



**TEAM MURRAY
& FALDOWSKI**

Prime 6,402 sq. ft. commercial/ retail building for sale

Located in Hamilton's highly desirable Ottawa street shopping district - with over 100 shops featuring great food, fashion and antiques.



285 Ottawa St N, Hamilton



Chris Basta

Senior Sales Representative
+1 289 266 1007
chris.basta@colliers.com



Doug Murray*, SIOR

Executive Vice President
+1 289 266 1010
doug.murray@colliers.com



Property Overview

Excellent opportunity to own a gem in the highly desirable Ottawa Street shopping district. Extremely clean retail space with amazing exposure onto busy Ottawa Street North. Prime location with high foot traffic.

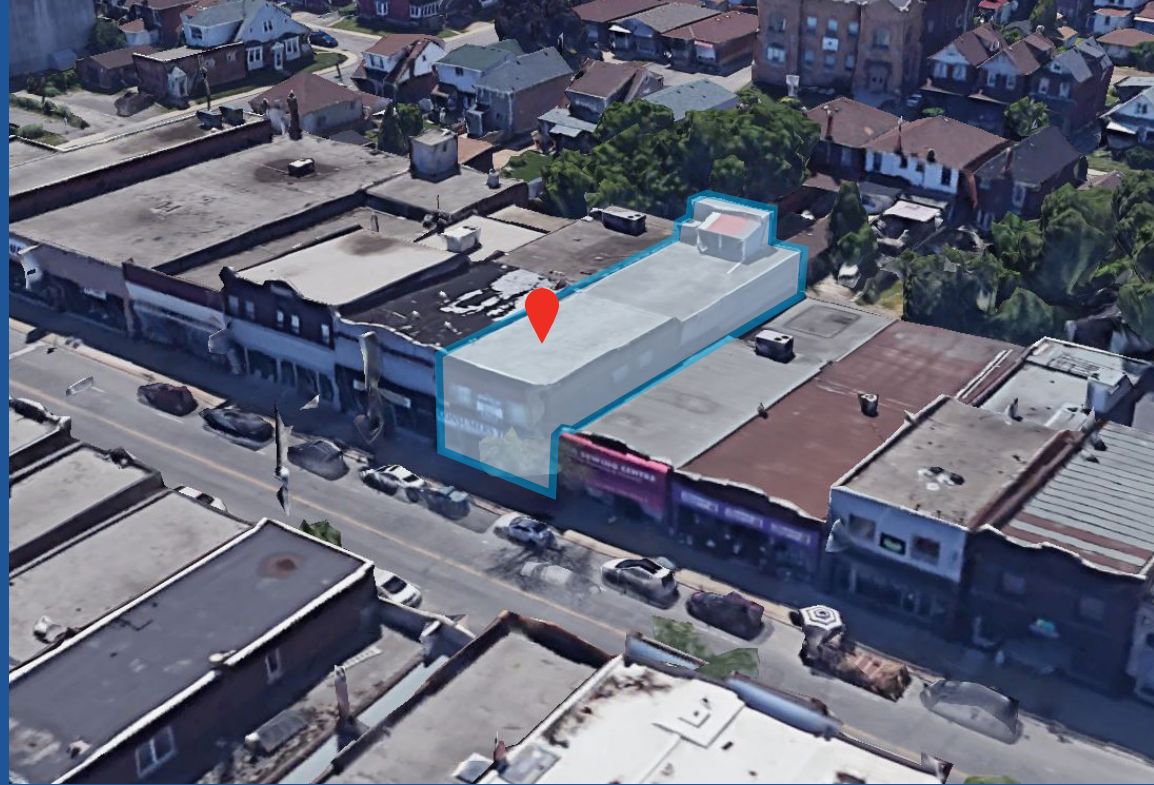
Address	285 Ottawa St N
Location	Hamilton
Total Area	6,402 sq. ft. (as per MPAC)
Floors	2
Power	200 amps
Parking	2 spaces at rear of building
Zoning	C5A zoning permits a wide variety of commercial/retail uses, including service or retail store related

Taxes (2025):

\$12,826.28

Asking Price:

