

FOR SALE
8,845 SF ON 0.38 ACRES



652 PARKDALE AVENUE N
HAMILTON | ONTARIO

STABILIZED ASSET IN CORE HAMILTON INDUSTRIAL NODE



652 Parkdale Avenue N | Hamilton, ON

PROPERTY HIGHLIGHTS

Court appointed receivership sale. Fully leased industrial property with two tenants in place paying market rent. Worry free investment opportunity in thriving Hamilton industrial node.

Building Size: 8,845 sf (55% lot coverage)

Office Size: 297 sf

Site Area: 0.38 acres

Clear Height: 18'

Shipping: 2 drive-in doors

Year Built: 1952 - 1998

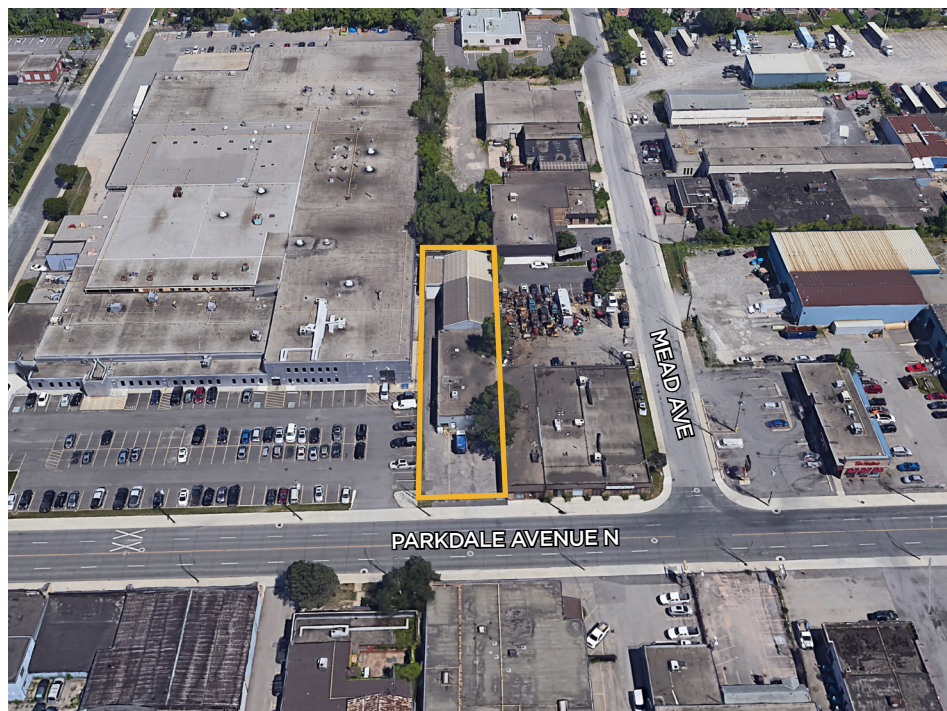
Asking Rate: Speak to listing team

Taxes (2024): \$15,385.70

Zoning: M6

Legal Description: Part Lot 32 Concession Broken Front
Saltfleet, Part 2 62r21646 City Of Hamilton

