



FOR SALE

Freestanding building on 1.31 acres of land

615 Main Street E
Hamilton, ON

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**AVISON
YOUNG**



615

Main Street E
Hamilton, ON

Property summary

TOTAL AVAILABLE AREA

8,560 sf

LOT SIZE

1.31 acres

FRONTAGE

180 ft front / 289 ft depth

ZONING

C3

POSSESSION

Speak with Listing Agents

ASKING PRICE

\$1,850,000

TAXES (2025)

\$23,366.66

PARKING

65 stalls (5 covered garage)

Property highlights



Excellent signage/exposure to Main Street E



Centrally located with easy access to the 403 Highway and Redhill Valley Parkway



Accessible by both Main Street E and Aikman Avenue



Low site coverage with excess land for expansion



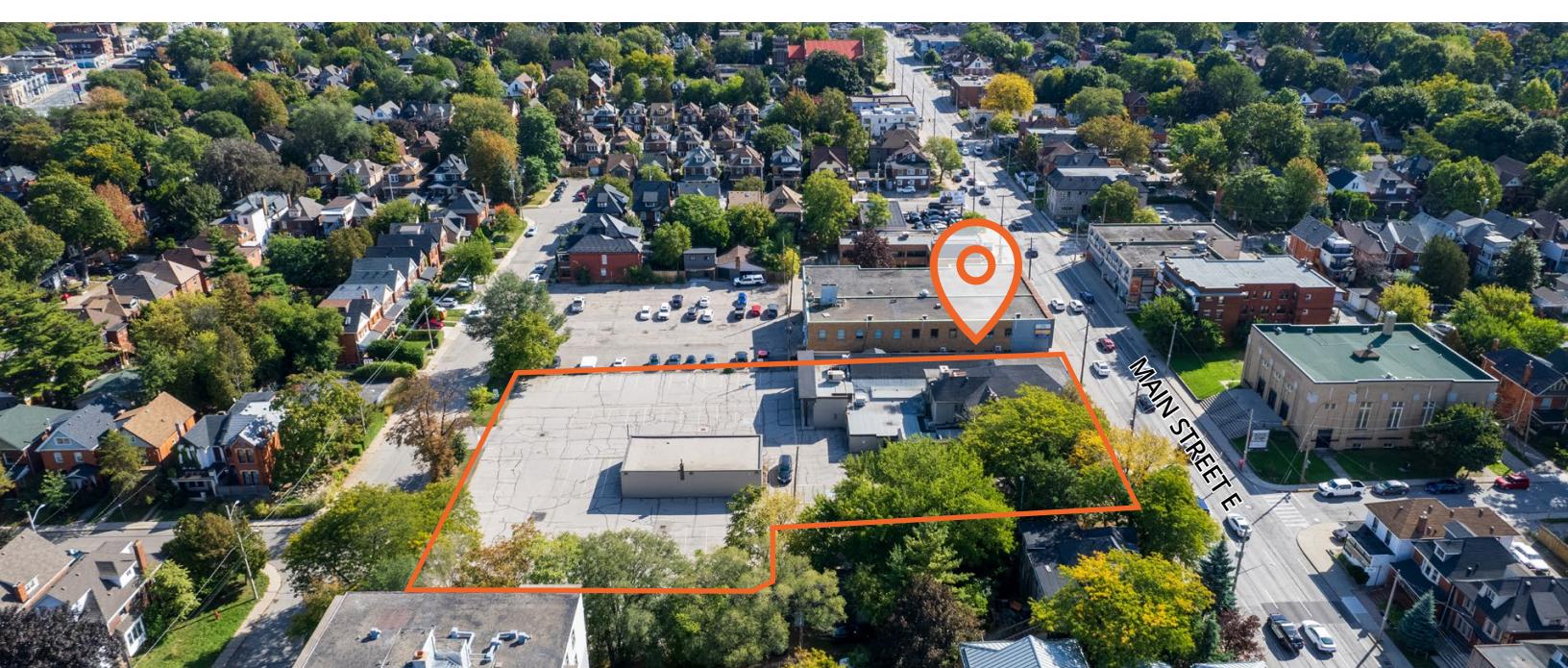
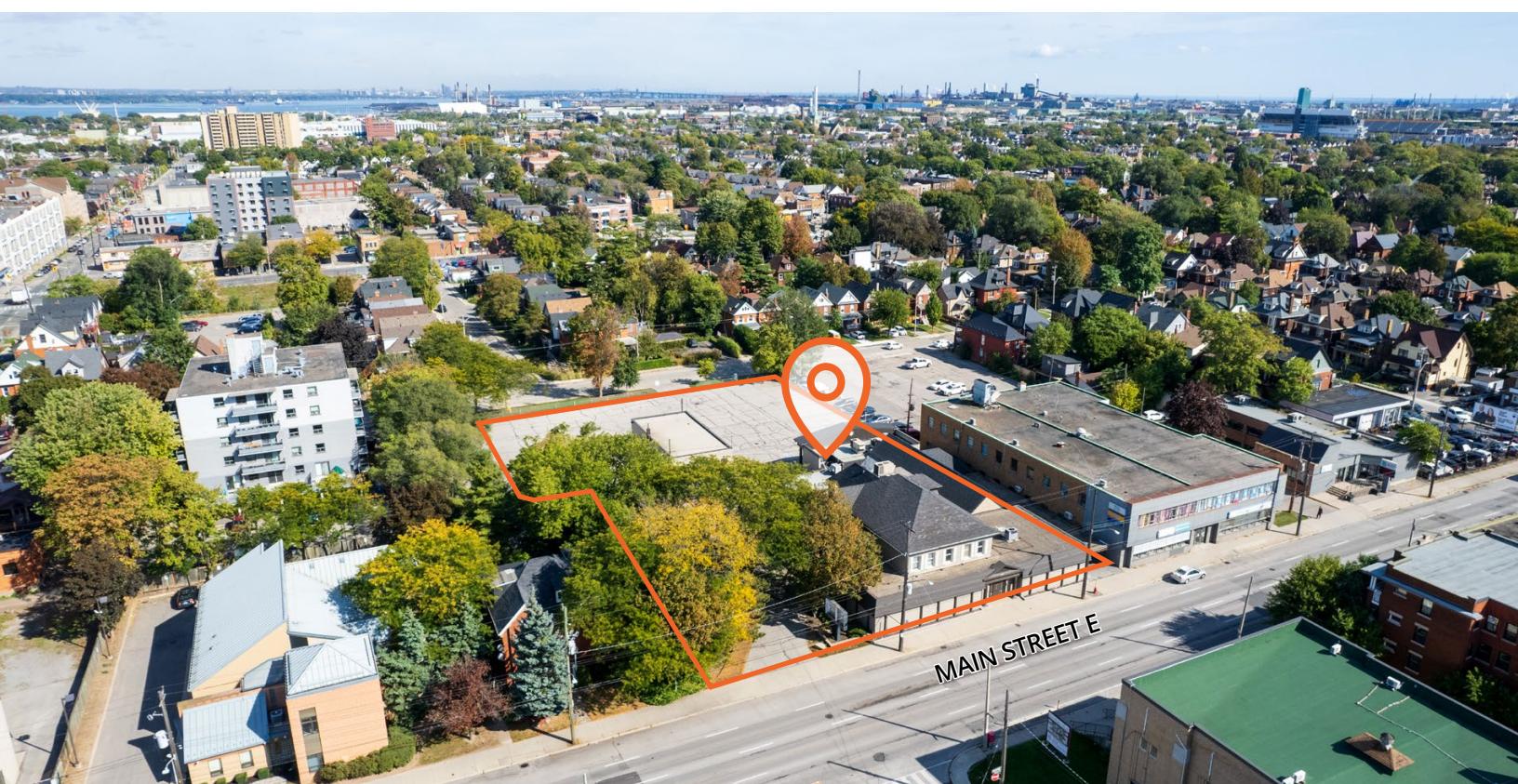
Plenty of on-site parking and access to public transit on Main Street E



