

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL PROPERTY FOR SALE OR LEASE

BBSREALTY.COM

\$8,100,000

ASKING PRICE

\$72,816.92

TAXES (2026)

\$17.95 PSF

NET LEASE RATE

\$5.00 PSF

T.M.I. (2025)

27,250

SQUARE FEET



71 Hamilton Street North, Waterdown, ON



Amazing commercial location in the heart of the ever-growing town of Waterdown, this building offers approximately 27,250 SF including 2,596 SF of office space, 1 drive-in door, 1 dock door and 8'-19' clear ceiling height. Situated in the Hamilton-Waterdown-Burlington Hwy 5 & 6 corridor with quick access to Highways 401, 403 and the QEW for easy access to the GTHA.

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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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DETAILS

CLEAR HEIGHT	8'-19'
DOORS - DRIVE-IN	(1)
DOORS - DOCK LEVEL	(1)
LOT SIZE	2 acres
PARKING	ample
ZONING	C5a

- available for sale or lease
- fronting on two streets
- 2 acres of prime land
- zoned C5a currently allowing up to 6 storeys in height
- currently occupied with a National Tenant on term until October 2026 allowing for ample runway for the planning required to be permit ready for any future improvements
- town is currently the recipient of substantial capital spending on all the major points of egress into the Town to make way for further expansion and development

