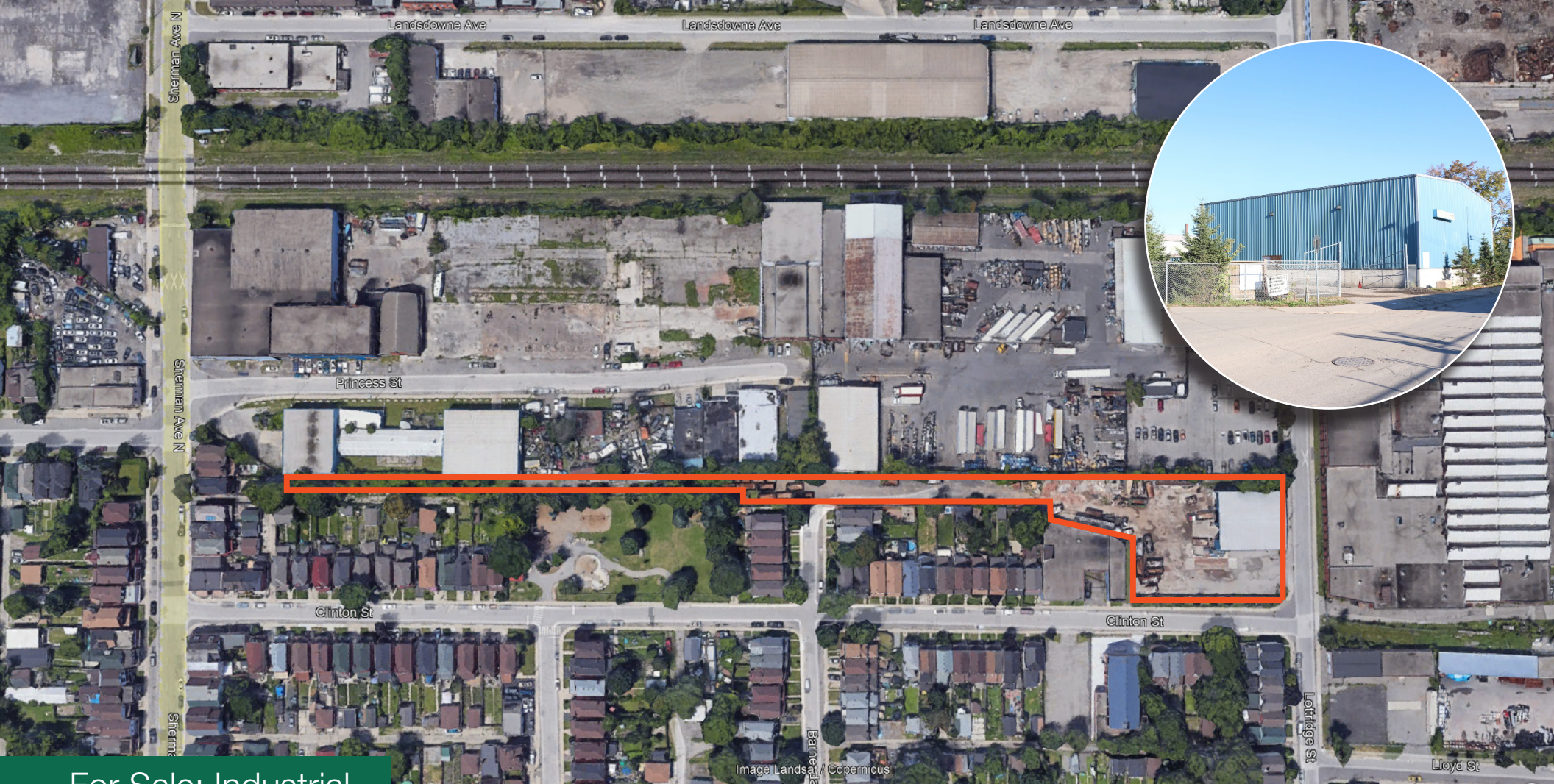




For Sale: Industrial

# 217 Lottridge Street, Hamilton

5,600 SF Industrial Building on 1.51 Acres

**Lennard:**

Here is where your business will *grow*.

