

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL BUILDING & LAND FOR SALE

BBSREALTY.COM

\$2,495,000

ASKING PRICE

\$17,388.20

TAXES (2025)

100.00' x 290.38'

FRONT x DEPTH

C3

ZONING

100 Address Street, Unit 10, Hamilton, ON

Exceptional 0.67-acre commercial property in the heart of the Hamilton Mountain, offering approximately 100 ft of frontage on high-exposure Upper Wellington St, just south of Mohawk Rd. Zoned C3 Exception:300 (Holding H80), with Motor Vehicle Dealership as legal non-conforming use, this versatile site currently operates as home to Carter Car and Truck Rentals and Jack's Auto Sales. Rare rare opportunity to secure a high-visibility site in one of the Mountain's busiest commercial corridors.

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

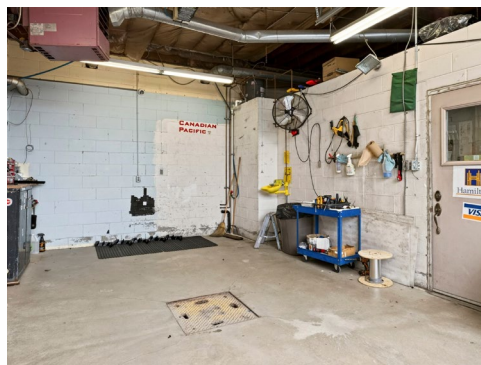
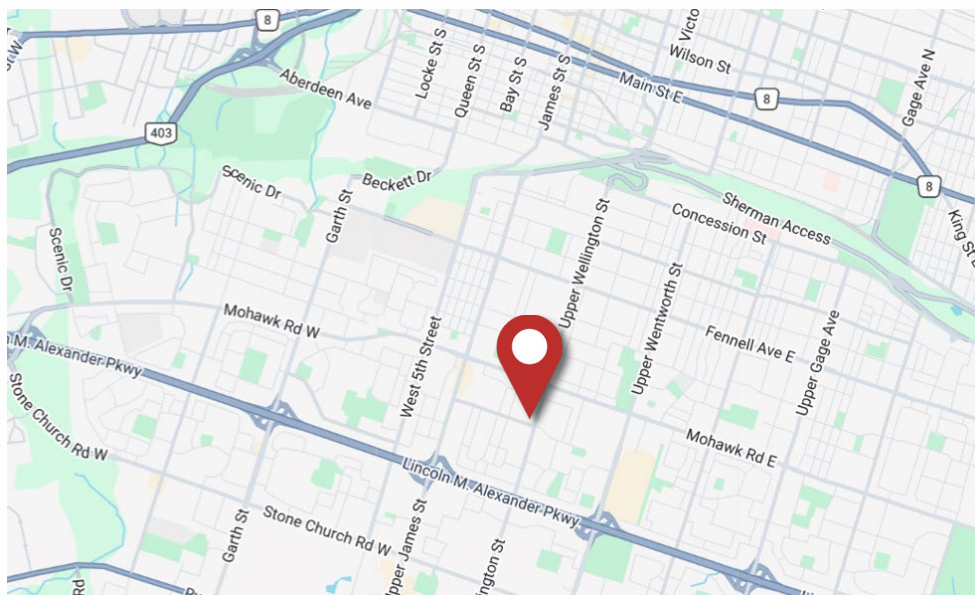


HAMILTON DOWNTOWN OFFICE

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.

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DETAILS

ACREAGE	0.67
FRONTAGE	100.00'
DEPTH	290.38'
ZONING	C3

- Concrete block building (approx. 1,600 sf) features two bathrooms & garage bay for vehicle service work.
- Generous yard space with ample room for inventory, parking, or expansion.
- Lot dimensions approximately 100 ft x 290 ft.
- Tenants are month-to-month, and vacant possession is available; ideal for an owner-operator or investor
- Surrounded by established commercial neighbours including Brucedale Garage, Turkstra Lumber, Kelly's Cycle Centre, and Midas Auto Service.

