

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM

\$7,790,000

ASKING PRICE

\$33,738.00

TAXES (2025)

18,800

SQUARE FEET

4.09

ACRES

M5

ZONING

371 Sherman Avenue North, Hamilton, ON

Excellent opportunity to acquire a 4.09-acre M5 zoned industrial property in a prime Hamilton location. The property features an 18,800 sq. ft. industrial building with 12' clear height, and freshly renovated office areas. Well-positioned with convenient access to major transportation routes, this versatile property offers strong potential for a wide range of industrial users and investors.

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HAMILTON MAIN OFFICE

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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.

INDUSTRIAL PROPERTY FOR SALE

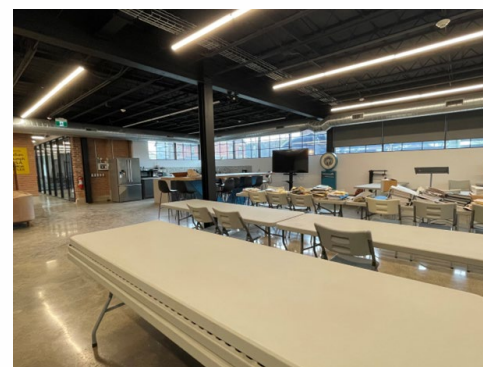
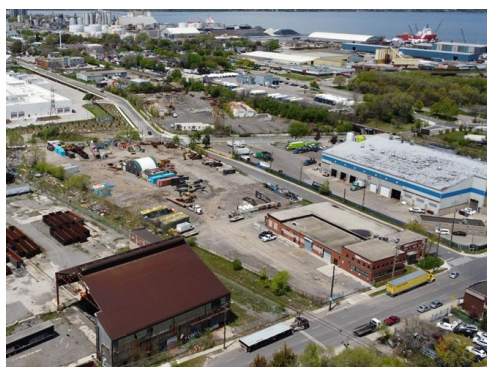
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DETAILS

TOTAL SPACE	18,800 sf
INDUSTRIAL SPACE	12,800 sf
OFFICE SPACE	6,000 sf
CEILING HEIGHT	12'
DOORS - DRIVE-IN	3
ZONING	M5

- 4.09-acre M5 zoned industrial
- freshly renovated office areas
- prime Hamilton location
- convenient access to major transportation routes



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