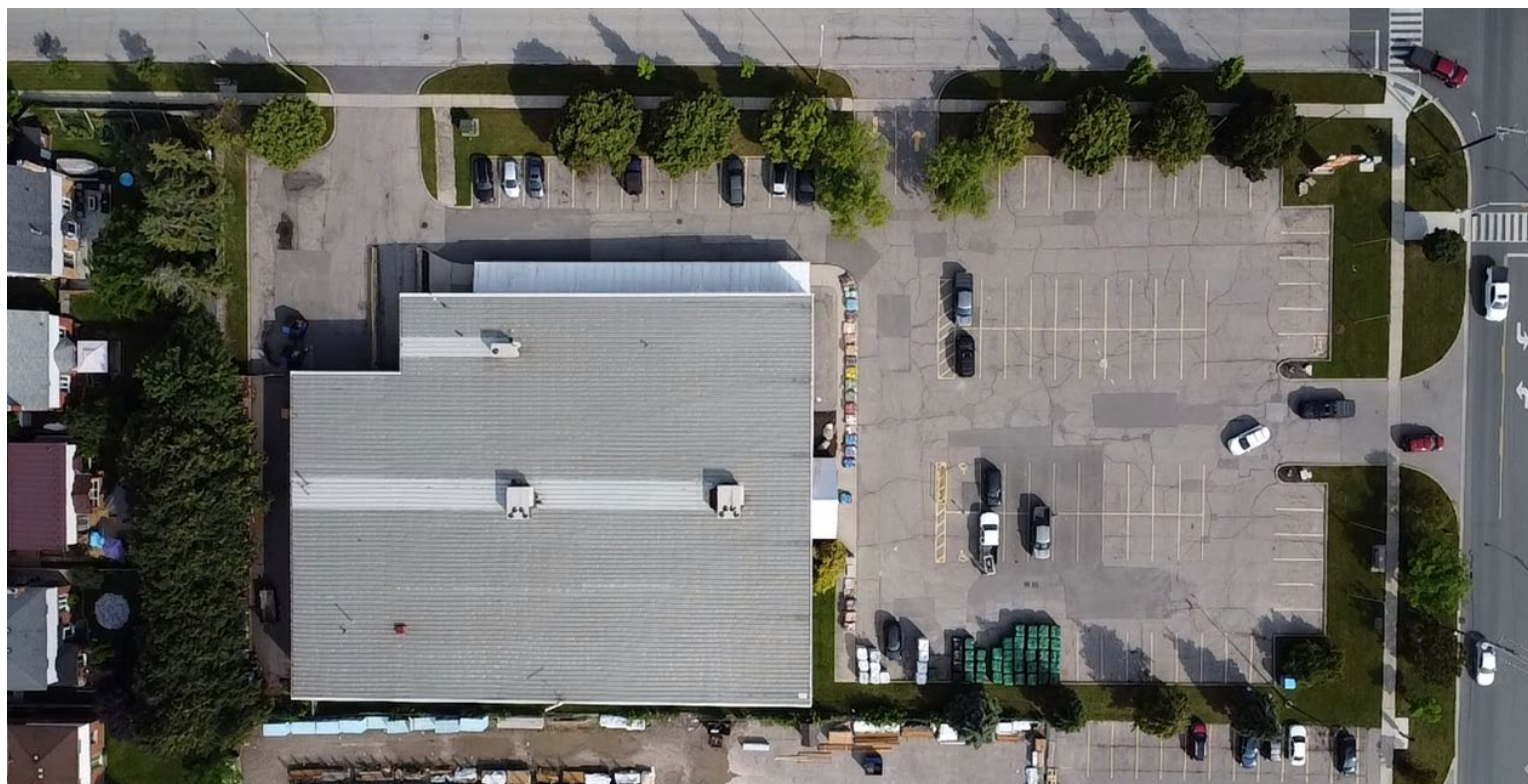
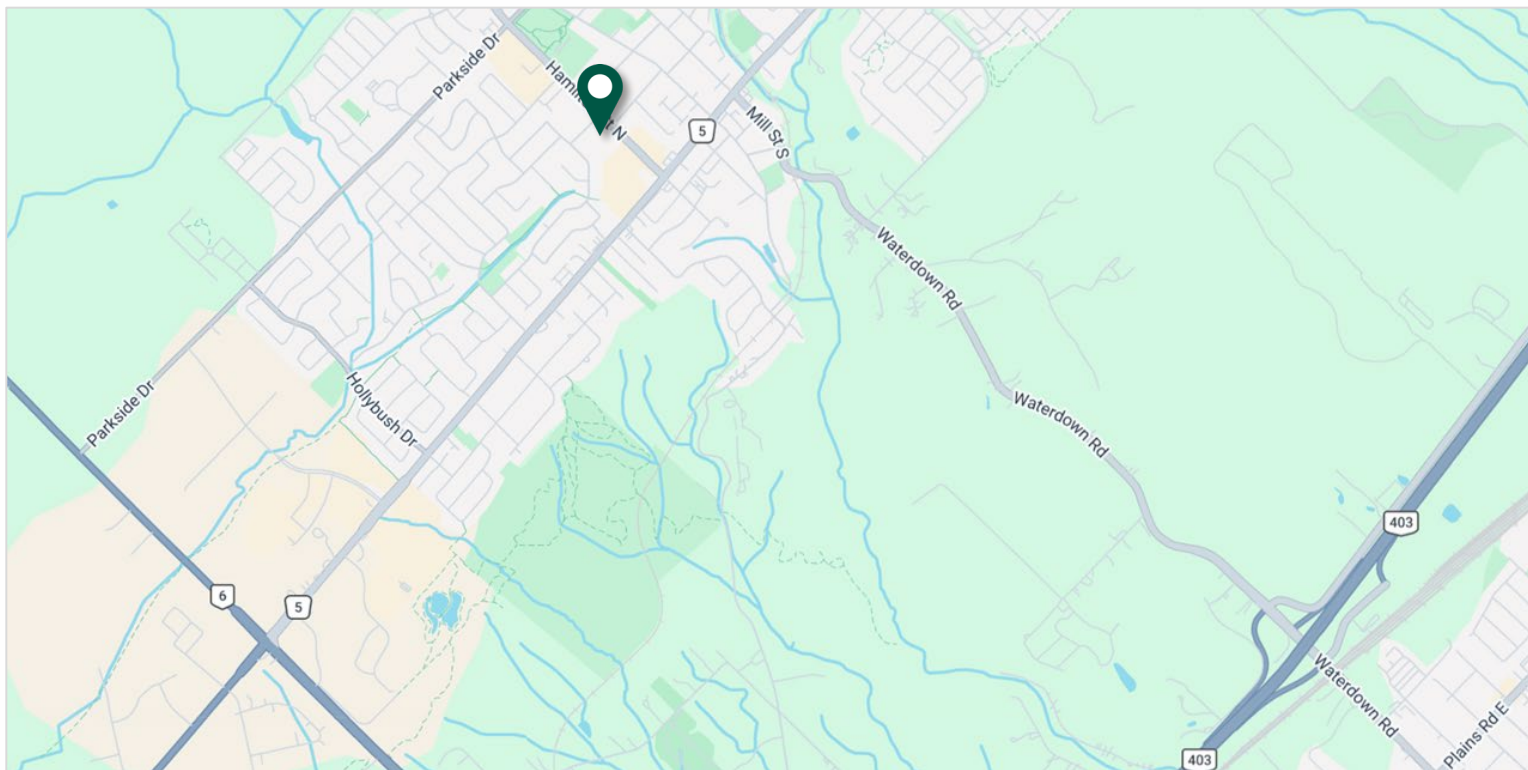
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DEMOGRAPHICS

RADIUS	LABOUR FORCE	POPULATION (ESTIMATED)	HOUSEHOLD INCOME (AVERAGE)
10km	60.7%	270,150	\$127,495
20km	61.5%	900,872	\$139,576
30km	63.3%	1,357,538	\$153,661

