

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL BUILDING FOR SALE

BBSREALTY.COM

\$4,700,000
ASKING PRICE

18,000
SQUARE FEET



330-332 Lake Avenue North, Hamilton, ON

Industrial property for sale in Stoney Creek. Easily accessible to South Service Road and the QEW by Centennial Parkway North. Large 10-bay garage (5 doors facing Lake Avenue and 5 at rear), plus approximately 6,400 sq. ft. high open face building at rear. Clear height ranges from 14' to 28'. Radiant heat as well. Licensed Transfer Station with weigh scale. 2 storey house at 330 Lake Ave is part of the property.

Gary Stapleton Broker

Office: 905.529.5900 Ext. 227
Email: stapleton@bbsrealty.com

Drew Blair Broker of Record

Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

INDUSTRIAL BUILDING FOR SALE

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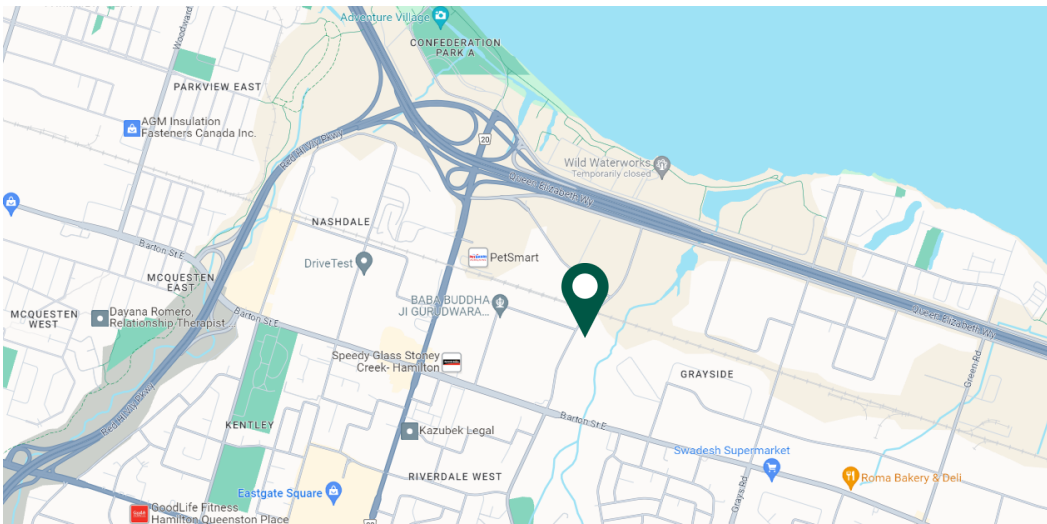
PROPERTY DETAILS

ASKING PRICE	\$4,700,000
PROPERTY TAXES (2023)	\$35,249.32
BUILDING SIZE	18,000 SF
CLEAR HEIGHT	14' - 28'
LOADING	10 Drive-In Doors
OFFICE	20%
PARKING	Surface
POWER	600V, 400A
WASHROOMS	4
ZONING	M2, P5



PROPERTY DETAILS

- 18,000 square foot building on 177.73' x 446.84' lot
- Quick access to QEW via Barton Street/Centennial Parkway North or South Service Road
- Proximity to QEW & Red Hill Valley Parkway interchange make this property ideal for shipping needs
- Connections to U.S. Border, Southwestern Ontario, and Greater Toronto Area
- Industrial building at 332 Lake Ave includes 10-bay garage, and clear heights ranging from 14' to 28'
- 2 storey house at 330 Lake Ave is part of the property



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