

For Sale

1451 Highway 8, Stoney Creek, Hamilton, Ontario



\$1,290,000

- +/-3,200 Sq Ft. on 0.38 Acres For Sale
- Great exposure along Hwy 8
- Zoning allows for Motor Vehicle Service Station/Sales
- Also available for short term lease (6 month term max.)

Jonathan Leary*

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CBRE



Property Details

| | |
|--------------------------|---|
| Asking Price | \$1,290,000 |
| Building Size | 3,200 Sq. Ft. Total Shop: 2,100 Sq. Ft. Office: 1,100 Sq. Ft. |
| Land Size | 0.382 Acres |
| Property Taxes (2024) | \$11,000 |
| Possession | Immediate |
| Clear Height | 14' – 16' |
| Shipping | 3 Drive in doors |



Comments

- 3,200 Sq. Ft. freestanding building on 0.38 acres
- Ample parking at front of building and excess yard space in the rear
- Zoning allows for Motor Vehicle Service Station & Sales up to 4 vehicles
- Excellent Highway access via Fifty Road interchange
- Building also features an unfinished basement not included in the total square footage
- Also available for Lease – Short term only (6 month term max.)
- Municipal water, Waste is on septic



Zoning:

E1

Click [here](#) for General Provisions & Permitted Uses

Exception 105 [here](#)



PERMITTED USES

Agriculture (By-law No. 18-219, August 17, 2018)
Agricultural Processing Establishment – Stand Alone
Agricultural Storage Establishment
Farm Product Supply Dealer
Kennel
Uses Existing at the date of passing of the By-law

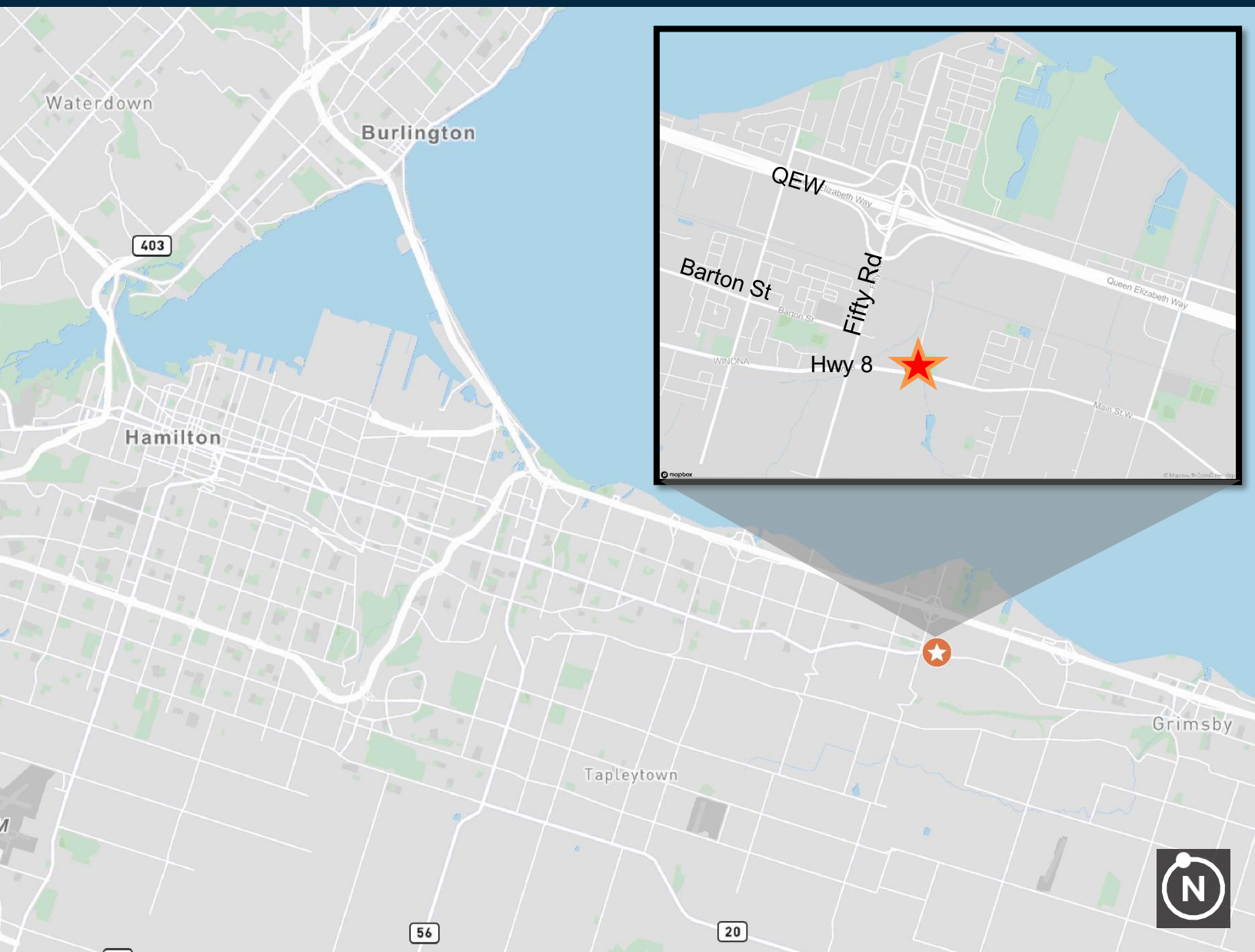
Exception 105

Motor Vehicle Service Station
The sale of four (4) motor vehicles accessory to the Motor Vehicle Service Station



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For More Information
Contact Us

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