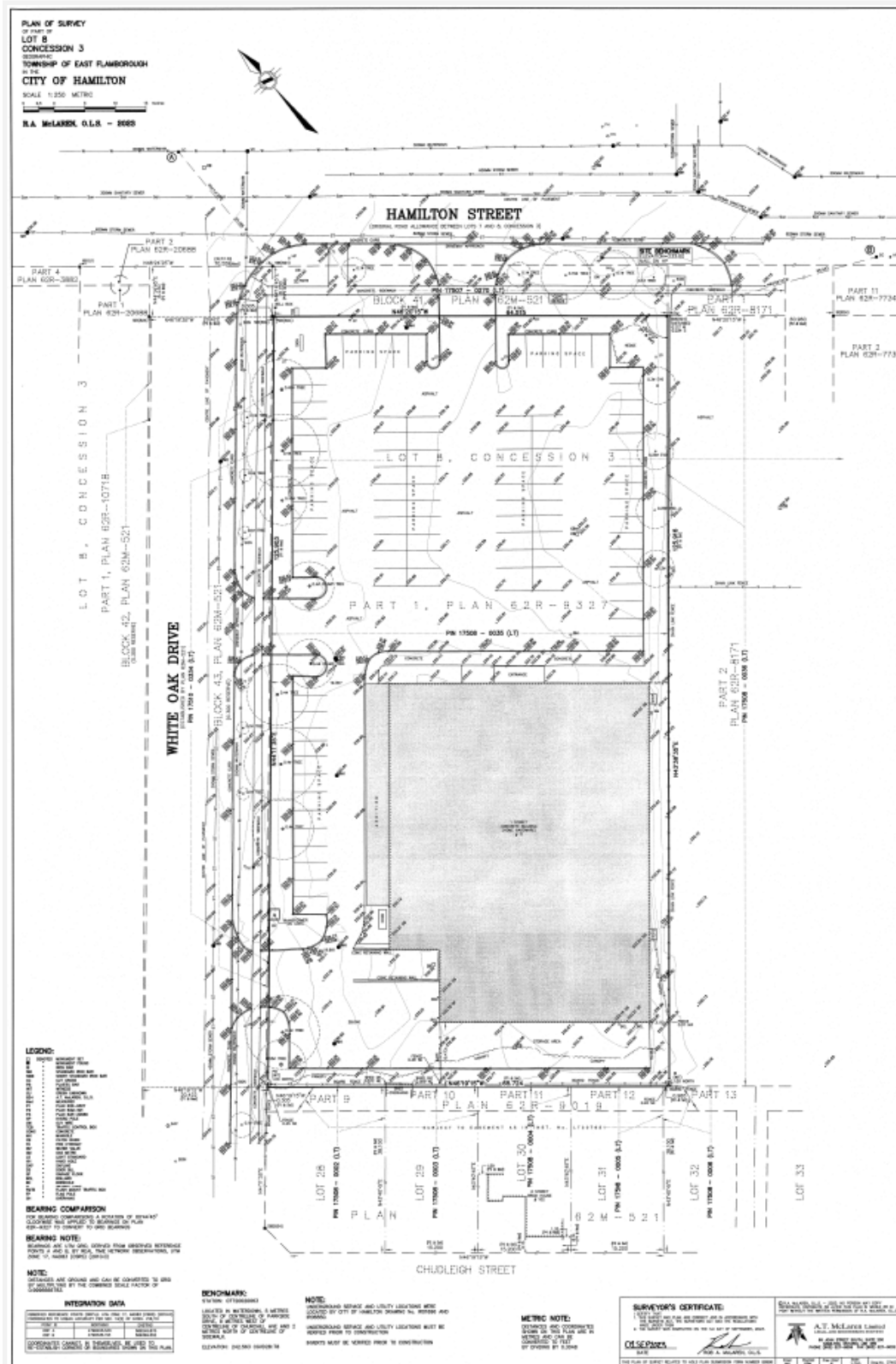
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THE CITY OF HAMILTON

SECTION 10: COMMERCIAL AND MIXED USE ZONES

ZONING BY-LAW

10.5a MIXED USE MEDIUM DENSITY – PEDESTRIAN FOCUS (C5a) ZONE

Explanatory Note: The C5a Zone is typically located along pedestrian oriented streets where permitted commercial and residential uses create an active and vibrant pedestrian realm. Built form consists of buildings with only commercial uses at-grade and residential, commercial and limited institutional uses on the upper floors to encourage a pedestrian and transit-supportive environment. The range of permitted commercial uses along with their built form, are intended to meet the needs of residents and visitors while creating an inviting pedestrian environment.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Mixed Use Medium Density – Pedestrian Focus (C5a) 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:

10.5a.1 PERMITTED USES

Artist Studio
Beverage Making Establishment
Catering Service
Commercial Entertainment
Commercial Parking Facility
Commercial Recreation
Commercial School
Communications Establishment
Craftsperson Shop
Day Nursery
Dwelling Unit, Mixed Use (By-law No.21-189,
October 13, 2021)
Financial Establishment
Hotel
Laboratory
Medical Clinic
Microbrewery
Office
Performing Arts Theatre
Personal Service (By-law. No. 24-137, July 12, 2024)
Place of Assembly
Place of Worship
Repair Service
Restaurant
Retail
Social Services Establishment
Urban Farmers Market
Veterinary Service

November 19, 2018

10.5a-1

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