

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE UNIT FOR LEASE

BBSREALTY.COM

\$18.75 PSF
NET LEASE RATE

\$7.00 PSF
T.M.I. (2025)

3,546
SQUARE FEET



1205 Rymal Road East, Unit 4 & 5, Hamilton, ON

Multi-use unit available for lease on the Hamilton Mountain, at the corner of Rymal Road E and Nebo Road! The unit and property have excellent signage opportunities with a pylon and sign band, which benefit from the high visibility corner lot. There is also easy highway access, with the LINC just around the corner, as well as transit options steps away. Additionally, parking is abundant. Some notable uses for this wide open and bright unit are commercial recreation, retail, office, and personal service. Landlord is working towards cleaning up the overhangs.

Andrew Patrick Blair

Broker of Record

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HAMILTON OFFICE

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PROPERTY DETAILS

DOORS - DRIVE-IN	(1) 10' x 10'
PARKING	10 spots
WASHROOMS	1
ZONING	C7 Exception 315

PROPERTY DETAILS

- Located on Hamilton Mountain at the corner of Rymal Road East and Nebo Road
- Easy highway access to LINC
- Excellent signage opportunities
- Pylon and sign band
- Abundant parking
- Notable uses include commercial recreation, retail, office, and personal service



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ZONING- Section 10: Commercial & Mixed Use Zones

THE CITY OF HAMILTON

SECTION 10: COMMERCIAL AND MIXED USE ZONES

ZONING BY-LAW

10.7 ARTERIAL COMMERCIAL (C7) ZONE

Explanatory Note: The C7 Zone permits large-format commercial uses catering to the travelling public and in turn, the built form is reflective through the presence of large buildings. The uses found within the C7 Zone are typically land intensive which may require outdoor storage and sales areas.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Arterial Commercial (C7) 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:

10.7.1 PERMITTED USES

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

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ZONING- Schedule "C" - Special Exceptions

SCHEDULE "C": SPECIAL EXCEPTIONS

THE CITY OF HAMILTON

ZONING BY-LAW

- b) In addition to Clause a), a Parking Lot accessory to a Funeral Home shall also be permitted at 30 Lake Avenue Drive.

(By-law No. 17-240, November 8, 2017)

314. Within the lands zoned Community Commercial (C3) Zone, identified on Map 1260 of Schedule "A" – Zoning Maps and described as 3 and 15 Lockport Way, the following special provisions shall apply:

- a) In addition to Subsection 10.3.1, the following uses shall also be permitted:

- i) Commercial Recreation
- ii) Place of Assembly
- iii) Equipment and Machinery Sales
- iv) Rental and Service Establishment
- v) Funeral Home
- vi) Commercial Entertainment
- vii) Museum
- viii) Place of Worship

(By-law No. 17-240, November 8, 2017)

315. Within the lands zoned Arterial Commercial (C7) Zone, identified on Maps 1499, 1505, 1506, 1546, 1635 and 1636 of Schedule "A" – Zoning Maps and described as 1170, 1188 and 1205 Rymal Road East, 267, 275 - 283 and 293 Upper Centennial Parkway and 5365 Twenty Road East, the following special provisions shall apply:

- a) In addition to Subsection 10.7.1, the following uses shall also be permitted:

- i) Retail
- ii) Office
- iii) Personal Service

- b) In addition to Subsection 10.7.1 and Clause a) and notwithstanding Clause a) ii), for the lands located at 267, 275, 277, 279, 283 and 293 Upper Centennial Parkway, the following uses shall also be permitted:

- i) Financial Establishment
- ii) Medical Clinic
- iii) Office, provided it is located above the ground floor

- c) In addition to Subsection 10.7.1 and Clause a), for the lands located at 5365 Twenty Road East, the following uses shall also be permitted:

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THE CITY OF HAMILTON

SCHEDULE "C": SPECIAL EXCEPTIONS

ZONING BY-LAW

- i) Custom Workshop
- ii) Day Nursery
- iii) Financial Establishment
- iv) Manufacturing, except for the uses listed below which shall be prohibited, even as an accessory use:

