



FOR SALE

Freestanding building on 1.31 acres of land

615 Main Street E
Hamilton, ON

Harrison Livermore

Sales Representative, Principal
905.283.2387
harrison.livermore@avisonyoung.com

Chris Daly

Sales Representative, Associate
905.283.2590
chris.daly@avisonyoung.com

**AVISON
YOUNG**



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



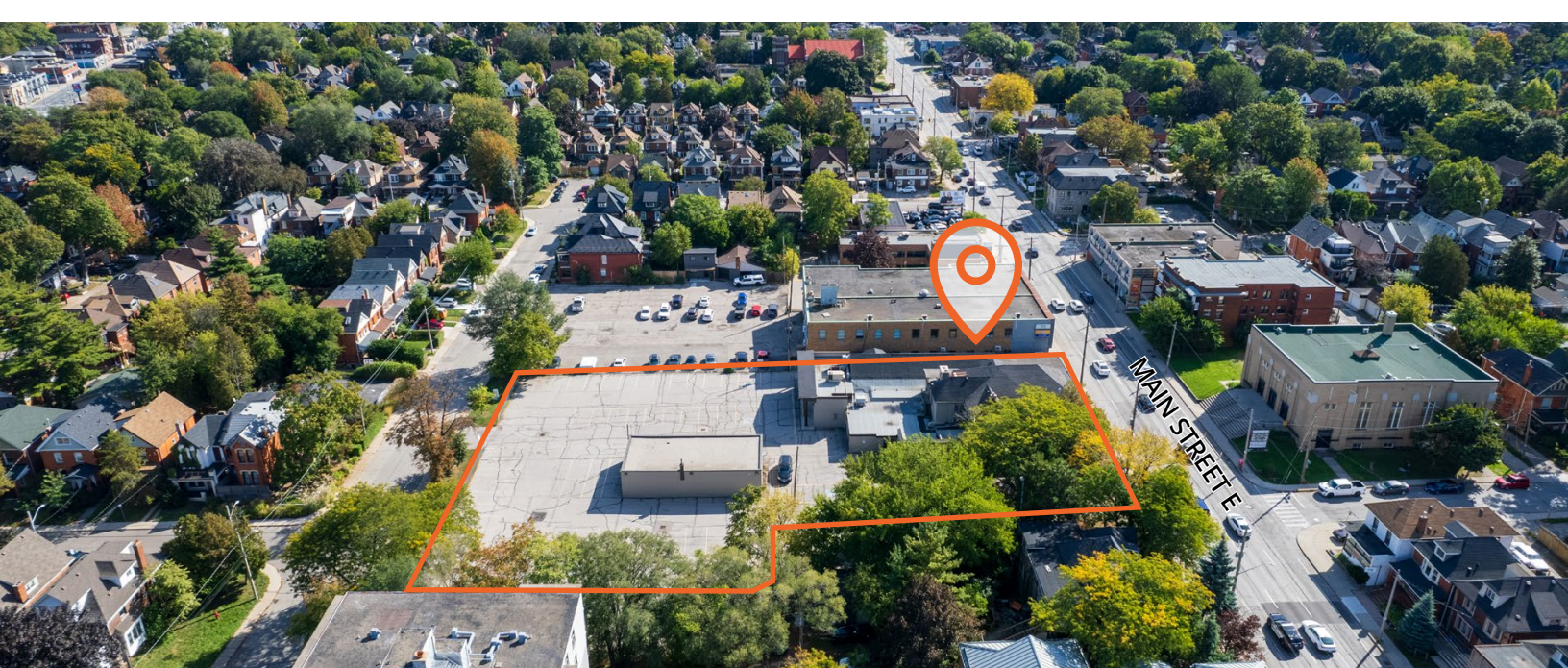
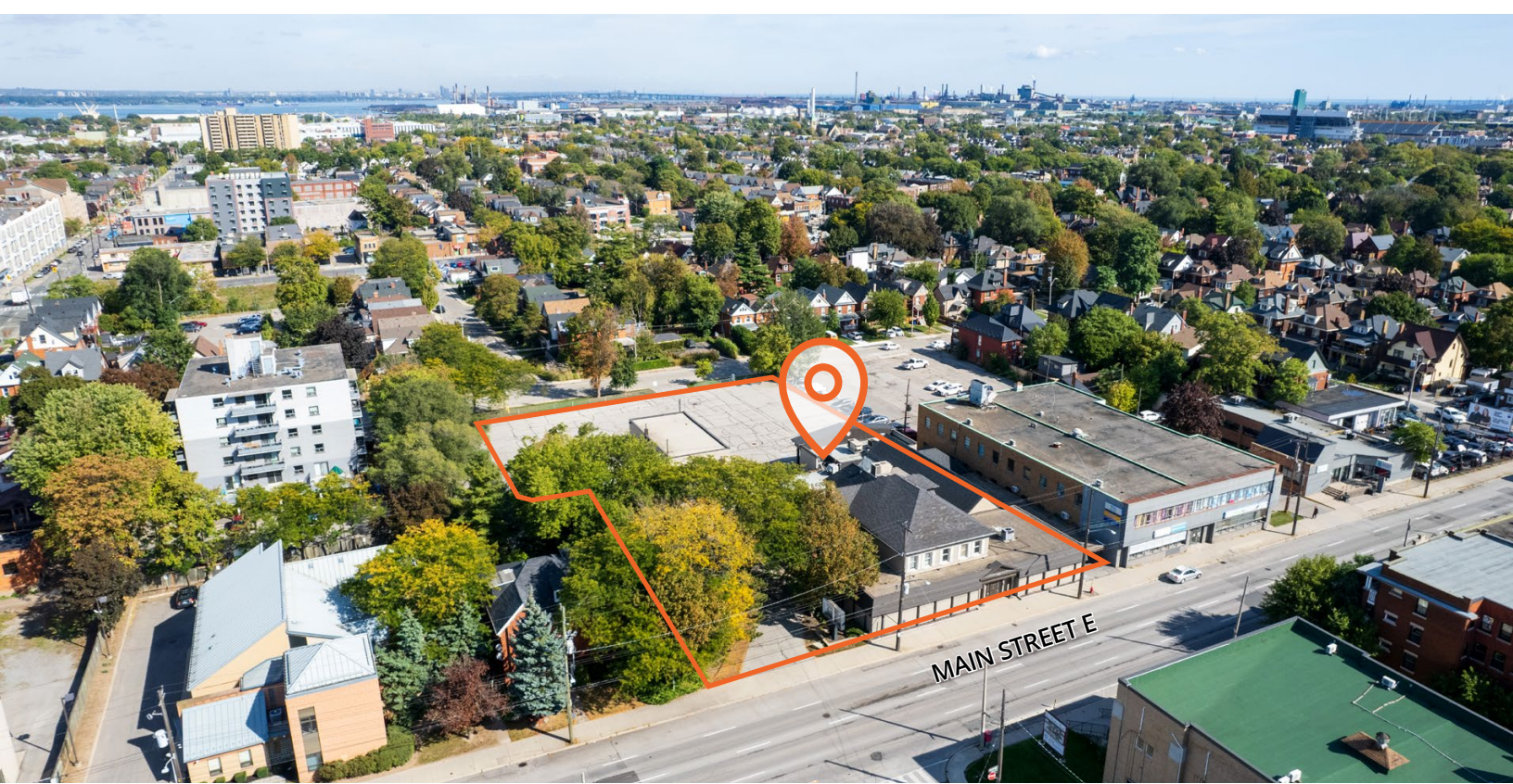
Plenty of on-site parking and access to public transit on Main Street E