\$1,450,000



Key Highlights

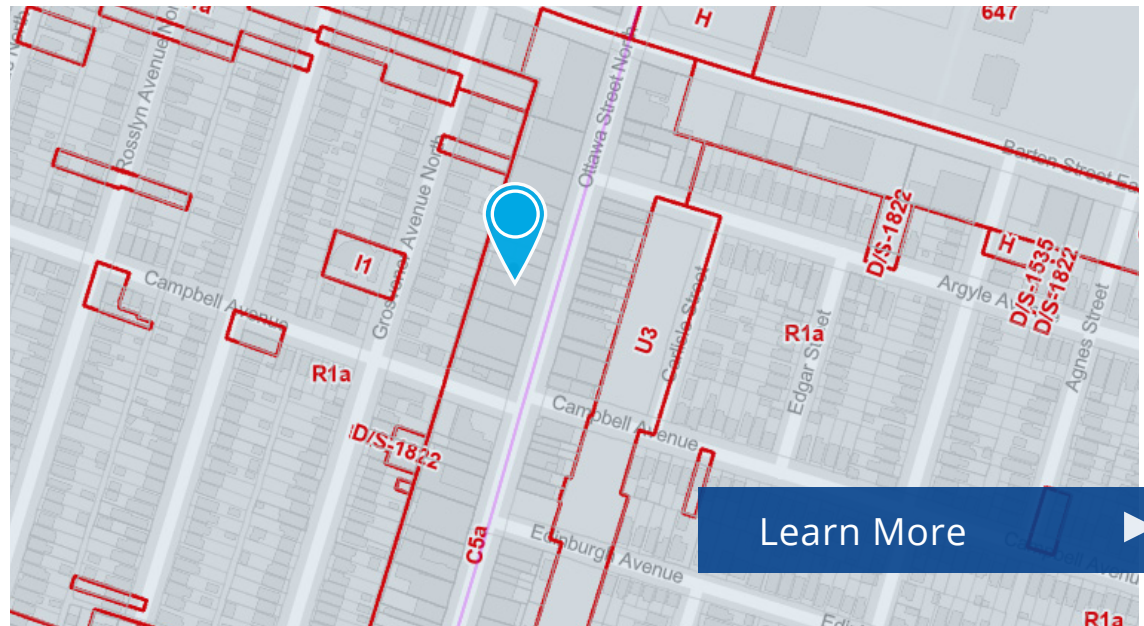
- > Prime location with exposure onto busy Ottawa St N
- > Extremely clean retail space
- > Generous square footage split amongst 2 floors
- > High Walking Traffic
- > Zoning permits wide range of permitted uses.

C5A Zoning

Permitted Uses

Prestige Business Park Zone Permitted Uses:

- › Artist Studio
- › Beverage Making Establishment
- › Catering Service
- › Commercial Entertainment
- › Commercial Parking Facility
- › Commercial Recreation
- › Commercial School
- › Communications Establishment
- › Craftsperson Shop
- › Day Nursery
- › Dwelling Unit, Mixed Use (By-law No.21-189, October 13, 2021)
- › Financial Establishment
- › Hotel
- › Laboratory
- › Medical Clinic
- › Microbrewery
- › Office
- › Performing Arts Theatre
- › Personal Services
- › Place of Assembly
- › Place of Worship
- › Repair Service
- › Restaurant
- › Retail
- › Social Services Establishment
- › Urban Farmers Market
- › Veterinary Service