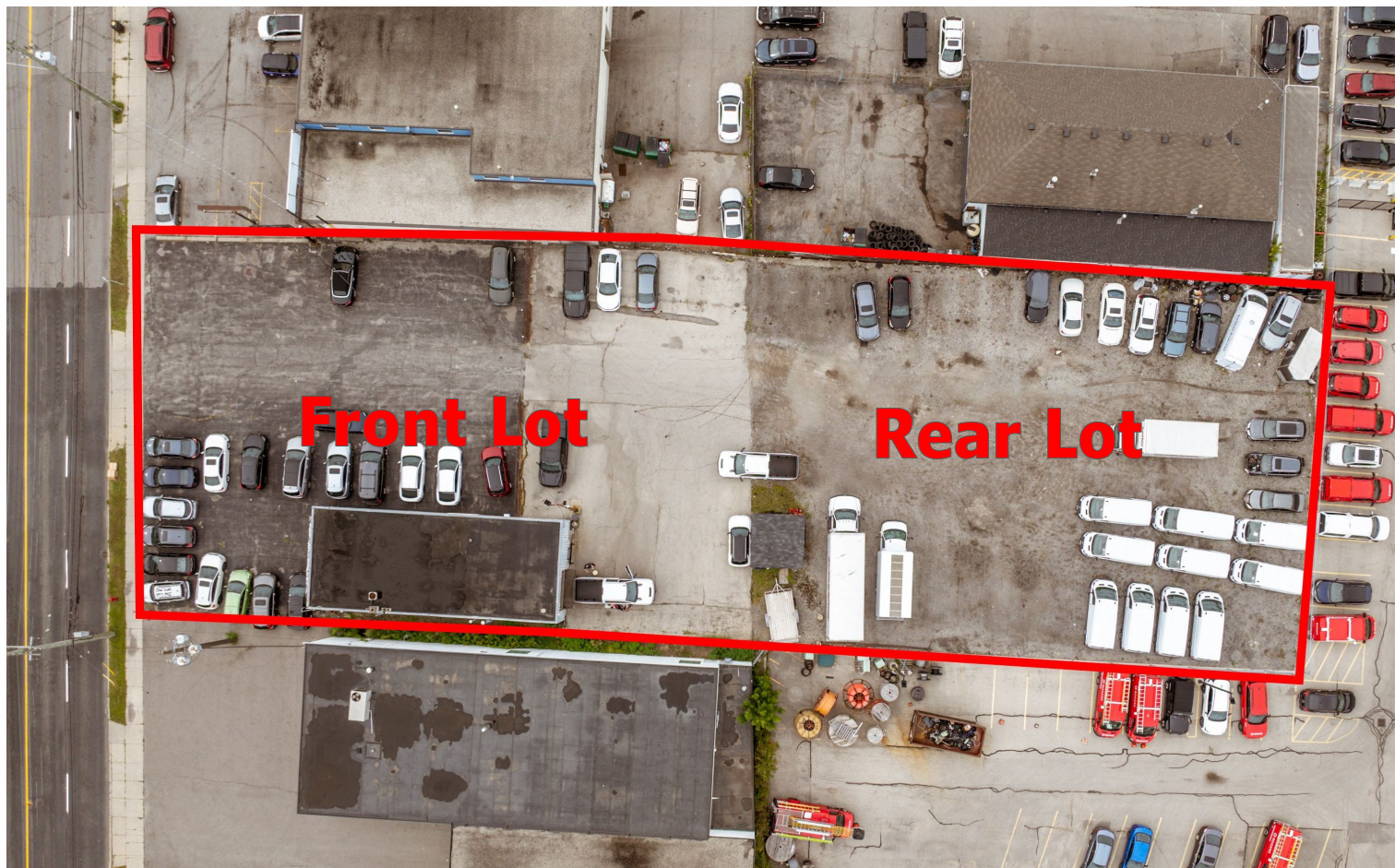
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FRONT LOT INFORMATION

Legal Description - LT 2, PL 1015 ; HAMILTON

ARN - 251807088308910

PIN - 169690275

REAR LOT INFORMATION

Legal Description - PT LT 13, CON 6 BARTON , PART 1 , 62R4689 ; HAMILTON

ARN - 251807088308910

PIN - 169690283

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