

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

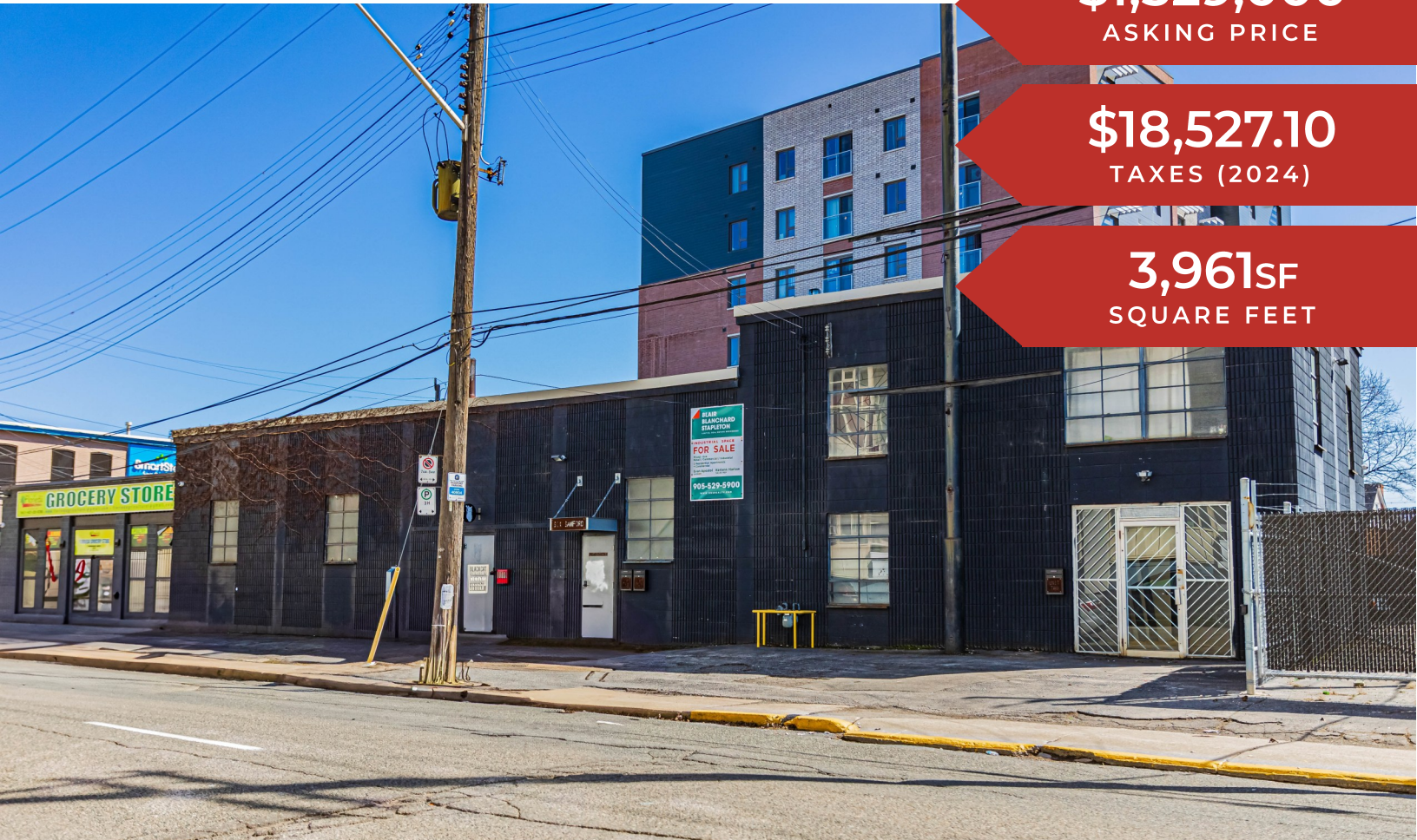
## INDUSTRIAL / RETAIL PROPERTY FOR SALE

BBSREALTY.COM

**\$1,329,000**  
ASKING PRICE

**\$18,527.10**  
TAXES (2024)

**3,961<sup>SF</sup>**  
SQUARE FEET



### 6 Sanford Avenue North, Hamilton, ON

This multi-use property offers a prime location with a large gated lot, ideal for retail, office, light industrial, and various other permitted uses under the TOC1 zoning. The 107' by 95' lot provides ample space for significant on-site parking or storage. Located on Sanford Avenue, just off the busy King Street East transit corridor in Hamilton, this property ensures excellent connectivity and visibility. The building features two commercial units and two residential units.