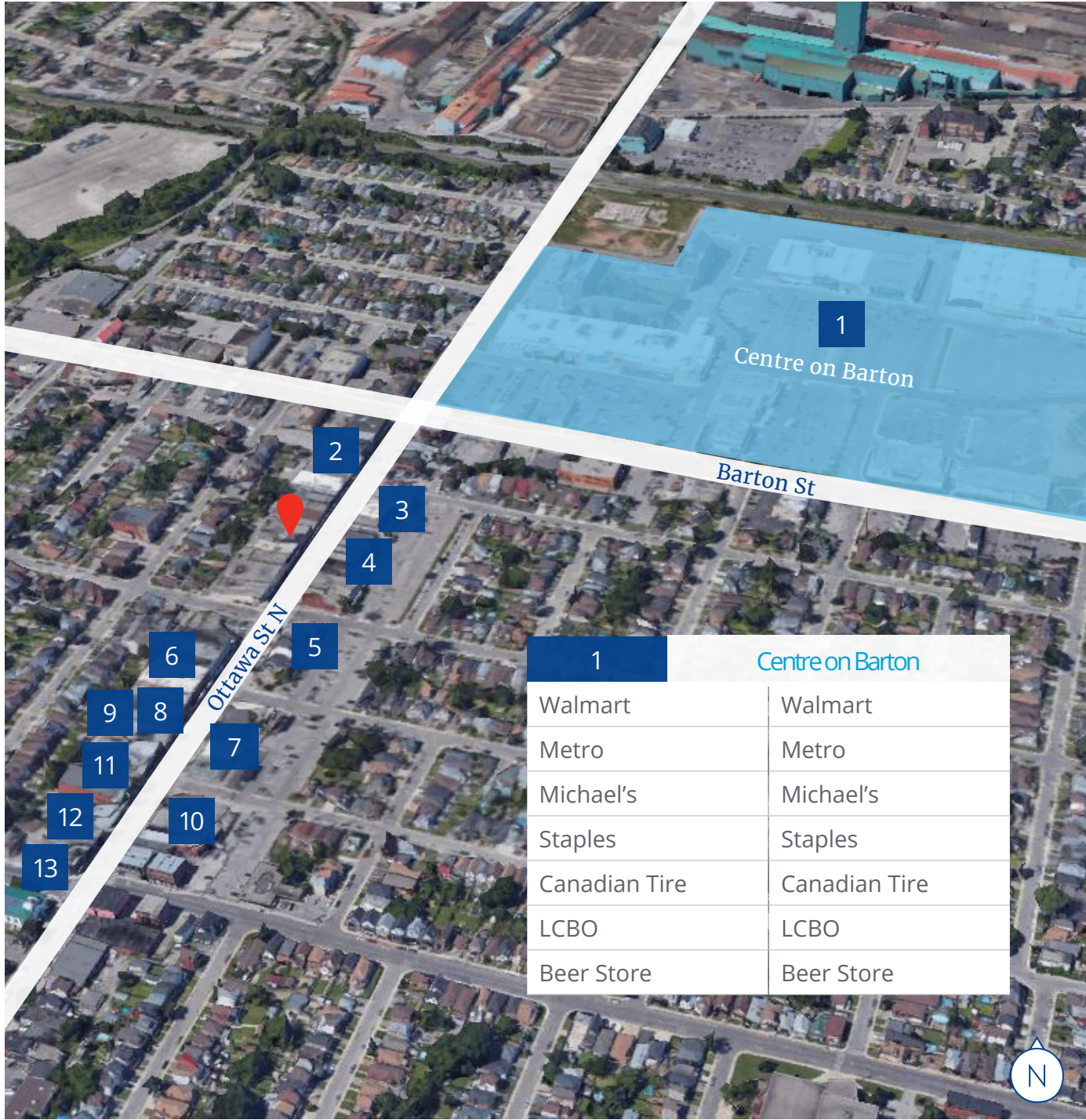




Ottawa Street Shopping District

 285 Ottawa St N

- 2 Antique Avenue
- 3 Out of the Past
- 4 The Hearty Hooligan
- 5 Decorating Centre
- 6 Hamilton Antique Mall
- 7 The Parlour Dairy Bar
- 8 Nerdcore
- 9 HAMBGR Crown Point
- 10 Ottawa St Farmer's Market
- 11 Ottawa Market
- 12 City Books
- 13 The Cannon



1	Centre on Barton
Walmart	Walmart
Metro	Metro
Michael's	Michael's
Staples	Staples
Canadian Tire	Canadian Tire
LCBO	LCBO
Beer Store	Beer Store

