ave North & Burlington Street East
Lot Frontage	186.75 ft.
Lot Depth	256.28 ft.
Zoning	M6
Taxes (2024)	\$9,030.51



Location provides excellent access to major highways, the Hamilton Harbour, and the downtown core.

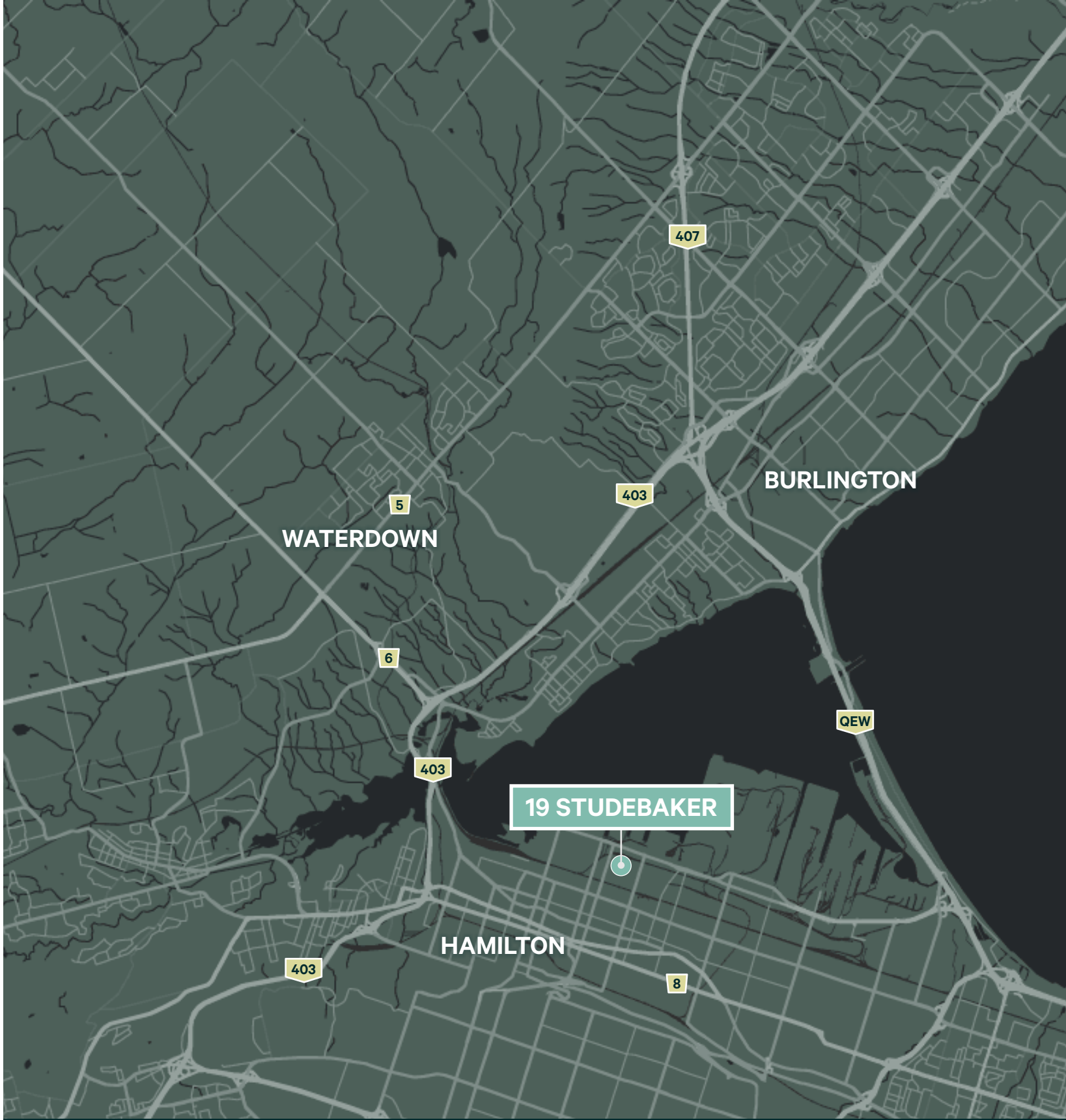


M6 zoning permits many uses, such as outside storage and warehousing.