**BLAIR  
BLANCHARD  
STAPLETON**  
LIMITED, REAL ESTATE BROKERAGE

# 217 Lottridge Street



Size  
**5,600 SF**  
Office (Trailer)  
**500 SF**



Site  
**1.51 acres**



Clear Height  
**18'**  
Shipping  
**3 Drive-in Doors**



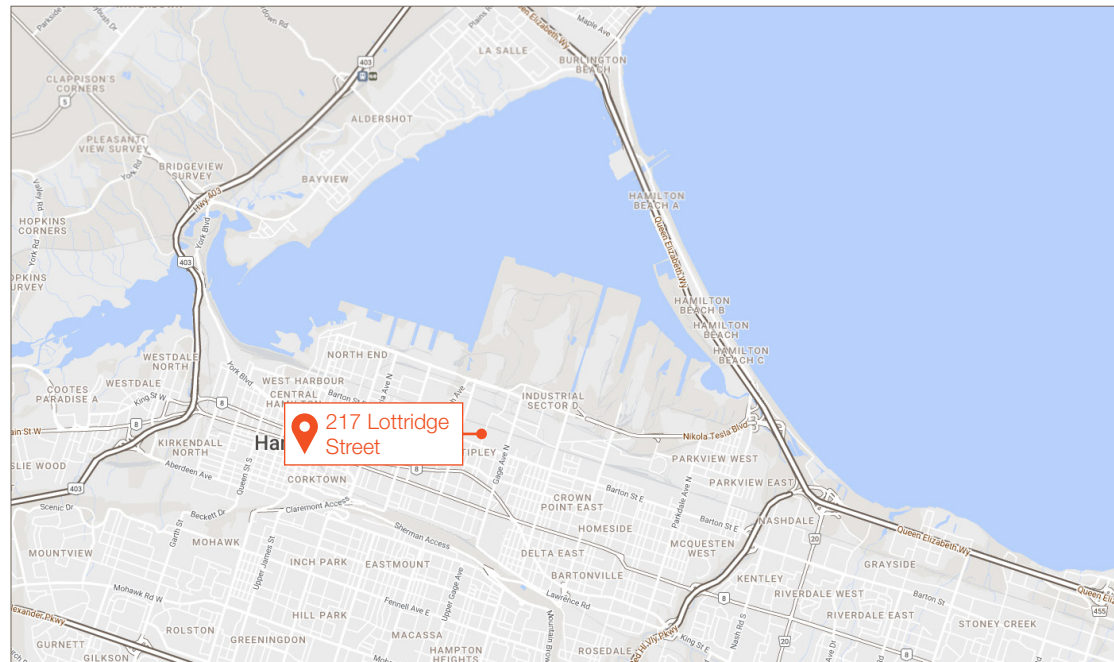
Zoning  
**M6**



Asking Price (Sale)  
**\$1,950,000**  
Taxes  
**\$39,136.95**

## Property Highlights

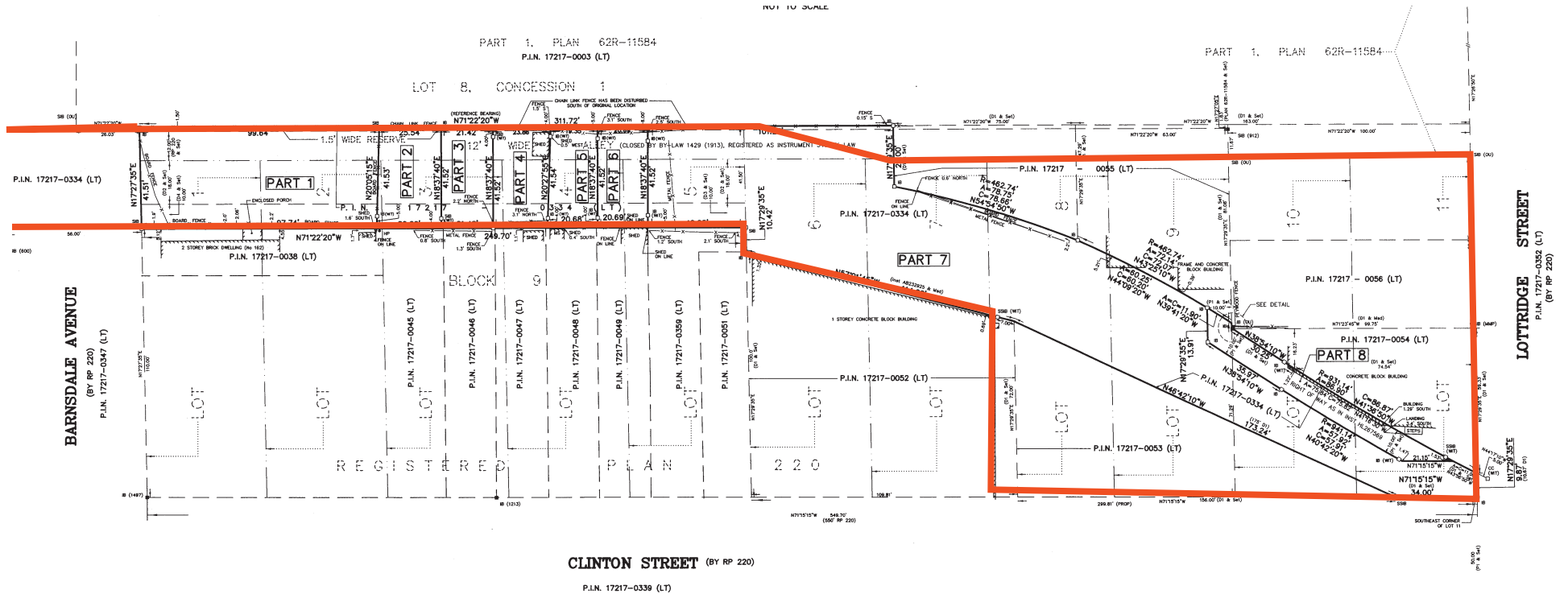
- Great small industrial property that would make a great contractor's yard or landscaper's yard
- Building is unheated
- Well located and allows for many uses
- Outdoor Storage permitted
- A restrictive covenant will be registered on title not allowing: Waste (processing facilities and waste transfer facilities)



