

19 Studebaker Place

Hamilton, ON

1.097 ACRES OF INDUSTRIAL LAND FOR SALE



PLEASE CONTACT

INDUSTRIAL

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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.

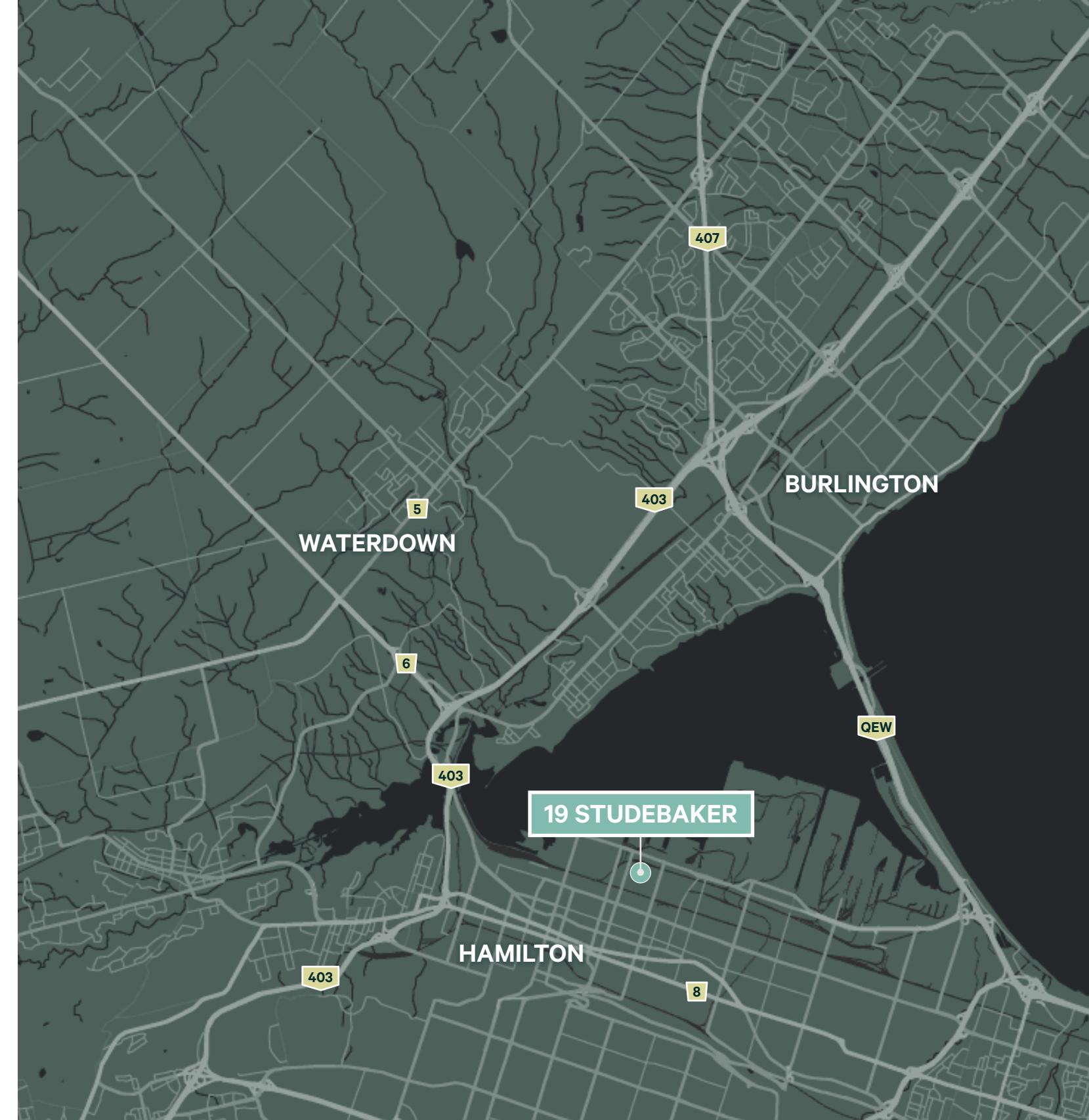


M6 zoning permits many uses, such as outside storage and warehousing.



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](#)

