

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MULTI-USE PROPERTY FOR SALE

BBSREALTY.COM



\$1,100,000

ASKING PRICE

\$18,527.10

TAXES (2025)

3,961

SQUARE FEET

107' x 95'

LOT SIZE

6 Sanford Avenue North, Hamilton, ON

This versatile multi-use property offers a prime location with a large gated lot, ideal for retail, office, light industrial, and a variety of other permitted uses under TOC1 zoning. The 107' by 95' lot provides ample space for on-site parking or outdoor storage. Situated on Sanford Avenue just off the busy King Street East transit corridor in Hamilton, the property benefits from excellent visibility and connectivity. The building consists of two commercial units and two residential units.

Evan Apostol
Broker

Office: 905.527.1144 x 300

Email: evan.apostol@marklandpm.com

Joe Klimowicz
Sales Representative

Office: 905.527.1144 x 302

Email: klimowicz@bbsrealty.com



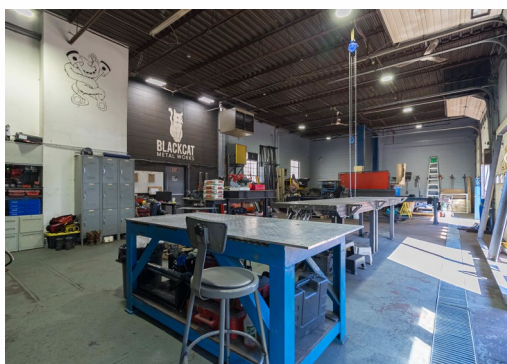
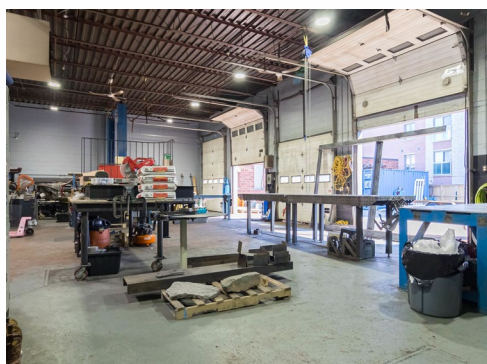
HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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.

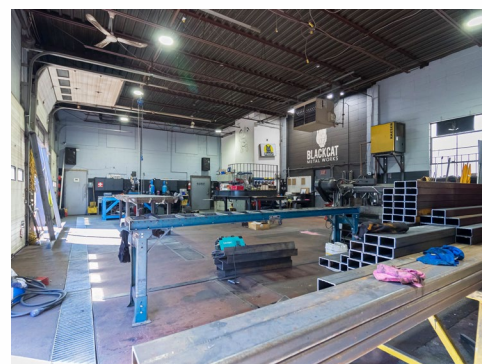
MULTI-USE PROPERTY FOR SALE

The main commercial unit features a spacious bay with five drive-in garage doors—one measuring approximately 12' high by 9'6" wide, and four measuring approximately 10' high by 9'6" wide—along with a floor drainage system and impressive ceiling heights just under 15 feet. A second open-concept commercial unit includes a washroom and can be easily combined with the main unit to create one expansive ground-floor space, offering exceptional flexibility for a wide range of uses.



DETAILS	
DOORS – DRIVE-IN	(4) 9'6" x 10'
DOORS – GRADE LEVEL	(1) 9'6" x 12'
LEVELS	2
PARKING	ample
POSSESSION	immediate
ZONING	TOC1

- This property is well suited for an owner-user, investor, or developer seeking flexibility and income potential
- Combining strong commercial utility with residential upside, this property represents a compelling opportunity in the heart of Hamilton
- The entire space is vacant and ready for immediate possession
- The second floor includes two studio residential apartments
- Buyers are advised to conduct their own due diligence regarding the legality of the residential units



HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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.