**Lennard:**

# 217 Lottridge Street

Survey (Partial)



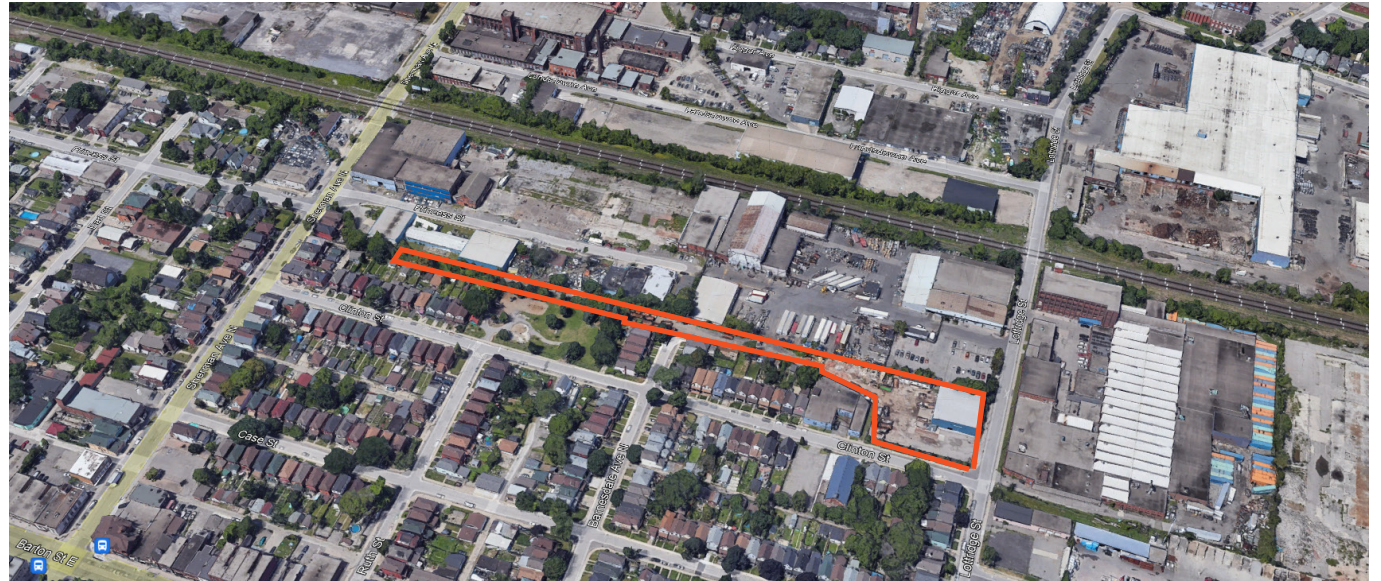
Lennard:



## Lennard:



# 217 Lottridge Street



**Lennard:**

# 217 Lottridge Street

## Uses Permitted (Official Plan)

- Manufacturing
- Warehousing
- Repair service
- Building or contracting supply establishments
- Building and lumber supply establishments
- Transport terminals
- Research and development
- Communication establishment
- Private power generation
- Dry cleaning plants
- Salvage/Storage yards
- Motor vehicle repair and wrecking
- Hotel
- Fitness Center
- Financial Establishment
- Restaurant
- Personal Services
- Motor Vehicle Service Station
- Retail Establishment
- Labour Association Hall
- Conference/Convention Centre
- Trade school
- Commercial parking facility
- Commercial motor vehicle and equipment sales
- Commercial and Rental Establishment
- Office Uses (Limited)
- Agricultural Uses (Limited)
- Waste (processing facilities and waste transfer facilities)
- Retail (Accessory Use)
- Office (Accessory Use)

## Uses Permitted (Zoning)

- Alcohol Production Facility
- Aquaponics
- Artist Studio
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales, Rental & Service Establishment
- Commercial Parking Facility
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Equipment and Machinery Sales, Rental & Service Establishment
- Financial Establishment
- Greenhouse
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Medical Clinic
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Office
- Personal Services
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development Establishment
- Restaurant
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse

## Lennard:

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