**DOWNLOAD NON DISCLOSURE AGREEMENT
FOR DATA ROOM ACCESS**



DEMOGRAPHIC STATISTICS



117,843
POPULATION
Within 5 Miles



\$81,693
AVG. INCOME
Within 5 Miles



51%
AVG. EMPLOYMENT RATE
Within 5 Miles



42
AVG. AGE
Within 5 Miles

410,341
POPULATION
Within 10 Miles

\$93,225
AVG. INCOME
Within 10 Miles

53%
AVG. EMPLOYMENT RATE
Within 10 Miles

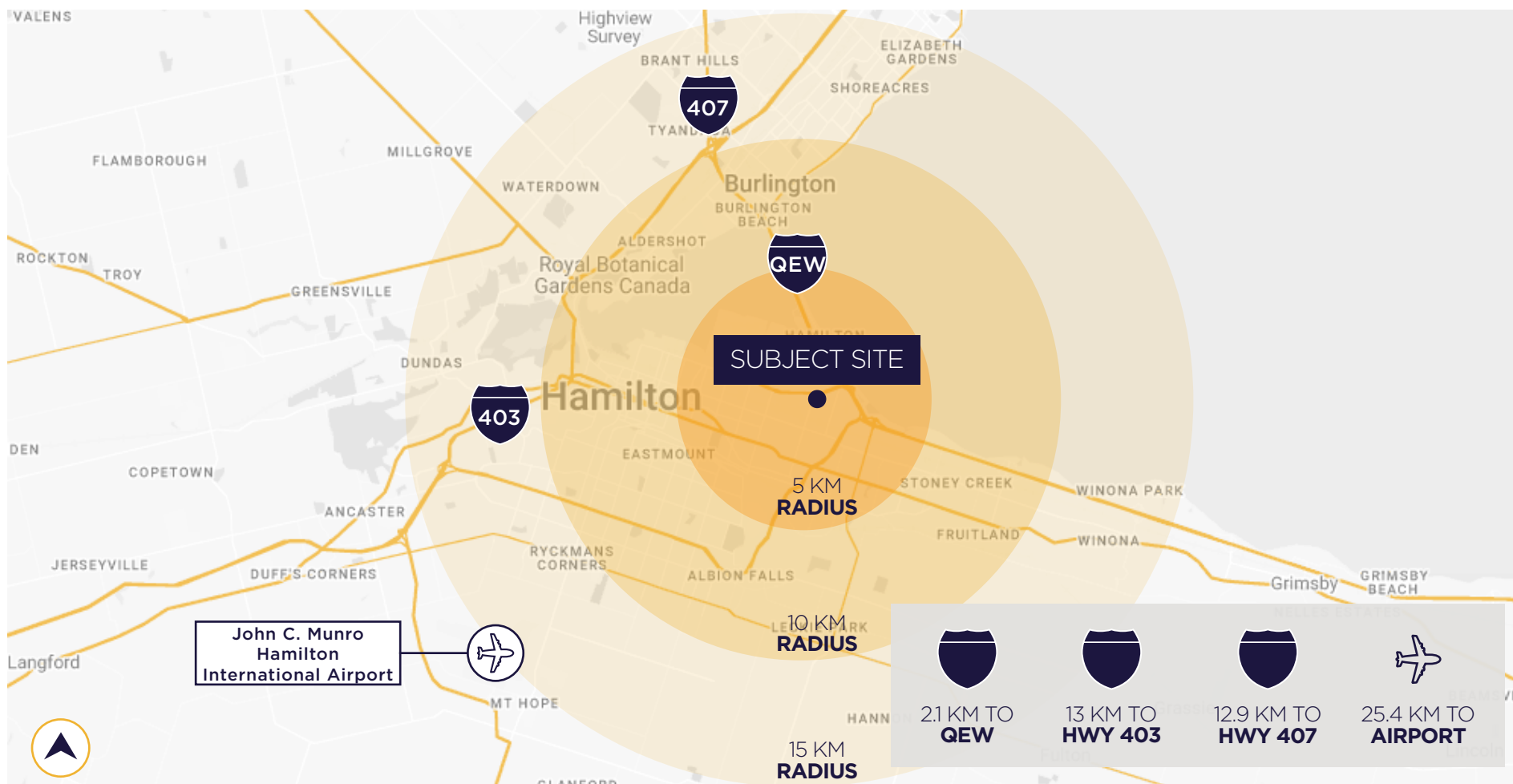
42
AVG. AGE
Within 10 Miles

652,231
POPULATION
Within 15 Miles

\$106,105
AVG. INCOME
Within 15 Miles

54%
AVG. EMPLOYMENT RATE
Within 15 Miles

42
AVG. AGE
Within 15 Miles



ZONING:

M6

The following are permitted uses in the M6 (light industrial) variation:

- 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 and Service Establishment
- Commercial Parking Facility
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Equipment and Machinery Sales, Rental and 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 Service
- 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





CONTACT INFORMATION

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