Surrounded by new developments including a speculative 140,000 Sq. Ft. warehouse and a self storage facility.

ASKING PRICE: \$1,925,000
(\$1,766,055 PER ACRE)



TOTAL POPULATION
(EST 2023)
10KM
456,133



AVERAGE HOUSEHOLD
INCOME
10KM
\$94,433



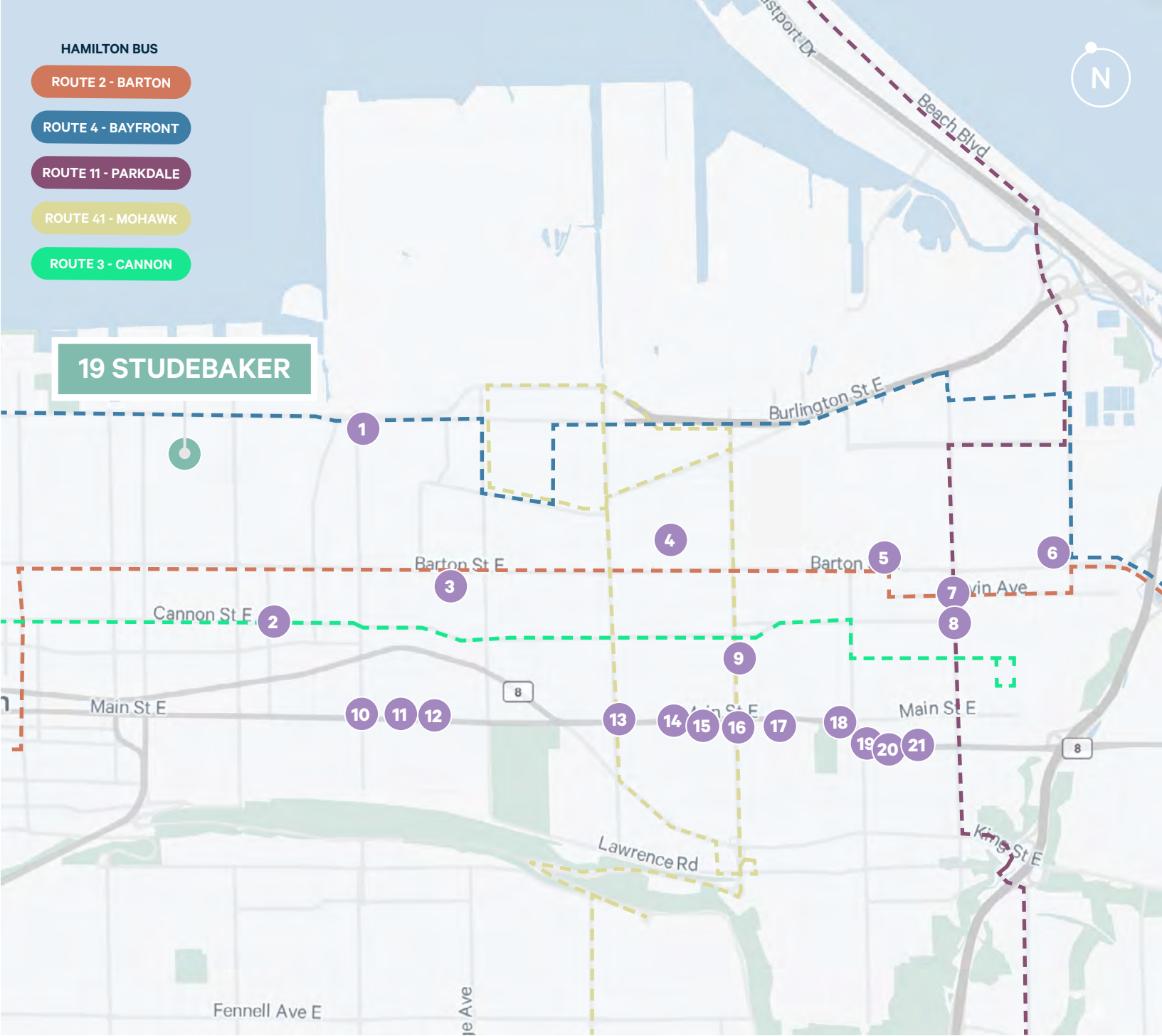
LABOUR
FORCE
10KM
62.7%

Zoning and Permitted Uses

LIGHT INDUSTRIAL (M6) ZONE

- » Alcohol Production Facility
- » Aquaponics
- » Artist Studio
- » Building and Lumber Supply Establishment
- » Building or Contracting Supply Establishment
- » Cannabis Growing and Harvesting Facility
- » Commercial Motor Vehicle Sales, Rental and Service Establishment
- » Commercial Parking Facility
- » Communications Establishment
- » Conference or Convention Centre
- » Contractor’s Establishment
- » Courier Establishment
- » Craftsperson Shop
- » Equipment and Machinery Sales, Rental and Service Establishment
- » Greenhouse
- » Hotel
- » Industrial Administrative Office
- » Laboratory
- » Labour Association Hall
- » Manufacturing
- » Motor Vehicle Collision Repair Establishment
- » Motor Vehicle Service Station
- » Office
- » Personal Services
- » Private Power Generation Facility
- » Production Studio
- » Repair Service
- » Research and Development Establishment
- » Restaurant
- » Surveying, Engineering, Planning or Design Business
- » Trade School
- » Tradesperson’s Shop
