



FOR SALE

DEVELOPMENT LAND OPPORTUNITY

451 Victoria Avenue North, Hamilton

8.07 ACRES



The Opportunity



The Location

The Property is located in Hamilton’s North End neighbourhood at the corner of Victoria Avenue North and Ferrie Street East, just south of Burlington Street East. It is positioned within Hamilton’s established industrial node, offering close proximity to key infrastructure and major transportation routes.

Strategically located across from the newly developed Hamilton Central Business Park and just south of Hamilton Harbour, the Property provides strong visibility and connectivity. It is only 1.4 kilometres from the West Harbour GO Station and approximately 7.8 kilometres from the Queen Elizabeth Way (QEW), allowing for convenient access to Toronto and the broader Greater Toronto Area.



Development Context

The subject Property is designated Industrial Land under the Urban Hamilton Official Plan and is zoned Light Industrial (M6). Permitted uses within this zoning include manufacturing, office, warehousing, and open storage (subject to applicable conditions).

Given that CN Railway lands abut the rear of 451 Victoria Avenue North, we have assumed that approximately 10–20% of the Site will be undevelopable due to required setbacks from the rail line. Cushman & Wakefield has estimated that the required rail setback would represent approximately 2 acres.

As a result, the Property has an estimated net developable area of approximately +/- 7 acres, which is well-suited to accommodate a significant industrial or commercial development.

Permitted Uses

1. Building or Contracting Supply Establishment

2. Contractors Establishment

3. Laboratory

4. Manufacturing - Shall mean the production, fabrication, compounding, processing, packaging, crafting, bottling, packing, recycling or assembling of raw or semi-processed or fully-processed goods or materials, and shall include but not be limited to a Biotechnological Establishment, Computer, Electronic and Data Processing Establishment, Dry Cleaning Plant, Pharmaceutical and Medical Establishment, Printing Establishment and/or a Science and Technology Establishment. Manufacturing may also include a Private Power Generation Facility as an accessory use, but shall not include a Waste Management Facility or Alcohol Production Facility
5. Office

6. Private Power Generation Facility

7. Research and Development Establishment

8. Trade School

9. Transport Terminal

10. Warehouse - Shall mean the use of building or structure, or part thereof, for the bulk storage or distribution of goods to industrial, commercial or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. A Warehouse may include a Mini Storage Facility but shall not include a Waste Management Facility, Salvage Yard or Towing Establishment.

Property Details

Address	451 Victoria Avenue North, Hamilton
PIN	171900004
Gross Site Area	8.07 acres
Rail Setback Assumption	15 metres / +/- 49 ft
Estimated Rail Setback Land Area	1.05 acres
Estimated Net Site Areas	7.02 acres
Frontages	Victoria Avenue North: +/- 763 feet Ferrie Street East: +/- 675 feet
Zoning	M6 – Light Industrial
Official Plan	Industrial Land



Submission Guidelines

Upon the Purchaser executing a Confidentiality Agreement, the Vendor will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant environmental reports completed by the Vendor's to date. The Vendor will consider the submission of Expressions of Interest ("EOI") on the Vendor's standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's standard Offer to Purchase (OTP) form. All Expressions of Interest must be received by the Vendor's Exclusive Agent, Cushman and Wakefield, on a date to be provided by the listing agent. The Property is being offered for sale on an unpriced basis.

EOI's are to be delivered to:

CUSHMAN & WAKEFIELD ULC, BROKERAGE
c/o Reilly Hayhurst, Jeff Lever, Dan Rogers & Mike Murray
161 Bay Street, Suite 1500,
Toronto, Ontario, M5J 2S1

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

Contact

REILLY HAYHURST*

Senior Associate

+1 416 359 2429

reilly.hayhurst@cushwake.com

JEFF LEVER*

Executive Vice President

+1 416 359 2492

jeff.lever@cushwake.com

MIKE MURRAY*

Senior Associate

+1 416 359 2669

mike.murray@cushwake.com

DAN ROGERS*

Executive Vice President

+1 416 359 2352

dan.rogers@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

161 Bay Street, Suite 1500
Toronto, Ontario M5J 2S1
cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**