



1800 UPPER JAMES STREET

HAMILTON, ONTARIO

Paul Mariutti
Senior Vice President, Sales Representative
Office: 905.529.5900 Ext. 212
Email: mariutti@bbsrealty.com

Michael Beaudoin
Sales Representative
Office: 905.529.5900 Ext. 211
Email: michael@bbsrealty.com



PROPERTY DETAILS

Be a part of a major corridor for future growth on Upper James. This nearly 4 acre site is currently zoned C7, or “Arterial Commercial”, which allows such uses as a hotel, motor vehicle dealer, restaurant, warehousing and so much more. With the right vision, this available lot could be one of the many new developments throughout this corridor that is seeing incredible growth in the near future.

| | |
|------------------------------|-----------------|
| Property Size | 3.98 Acres |
| Asking Price | \$2,999,000 |
| Property Taxes (2024) | \$2,035.53 |
| Cross Street | Alderlea Avenue |
| Lot Frontage | 65.89' |
| Nearest Highway | 403 (via Hwy 6) |
| Possession | Immediate |
| Public Transit | Yes |
| Zoning | C7 |

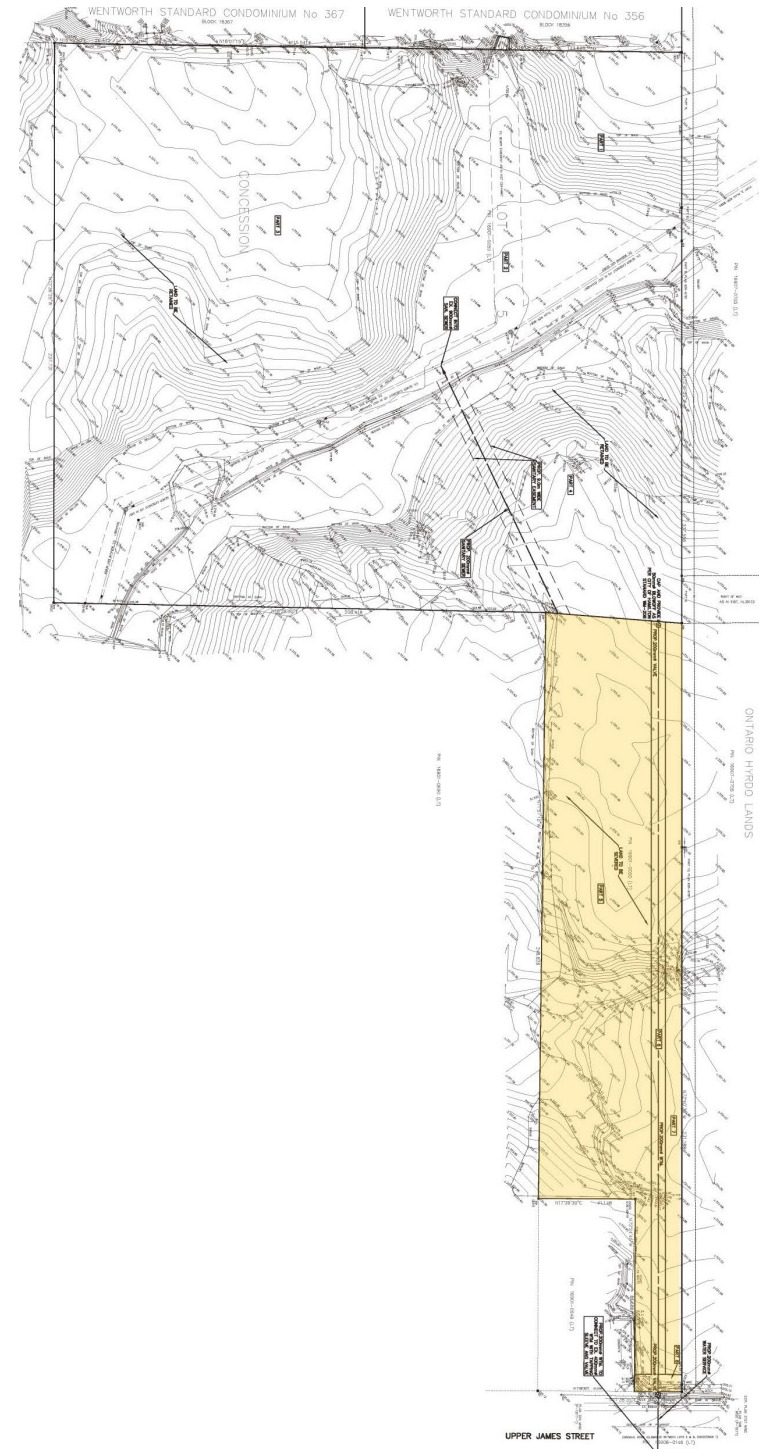
1800 UPPER JAMES STREET
HAMILTON, ONTARIO