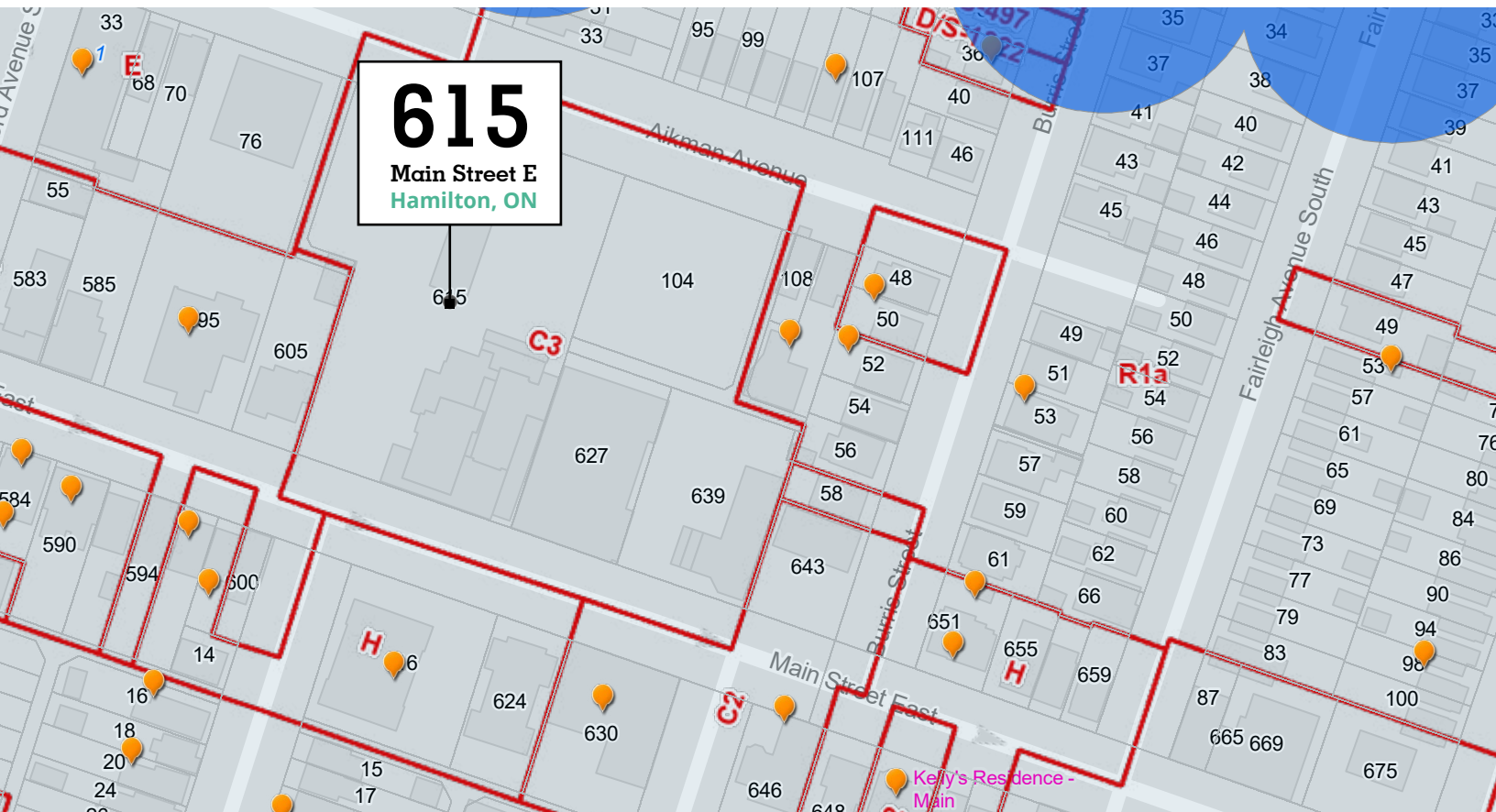
Located near numerous amenities including schools, quick service, and Gage Park



Steps away from future "Wentworth" LRT stop



Zoning: C3 Community Commercial





Hamilton Street Railway

1 King

— Future LRT
● Closest Stop

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

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

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

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



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Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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