- » Transport Terminal
- » Transportation Depot
- » Warehouse

CLICK HERE TO SEE MORE ZONING DETAIL



The Area

Major Retailers

1.

Tim Hortons
2.

Tim Hortons
3.

McDonald's, Tim Hortons, Esso, Subway, Dairy Queen
4.

Walmart, LCBO, RBC Bank, Shoppers Drug Mart, Bulk Barn, Giant Tiger, Metro, Starbucks, The Brick, Boston Pizza, Scotiabank, A&W, Canadian Tire, Tim Hortons, TD Bank, PetSmart, CIBC Bank, Subway, The Beer Store
5.

FreshCo, Tim Hortons
6.

Rona
7.

The Beer Store
8.

Rexall
9.

Tim Hortons
10.

Shoppers Drug Mart
11.

Tim Hortons
12.

Tim Hortons
13.

Dairy Queen
14.

Pizza Pizza
15.

Esso
16.

Petro-Canada
17.

Domino's Pizza, The Beer Store
18.

LCBO
19.

Tim Hortons
20.

Subway
21.

Pizza Pizza

Property Pictures



*ALL OUTLINES ARE APPROXIMATE

19 Studebaker

H a m i l t o n , O N

1.097 ACRES OF INDUSTRIAL LAND FOR SALE



PLEASE CONTACT

INDUSTRIAL

Jonathan Leary*
Executive Vice President
+1 905 315 3695
jonathan.leary@cbre.com

Max Lewis*
Sales Representative
+1 905 315 3692
max.lewis@cbre.com

CAPITAL MARKETS

Brett Thorne*
Sales Representative
+1 416 798 6297
brett.thorne@cbre.com

Jordan Lunan*
Vice President
416 798 6270
jordan.lunan@cbre.com

CBRE

*Sales Representative | All outlines approximate
CBRE Limited, Brokerage | 2005 Sheppard Ave E., Suite 800 | Toronto ON M2J 5B4 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth