

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

FREESTANDING RETAIL FOR SALE

BBSREALTY.COM

\$8,850,000

ASKING PRICE

27,250

SQUARE FEET

2.033

ACRES



71 Hamilton Street North, Waterdown, ON



Amazing Retail opportunity fronting two streets in the heart of the ever-growing town of Waterdown. The town is currently the recipient of substantial capital spending on all the major points of egress into the Town to make way for further expansion and development. This property is 2 acres of prime land that is zoned C5a currently allowing up to 6 Storeys in height. The 27,250 SF building is currently occupied with a National Tenant on term until October 2026. This timeline allows ample runway for the planning required to be permit ready for any future improvements.

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HAMILTON OFFICE

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

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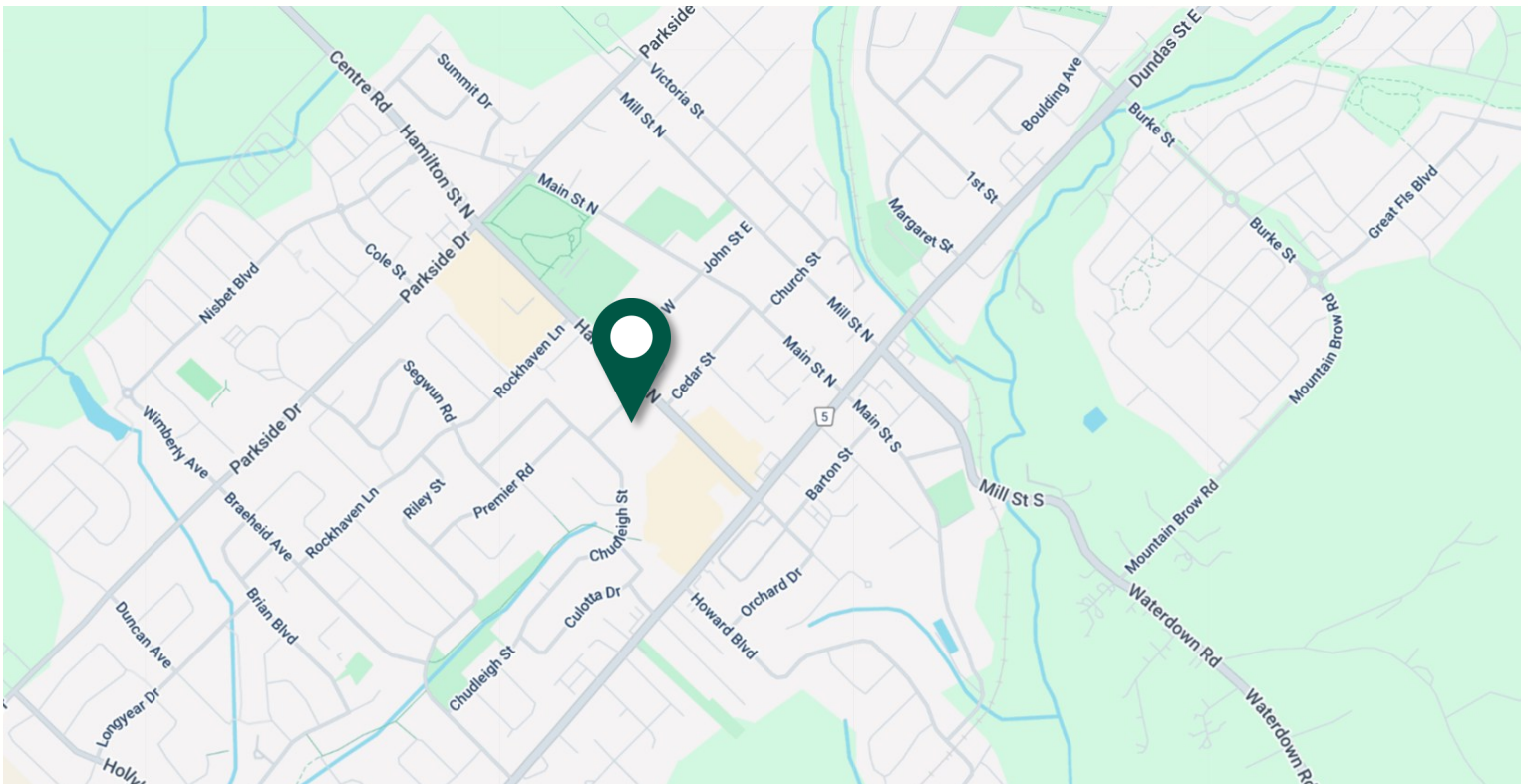
Amazing Retail opportunity fronting two streets in the heart of the ever-growing town of Waterdown. The town is currently the recipient of substantial capital spending on all the major points of egress into the Town to make way for further expansion and development. This property is 2 acres of prime land that is zoned C5a currently allowing up to 6 Storeys in height. The 27,250 SF building is currently occupied with a National Tenant on term until October 2026. This timeline allows ample runway for the planning required to be permit ready for any future improvements.



PROPERTY DETAILS

LOT FRONT	211.66'
LOT DEPTH	413.11'
DRIVE-IN DOORS	1
TRUCK LEVEL DOORS	1
CLEAR HEIGHT	18'
PARKING	(95) surface
TAXES (2025)	\$65,701.00
ZONING	C5a

- amazing location in the heart of the ever growing Town of Waterdown
- over 2 acres of prime land zoned C5a for future growth
- 27,250 square foot commercial building
- current environmental and geotechnical reports available
- Tenanted until October 2026



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Retail property for sale, Ideal future development potential .



DEMOGRAPHICS

RADIUS	LABOUR FORCE	POPULATION (ESTIMATED)	HOUSEHOLD INCOME (AVERAGE)
10km	60.7%	270,150	\$127,495
20km	61.5%	900,872	\$139,576
30km	63.3%	1,357,538	\$153,661

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OF PART OF
 LOT 8
 CONCESSION 3
 TOWNSHIP OF EAST FLAMBOURGH
 IN THE
 CITY OF HAMILTON
 SCALE 1:500 METERS
 R.A. McLENNAN, O.L.S. - 2000

HAMILTON STREET
 (GENERAL ROAD ALIGNED BETWEEN LOTS 9 AND 10, CONCESSION 3)
 (PLAN 62B-1071)

WHITE OAK DRIVE
 (PLAN 17008 - 0000 S.D.)

CHEDOKES STREET

LOT 26
 (PLAN 17008 - 0000 S.D.)

LOT 29
 (PLAN 17008 - 0000 S.D.)

LOT 30
 (PLAN 17008 - 0000 S.D.)

LOT 31
 (PLAN 17008 - 0000 S.D.)

LOT 32
 (PLAN 17008 - 0000 S.D.)

LOT 33

PART 1, PLAN 62B-1071B
 PART 2, PLAN 62B-1071A
 PART 3, PLAN 62B-1071C
 PART 4, PLAN 62B-1071D

BLOCK 43, PLAN 62B-1071

BLOCK 42, PLAN 62B-1071

BLOCK 41, PLAN 62B-1071

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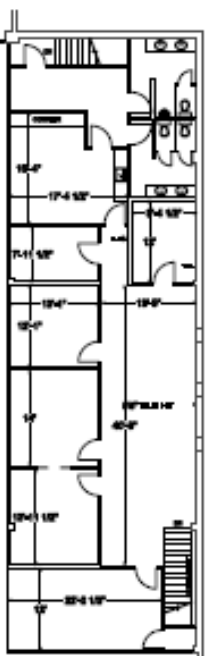
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RENTABLE AREA: 27,250 SF

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THE CITY OF HAMILTON

SECTION 10: COMMERCIAL AND MIXED USE ZONES

ZONING BY-LAW

10.5a MIXED USE MEDIUM DENSITY – PEDESTRIAN FOCUS (C5a) ZONE

Explanatory Note: The C5a Zone is typically located along pedestrian oriented streets where permitted commercial and residential uses create an active and vibrant pedestrian realm. Built form consists of buildings with only commercial uses at-grade and residential, commercial and limited institutional uses on the upper floors to encourage a pedestrian and transit-supportive environment. The range of permitted commercial uses along with their built form, are intended to meet the needs of residents and visitors while creating an inviting pedestrian environment.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Mixed Use Medium Density – Pedestrian Focus (C5a) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

10.5a.1 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 Service (By-law. No. 24-137, July 12, 2024)
Place of Assembly
Place of Worship
Repair Service
Restaurant
Retail
Social Services Establishment
Urban Farmers Market
Veterinary Service

November 19, 2018

10.5a-1

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