Beverage Distillation
 Breweries
 Concrete Crushing
 Manufacturing of Asbestos, Phosphate or Sulphur Products
 Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement, not including mixing, blending, treatment or similar process
 Processing or Refining of Petroleum or Coal
 Processing, Milling or Packaging of Animal Feed
 Rock Crushing
 Salvage Yard
 Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof
 Smelting of Ore or Metal
 Tanning or Chemical Processing of Pelts or Leather
 Vulcanizing or Rubber or Rubber Products
 Explosives Manufacturing
 Pulp and Paper Mills

- v) Medical Clinic
- d) Notwithstanding Subsections 5.1 a) v) b), 5.6c) and 10.7.3a), b), c), and d), for the lands located at 267, 275, 277, 279, 283 and 293 Upper Centennial Parkway, the following regulations shall apply:

- i) Minimum Front Yard 3.0 metres
- ii) Maximum Front Yard 6.0 metres
- iii) Minimum Side Yard 3.0 metres
- iv) Minimum Rear Yard 1.0 metres
- v) Maximum Height 15.0 metres
- vi) Minimum Landscape Open Space
 - 1. A landscape strip having a minimum width of 3.0 metres shall be provided adjacent to any street

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SCHEDULE "C": SPECIAL EXCEPTIONS

THE CITY OF HAMILTON
ZONING BY-LAW

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| | | except for points of ingress and egress. |
| | | 2. A landscape strip having a minimum width of at least 3.0 metres shall be provided adjacent to every portion of any lot line that abuts any zone other than a commercial or industrial zone. |
| vii) | Minimum Parking Requirements | A minimum of one parking space per 28 square metres of gross floor area or fraction thereof shall be required. |
| viii) | Minimum Loading Requirements | 1 loading space shall be required. |
| ix) | A minimum of 40 percent of the ground floor façade shall be composed of windows and doors for the buildings fronting Mud Street West and Upper Centennial Parkway | |
| x) | The minimum combined width of the ground floor façade of all buildings located along Mud Street West shall be equal to 40 percent or more of the measurement of the front lot line, and shall be subject to a maximum building setback of 6.0 metres. | |
| xi) | The minimum combined width of the ground floor façade of all buildings located along Upper Centennial Parkway shall be equal to 40 percent or more of the measurement of the side lot line, and shall be subject to a maximum building setback of 6.0 metres. | |
| e) | Notwithstanding Subsections 5.1 a) v) b) and 10.7.3 a), for the lands located at 5365 Twenty Road East, the following regulations shall also apply: | |
| i) | Minimum Lot Frontage | 45.0 metres |
| ii) | Minimum Lot Depth | 75.0 metres |

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SCHEDULE "C": SPECIAL EXCEPTIONS

**THE CITY OF HAMILTON
ZONING BY-LAW**

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| iii) | Minimum Lot Area | 0.4 hectares |
| iv) | Minimum Front Yard | 15.0 metres |
| v) | Minimum Landscaping Requirements | <p>A. A landscaped area having a minimum width of 7.5 metres shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts a street line (except driveways) or any Zone where the adjoining land is used for residential or institutional purposes.</p> <p>B. All portions of any lot not covered by buildings or structures or not used for driveways, storage, parking, loading or walkways, shall be grassed or have other suitable vegetative cover designed to provide an attractive appearance.</p> |

(By-law No. 17-240, November 8, 2017)

316. Within the lands zoned Mixed Use Medium Density – Pedestrian Focus (C5a) Zone, identified on Map 1039 and 1085 of Schedule "A" – Zoning Maps and described as 488 Upper Wellington Street, the following special provisions shall apply:
- a) In addition to Subsection 10.5a.1, only one of the following uses shall also be permitted.
 - i) Townhouse Dwellings
 - ii) Multiple Dwellings
 - b) In addition to Clause i), a maximum of 12 townhouse dwelling units shall be permitted or a maximum of 18 multiple dwelling units shall be permitted.