

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM

\$9,998,000
ASKING PRICE

\$73,126.00
TAXES (2024)

41,154
SQUARE FEET



540 Kenora Avenue, Hamilton, ON

Over 40,000sf of total space near the junction of the QEW, Red Hill Valley Parkway and Centennial Parkway. Formerly refrigerated warehousing and distribution, with large heavily insulated space at 23' clear. Multiple loading options including 7 dock level doors with levelers as well as a drive-in door. Great office component nicely separated from the shop areas.

Paul Mariutti

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HAMILTON OFFICE

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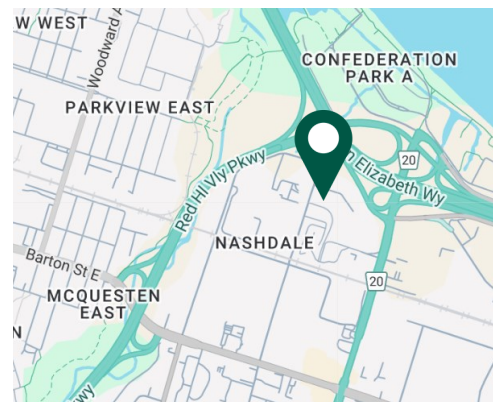
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PROPERTY DETAILS	
ASKING PRICE	\$9,998,000.00
TAXES (2024)	\$73,126.00
BUILDING SIZE	41,154 sf
LAND SIZE	1.53 ac
LOT MEASUREMENTS	200.00' x 279.00'
DRIVE-IN	(1) 8'6" x 8'6"
DOCK	(6) 8'0" x 8'0" (1) 9'0" x 8'0"
OFFICE	9,832 sf
OUTSIDE STORAGE	Yes
POWER	Phase 3, 575 V, 600 A
ZONING	M6

- PROPERTY DETAILS**
- over 40,000sf of total space
 - near the junction of the QEW, Red Hill Valley Parkway and Centennial Parkway
 - formerly refrigerated warehousing and distribution, with large heavily insulated space at 23' clear
 - up to 26' clear
 - multiple loading options including 6 dock level doors with levelers as well as a drive-in door
 - great office component nicely separated from the shop areas



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