HAMILTON BUS

ROUTE 2 - BARTON

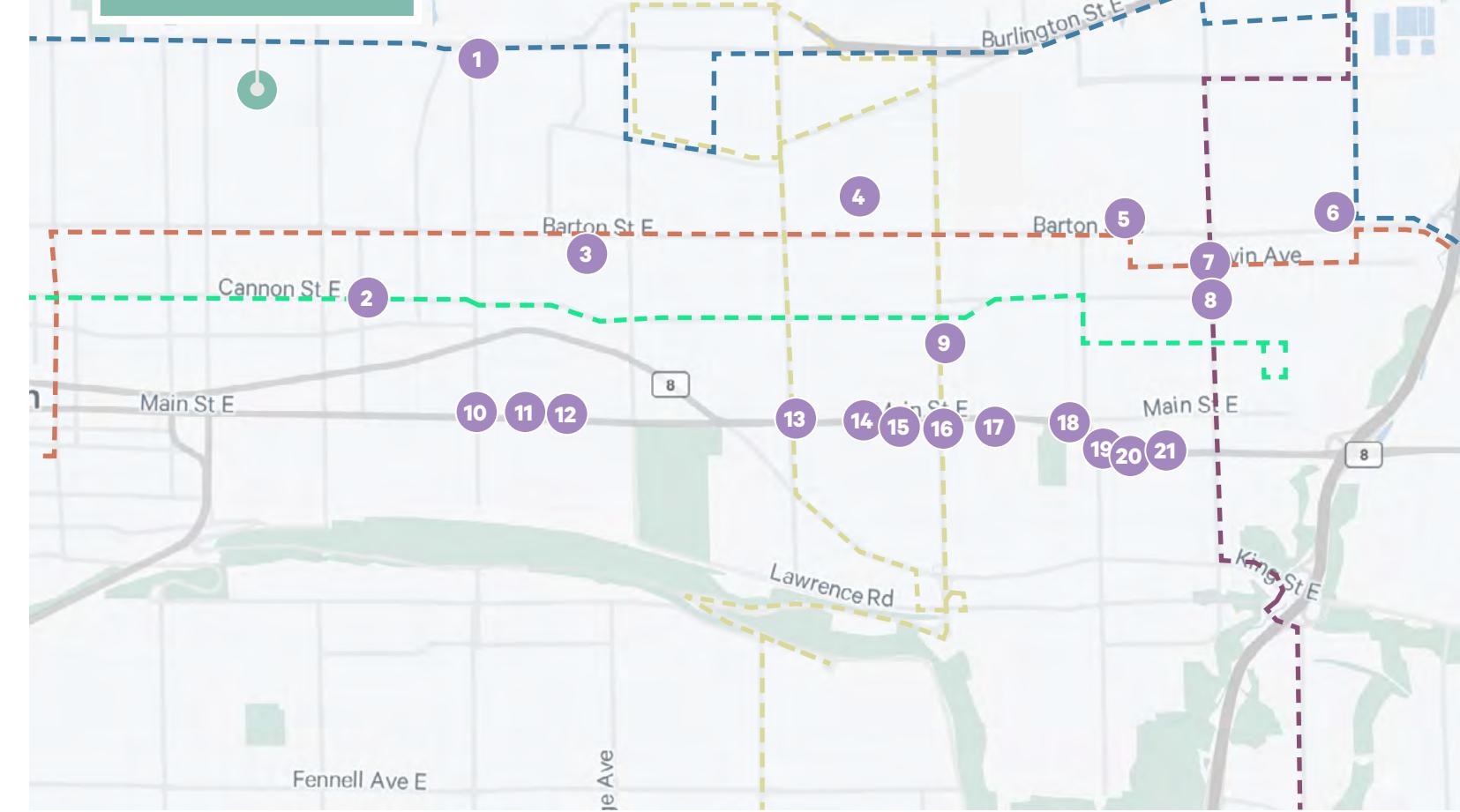
ROUTE 4 - BAYFRONT

ROUTE 11 - PARKDALE

ROUTE 41 - MOHAWK

ROUTE 3 - CANNON

19 STUDEBAKER

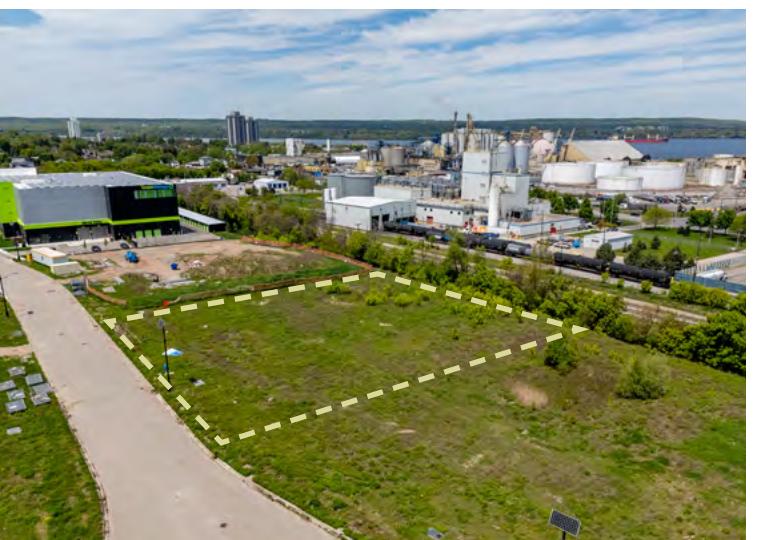


The Area

Major Retailers

1. Tim Hortons	11. Tim Hortons
2. Tim Hortons	12. Tim Hortons
3. McDonald's, Tim Hortons, Esso, Subway, Dairy Queen	13. 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	14. Pizza Pizza
5. FreshCo, Tim Hortons	15. Esso
6. Rona	16. Petro-Canada
7. The Beer Store	17. Domino's Pizza, The Beer Store
8. Rexall	18. LCBO
9. Tim Hortons	19. Tim Hortons
10. Shoppers Drug Mart	20. Subway
	21. Pizza Pizza

Property Pictures



*ALL OUTLINES ARE APPROXIMATE