Location Overview



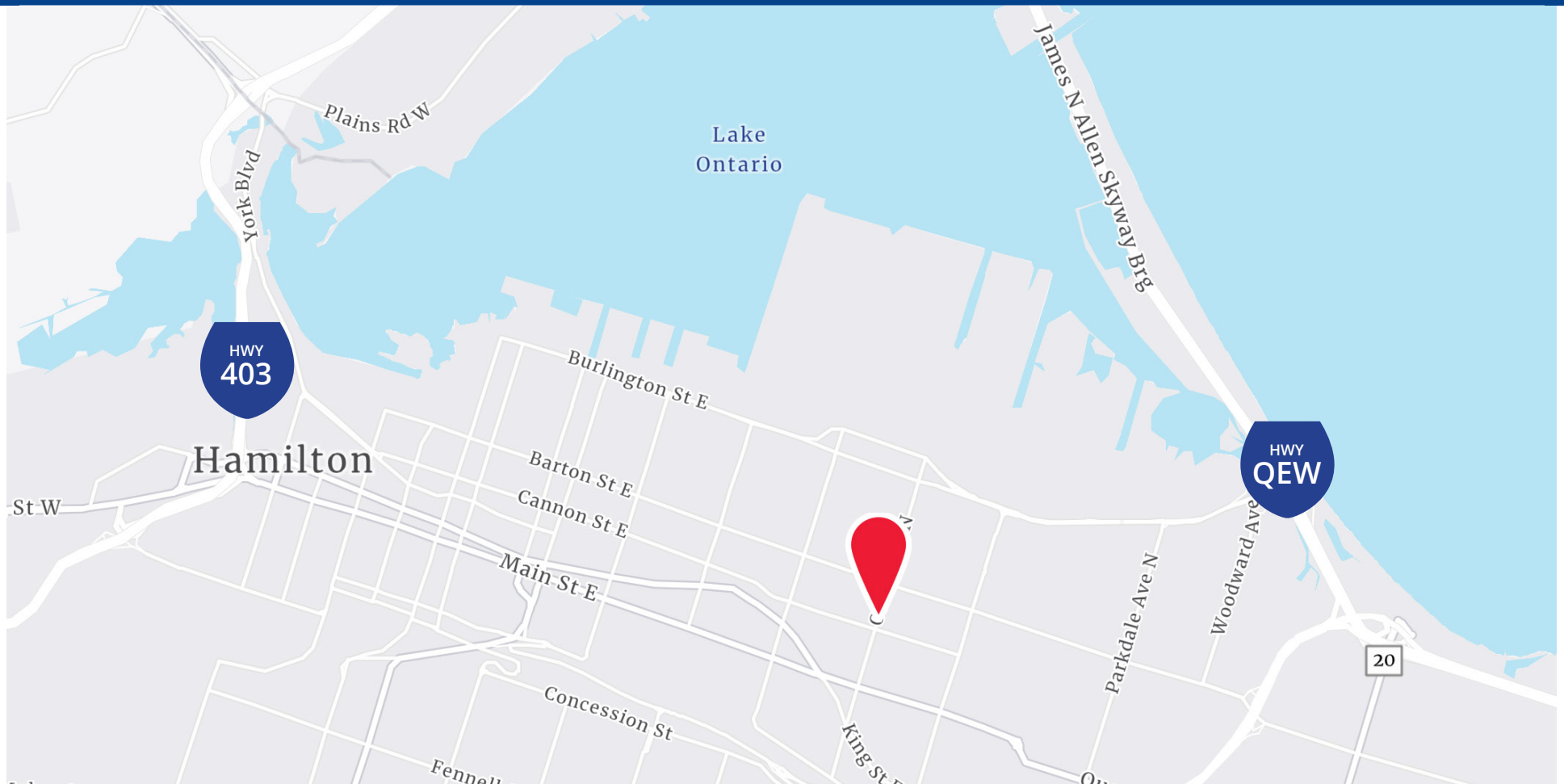
QEW Toronto
7 mins
5 km

QEW Niagara
8 mins
6 km

Downtown
12 mins
7 km

403 Toronto
16 mins
8 km

YHM Airport
27 mins
24 km



Why Hamilton

Hamilton is also home to world-class universities, colleges, and research-intensive companies that have created an ideal environment for new product development and innovation.

Industry and academia work together in Hamilton to lower the cost of commercialization and bringing products to market. Startups and entrepreneurs thrive in this hard working, high-tech city, where the cost of entry is very competitive with other tech-centric cities in the region.

3km Radius from Subject Property **2026 Projection**



\$85,682.64
Average household
income



83,619
Total Population



40
Median Age



58%
Dwellings Owned



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