

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM

**\$4,490,000**

ASKING PRICE

**\$25,386.11**

TAXES (2024)

**34,000**

SQUARE FEET

**1.436**

ACRES

**274' x 202'**

LOT SIZE



## 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. 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. This property is a strategic investment in a dynamic, high-growth urban hub.

**Adam Ionico**  
Sales Representative

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**Co-listed with:**

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

Colliers Macaulay Nicolls Inc., Brokerage

Office: 416.777.2200



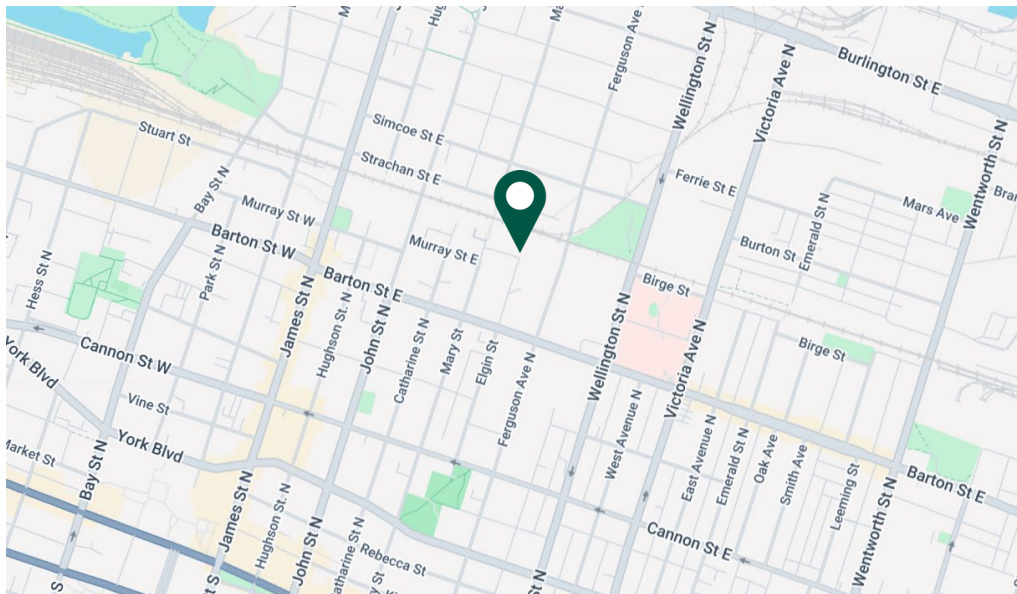
### HAMILTON MAIN OFFICE

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

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

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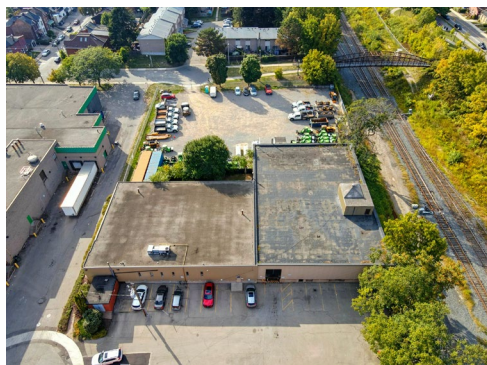
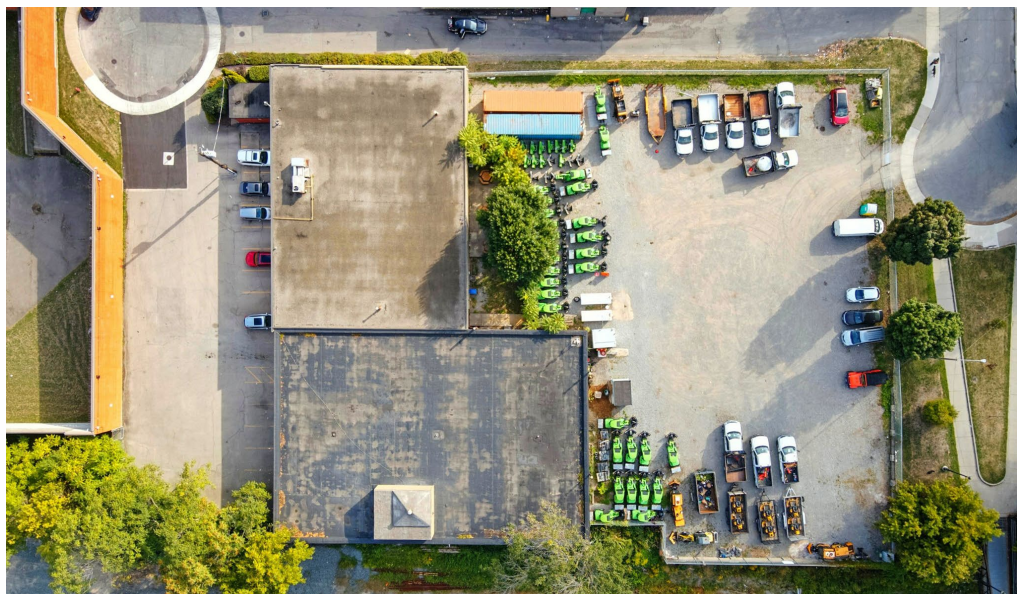
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## DETAILS

