

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM

\$4,950,000

ASKING PRICE

\$25,386.11

TAXES (2024)

17,000

SQUARE FEET

274' x 202'

LOT SIZE

K

ZONING



193 Elgin Street, Hamilton, ON

Unlock a rare urban industrial opportunity at 193 Elgin Street, Hamilton. This exceptional property offers a total of 34,000 sq ft of functional space, with 17,000 sq ft above grade and an additional 17,000 sq ft in a fully functional and usable basement. Situated on a generous 1.436-acre site, the property boasts approximately 0.5 acre of excess land, fully fenced with separate access.

Adam Ionico

Sales Representative

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Co-listed with:

Bryan Faldowski*, Doug Murray*, Emily Hawker*; *Sales Representatives

Colliers Macaulay Nicolls Inc., Brokerage

Phone: 416.777.2200

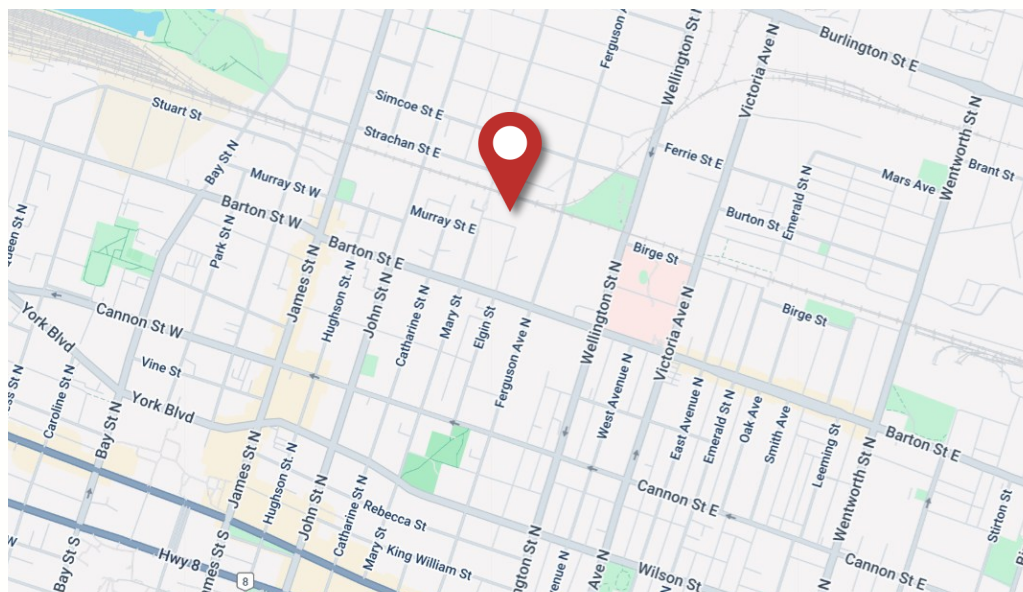
HAMILTON OFFICE

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

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INDUSTRIAL PROPERTY FOR SALE

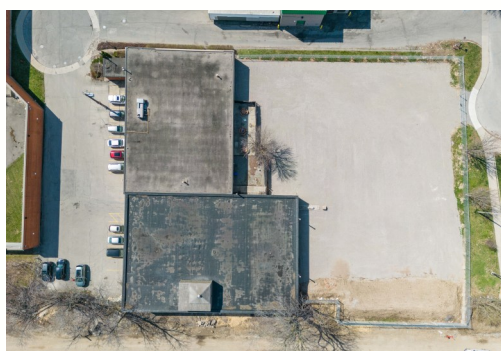
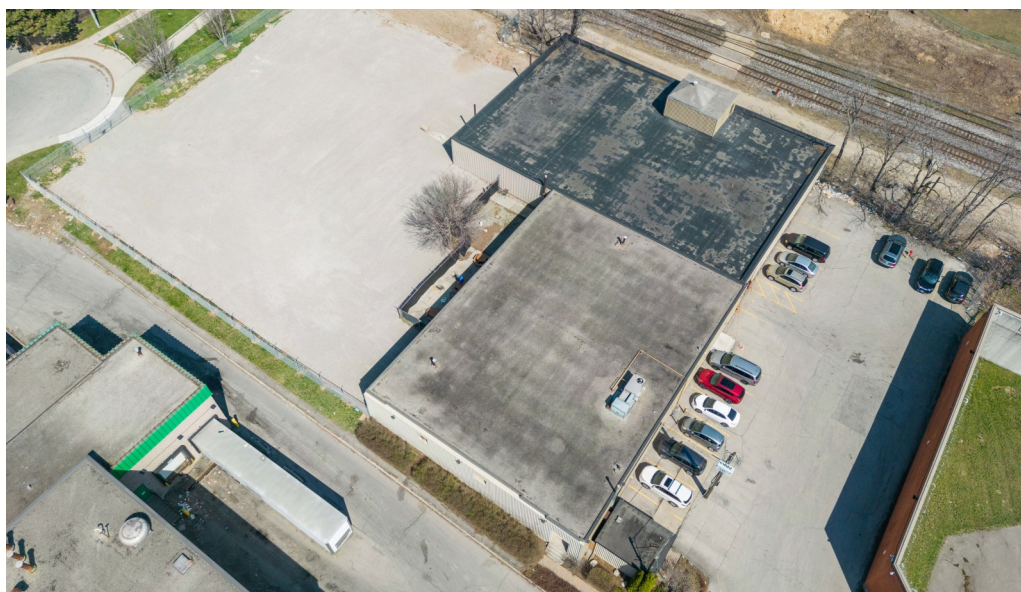
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PROPERTY DETAILS

CLEAR HEIGHT	12'
ELEVATOR	freight
LOT SIZE	1.436 ac
OUTSIDE STORAGE	yes
PARKING	(20) surface
TRUCK LEVEL DOOR	(1)

- This versatile outdoor space is ideal for secure truck parking, outdoor storage, or can be leased independently to generate additional income.
- Perfect for an owner-occupier, this property provides a strategic location for your business with the added security of strong underlying land value.
- The site's prime location within the West Harbour GO Major Transit Station Area (MTSA) presents significant future development potential.
- Enjoy unparalleled connectivity with the West Harbour GO Train station just a short walk away, offering seamless transit to Toronto and the greater GTA.
- The area is rich with amenities, including a vibrant arts and restaurant scene on James Street North, a grocery store just next door and a nearby hospital.
- This property is a strategic investment in a dynamic, high-growth urban hub.



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