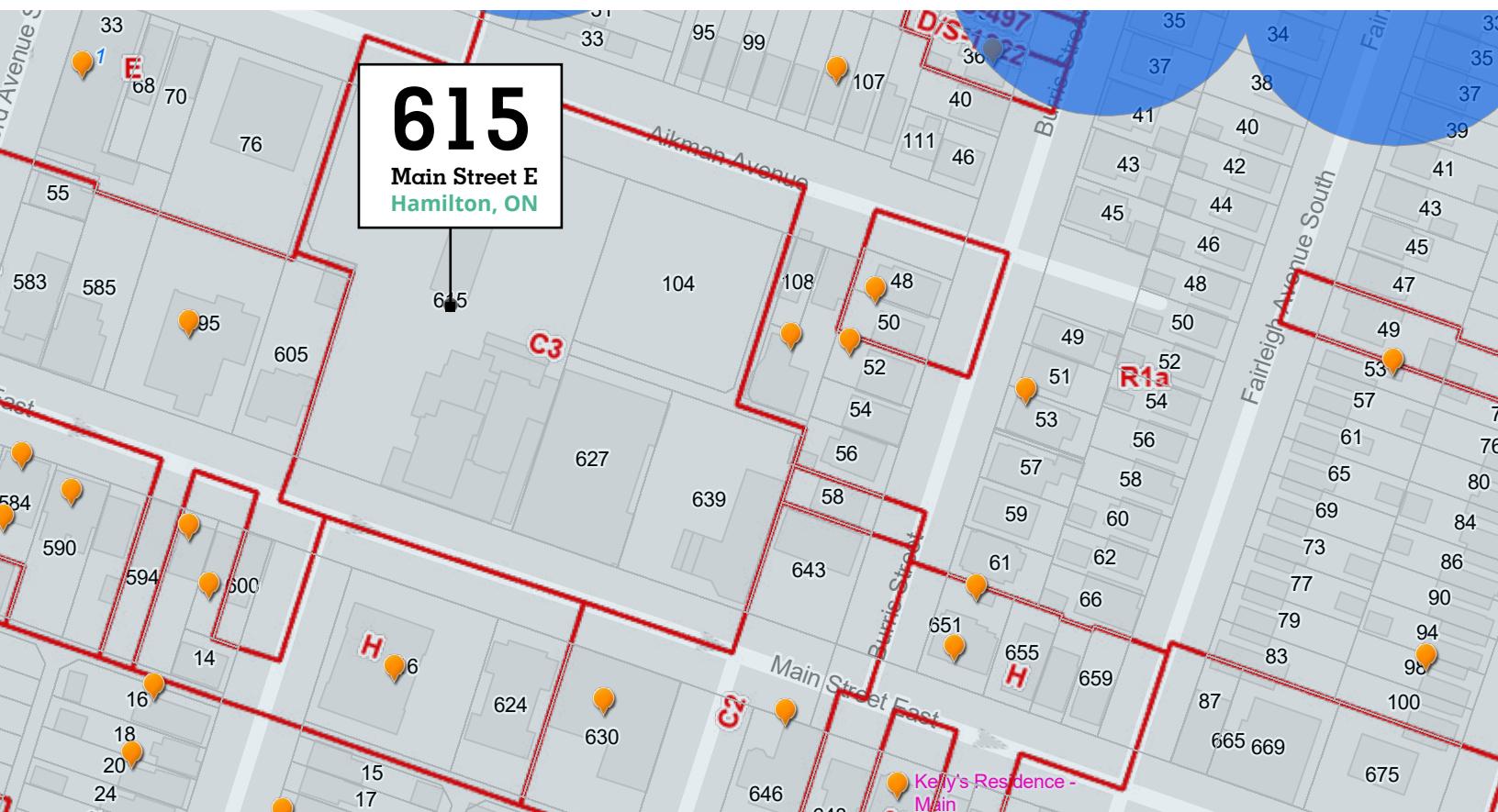
Located near numerous amenities including schools, quick service, and Gage Park