MULTI-USE PROPERTY FOR SALE

The main commercial unit features a spacious bay with five drive-in garage doors—one measuring approximately 12' high by 9'6" wide, and four measuring approximately 10' high by 9'6" wide—along with a floor drainage system and impressive ceiling heights just under 15 feet. A second open-concept commercial unit includes a washroom and can be easily combined with the main unit to create one expansive ground-floor space, offering exceptional flexibility for a wide range of uses.

BBSREALTY.COM



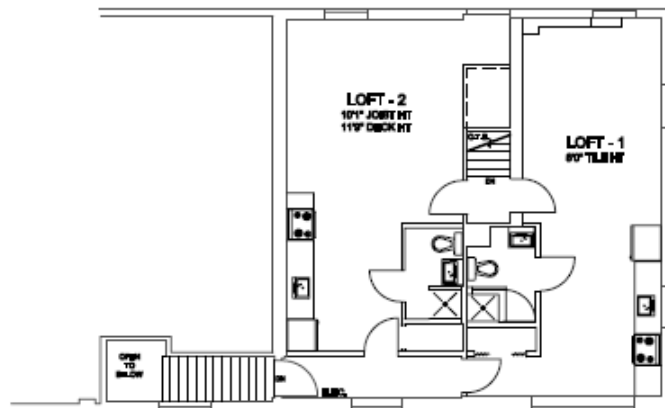
HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

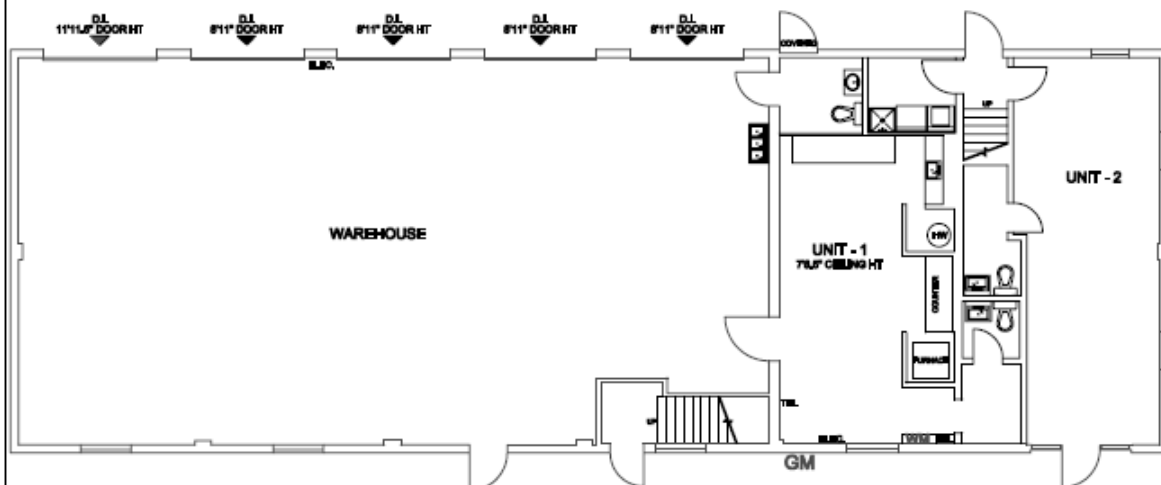
The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof.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

MULTI-USE PROPERTY FOR SALE

MAIN FLOOR: 2,944 SF
2ND FLOOR: 1,017 SF
TOTAL: 3,961 SF



SECOND FLOOR



MAIN FLOOR

PREPARED BY:



LOCATION:

FLOOR PLANS
6 SANFORD AVENUE NORTH
HAMILTON, ONTARIO



PREPARED FOR:

BLAIR BLANCHARD STAPLETON

DATE:

FEBRUARY 06, 2025

FILE:

6SANFORD-N.DWG

SCALE:

NTS

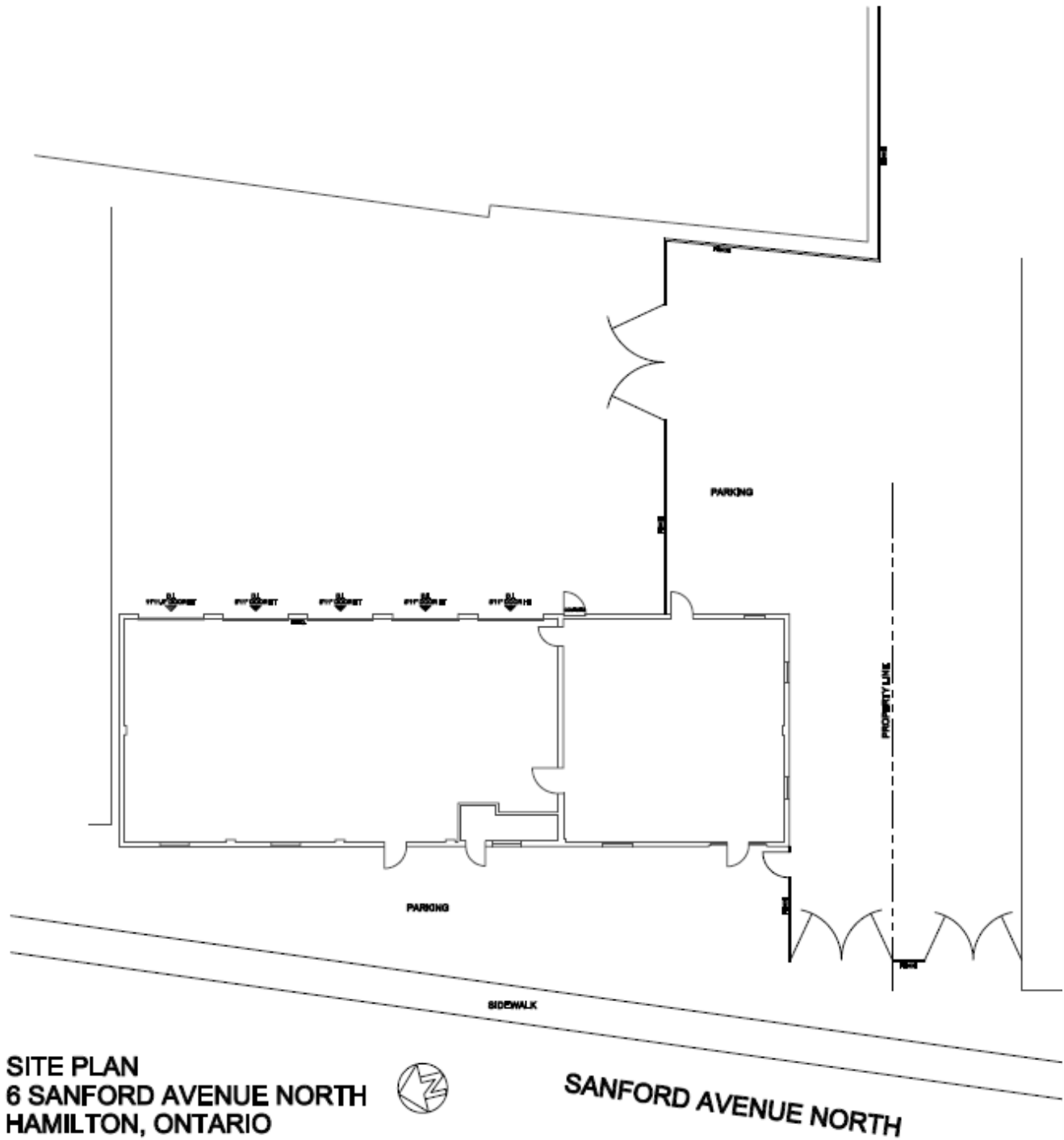
HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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.

MULTI-USE PROPERTY FOR SALE

BBSREALTY.COM



HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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.