#### Evan Apostol

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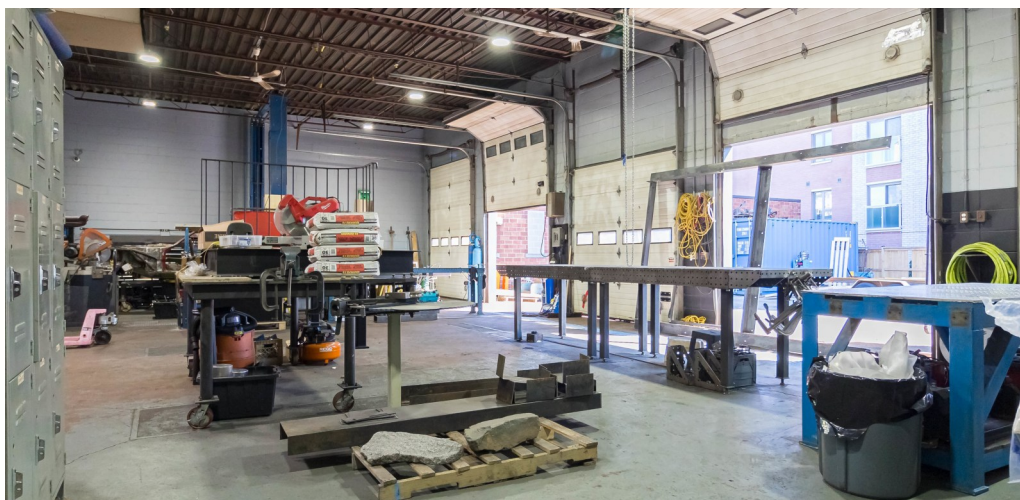
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A large, owner-occupied metal fabrication shop with a spacious bay that includes five drive-in garage doors: one measuring 12' high by 9'6" wide, and four measuring 10' high by 9'6" wide. The unit also has a floor drainage system and impressive ceiling heights just shy of 15 feet. A smaller, vacant, open-concept unit with a washroom. These two commercial units can be easily combined to create one large ground-floor space, providing flexible options for a variety of uses.



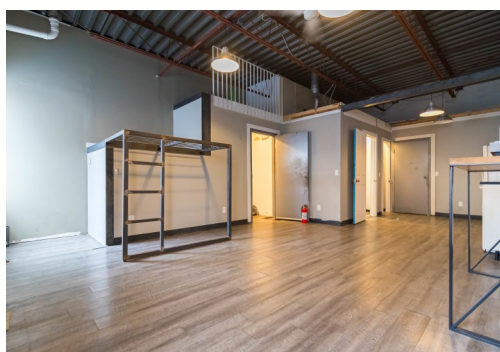
## PROPERTY DETAILS

|                  |                                |
|------------------|--------------------------------|
| ASKING PRICE     | \$1,329,000.00                 |
| TAXES (2024)     | \$18,527.10                    |
| SIZE             | 3,961 sf                       |
| LAND SIZE        | 107' x 95'                     |
| FLOORS           | 2                              |
| DOORS - DRIVE-IN | (1) 12' x 9'6", (4) 10' x 9'6" |
| OFFICE           | 50%                            |
| PARKING          | Surface                        |
| ZONING           | TOC1                           |



## PROPERTY DETAILS

- 3,961 square foot building on 107' x 95' lot
- multi-use property offers a prime location with a large gated lot
- ideal for retail, office, light industrial, and various other permitted uses under the TOC1 zoning
- ample space for significant on-site parking or storage
- located on Sanford Avenue with excellent visibility, just off the busy King Street East transit corridor in Hamilton
- two commercial units and two residential units