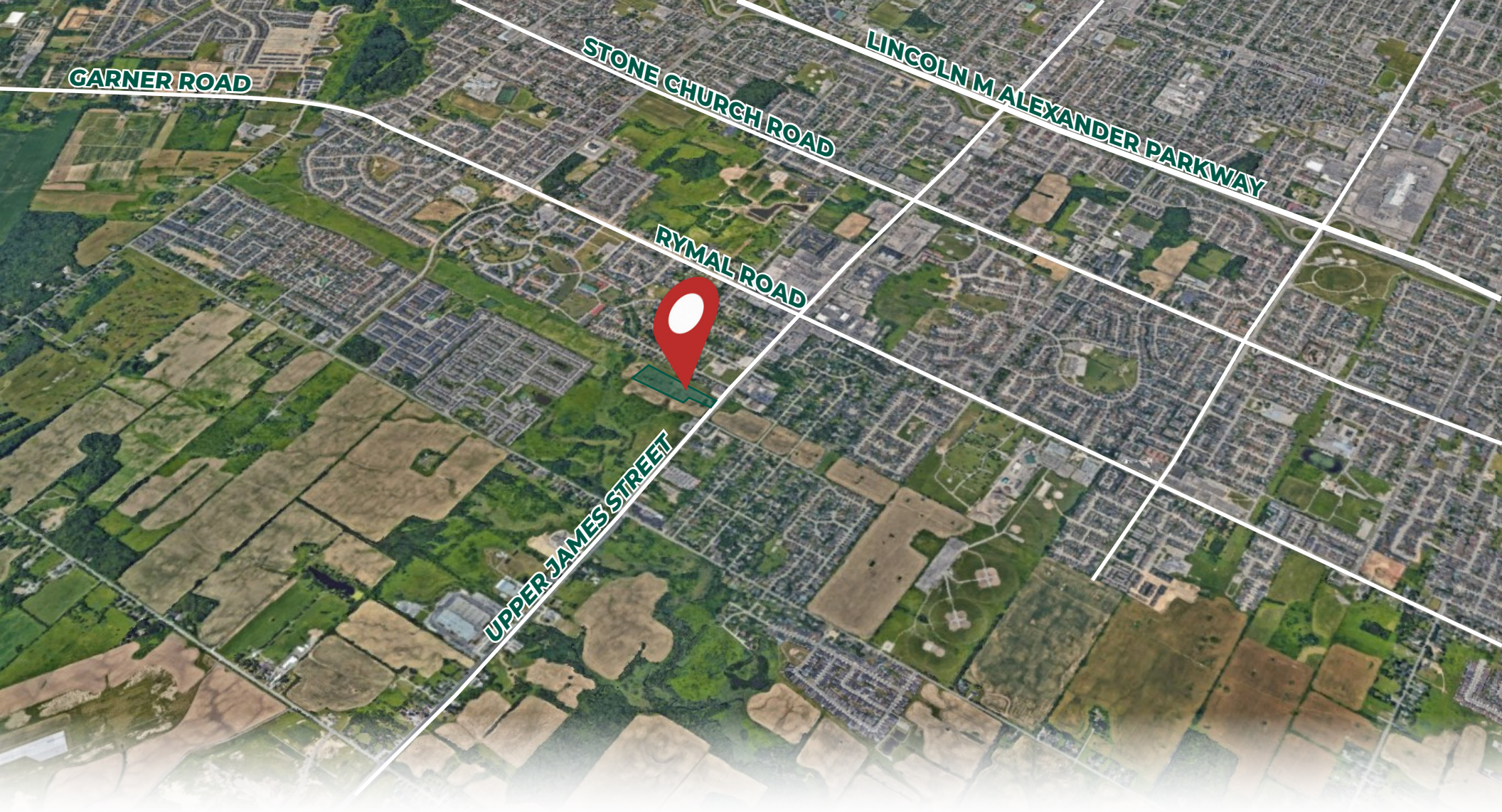


ZONING


ARTERIAL COMMERCIAL ZONE (C7 ZONE)


- Building or Contracting Supply Establishment
- Building and Lumber Supply Establishment
- Commercial Entertainment
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Commercial Parking Facility
- Commercial Recreation
- Community Garden
- Conference or Convention Centre
- Equipment and Machinery Sales, Rental and Service Establishment
- Farm Product Supply Dealer
- Funeral Home
- Garden Centre
- Home Furnishing Retail Establishment
- Home Improvement Supply Establishment
- Hotel
- Major Recreational Equipment Sales, Rental and Service Establishment
- Motor Vehicle Dealership
- Motor Vehicle Gas Bar
- Motor Vehicle Parts and Accessory Sales Establishment
- Motor Vehicle Rental Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Place of Assembly
- Repair Service
- Restaurant
- Surveying, Engineering, Planning or Design Business
- Transportation Depot
- Warehouse





1800 UPPER JAMES STREET

 **Paul Mariutti**
Senior Vice President, Sales Representative
Office: 905.529.5900 Ext. 212
Email: mariutti@bbsrealty.com

 **Michael Beaudoin**
Sales Representative
Office: 905.529.5900 Ext. 211
Email: michael@bbsrealty.com

HAMILTON, ONTARIO