Steps away from future "Wentworth" LRT stop



Zoning: C3 Community Commercial



Permitted uses

- Artist Studio
- Catering Service
- Commercial School
- Communications Establishment
- Community Garden
- Craftsperson Shop
- Craftsperson Shop
- Day Nursery
- Dwelling Unit, Mixed Use (By-law No. 21-189, October 13, 2021)
- Emergency Shelter*
- Financial Establishment
- Laboratory
- Medical Clinic
- Microbrewery
- Motor Vehicle Gas Bar
- Motor Vehicle Service Station
- Office
- Personal Service (By-law No. 24-137, July 12, 2024)
- Repair Service
- Restaurant
- Retail
- Social Services Establishment
- Tradesperson's Shop
- Urban Farm
- Urban Farmers Market
- Veterinary Service

*restricted uses

For zoning information visit : <https://www.hamilton.ca/build-invest-grow/planning-development/zoning>



Hamilton Street Railway

1 King



Future LRT
Closest Stop

1 JACKSON SQUARE
BMO
Burger King
Dollarama
KFC/Taco Bell
LCBO
Landmark
Cinemas
Nations
RBC
Starbucks
TD
Tim Hortons

2 THE CENTRE ON BARTON
Walmart
Metro
LCBO
Beer Store
Fit 4 Less
Staples
Canadian Tire
Dollarama
Winners
Michaels
Boston Pizza
Subway
Popeyes
Shoppers Drug Mart
RBC
CIBC

3 Wendy's
Swiss Chalet
Popeyes
Pioneer
East Side
Mario's
Freshco
McDonald's
Starsky
Scotiabank
Dollar Tree
No Frills
Goodlife
Home Hardware
Kelsey's

4 SMARTCENTRES
Walmart
Taco Bell
CIBC
Shopper Drug
Mart
LCBO
Beer Store
Dollarama



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Platinum member