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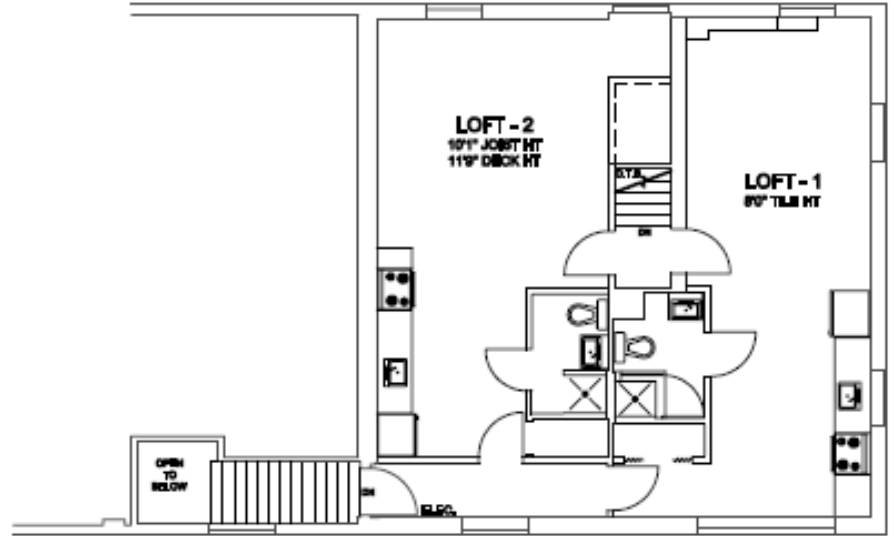
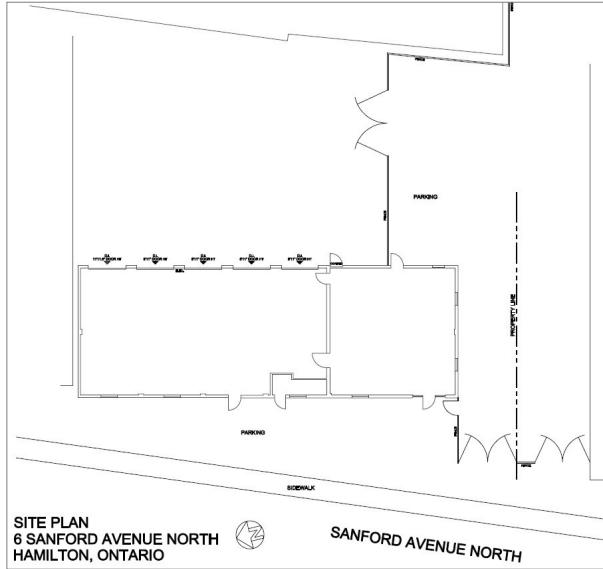
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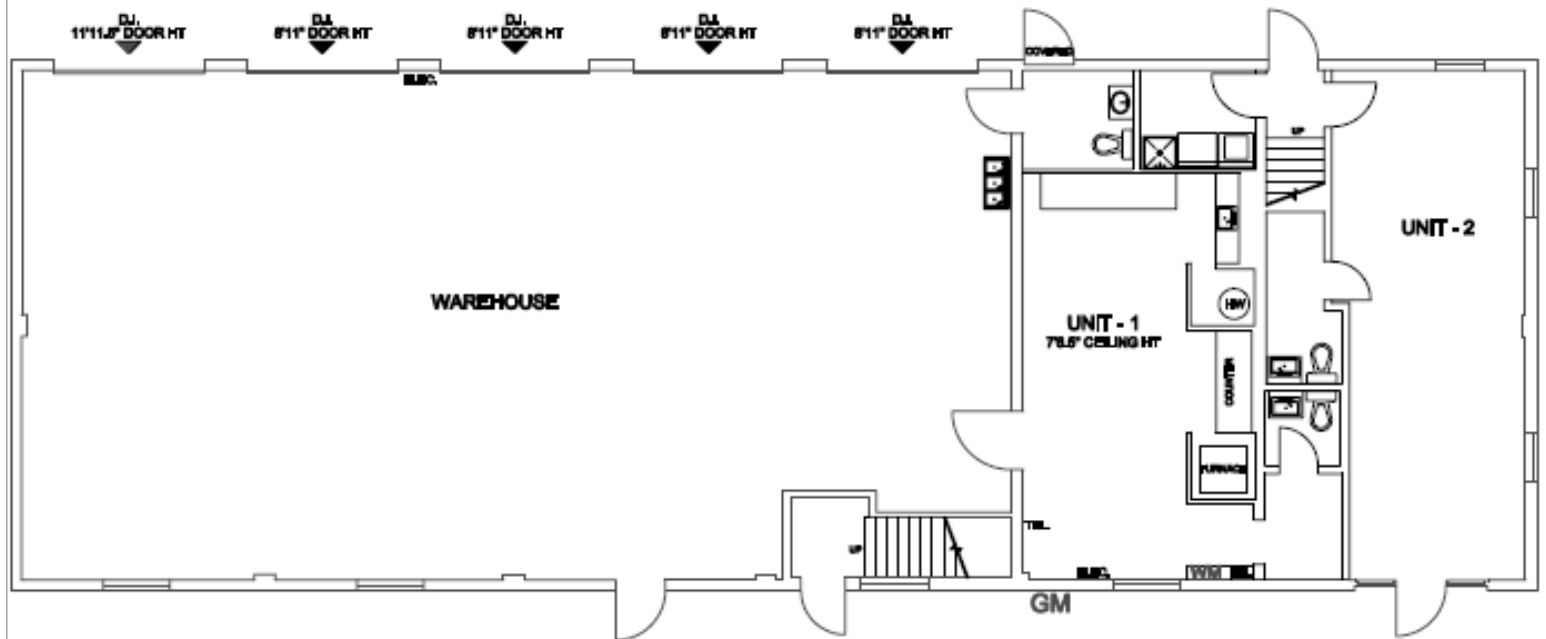
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# INDUSTRIAL / RETAIL PROPERTY FOR SALE

Additionally, the second floor includes two studio residential apartments. One unit is currently occupied, while the other is vacant. Buyers are advised to conduct their own due diligence regarding the legality of these apartment units. This property is ideal for an owner-occupied setup, offering the flexibility to operate a business on-site while generating additional rental income. With its potential for both commercial and residential revenue streams, this property presents an excellent investment opportunity in the heart of Hamilton.



## SECOND FLOOR



## MAIN FLOOR

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