<b>CLEAR HEIGHT</b>	12'
<b>DOORS - TRUCK LEVEL</b>	1
<b>LOT SIZE</b>	1.436 acres
<b>PARKING</b>	20 spaces
<b>ZONING</b>	K

- 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
- 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



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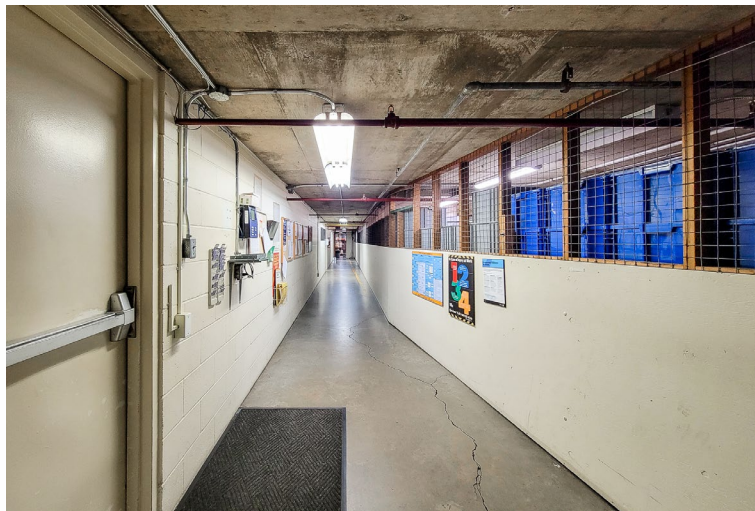
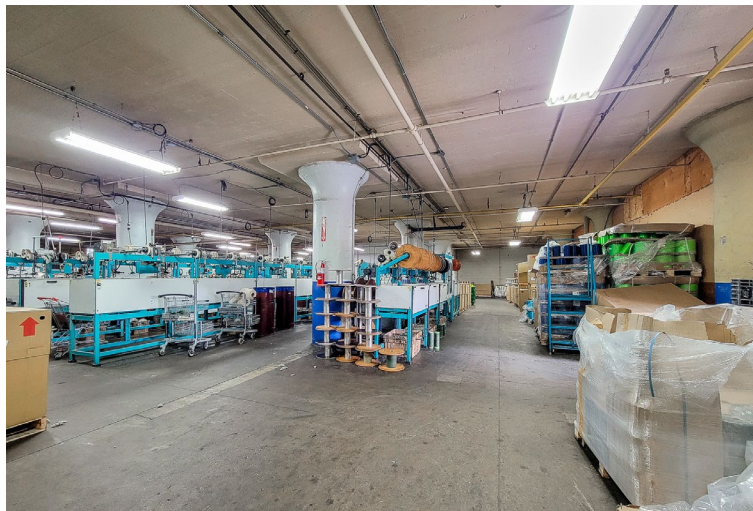
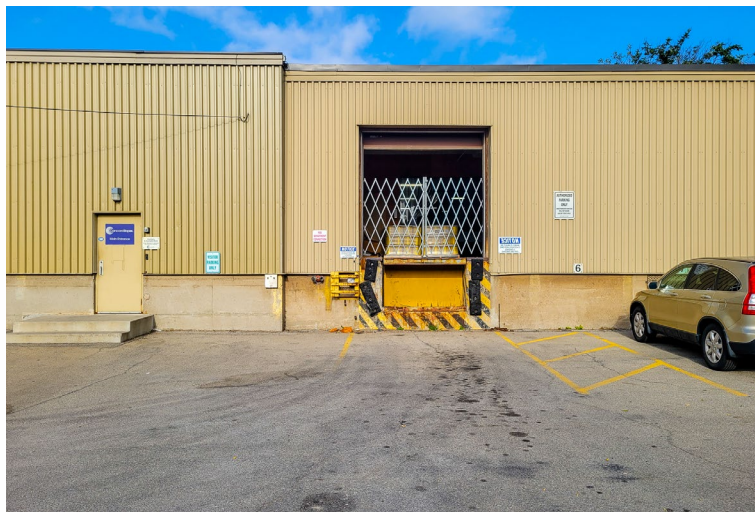
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