

FOR SALE

29

LINDEN STREET
HAMILTON, ON

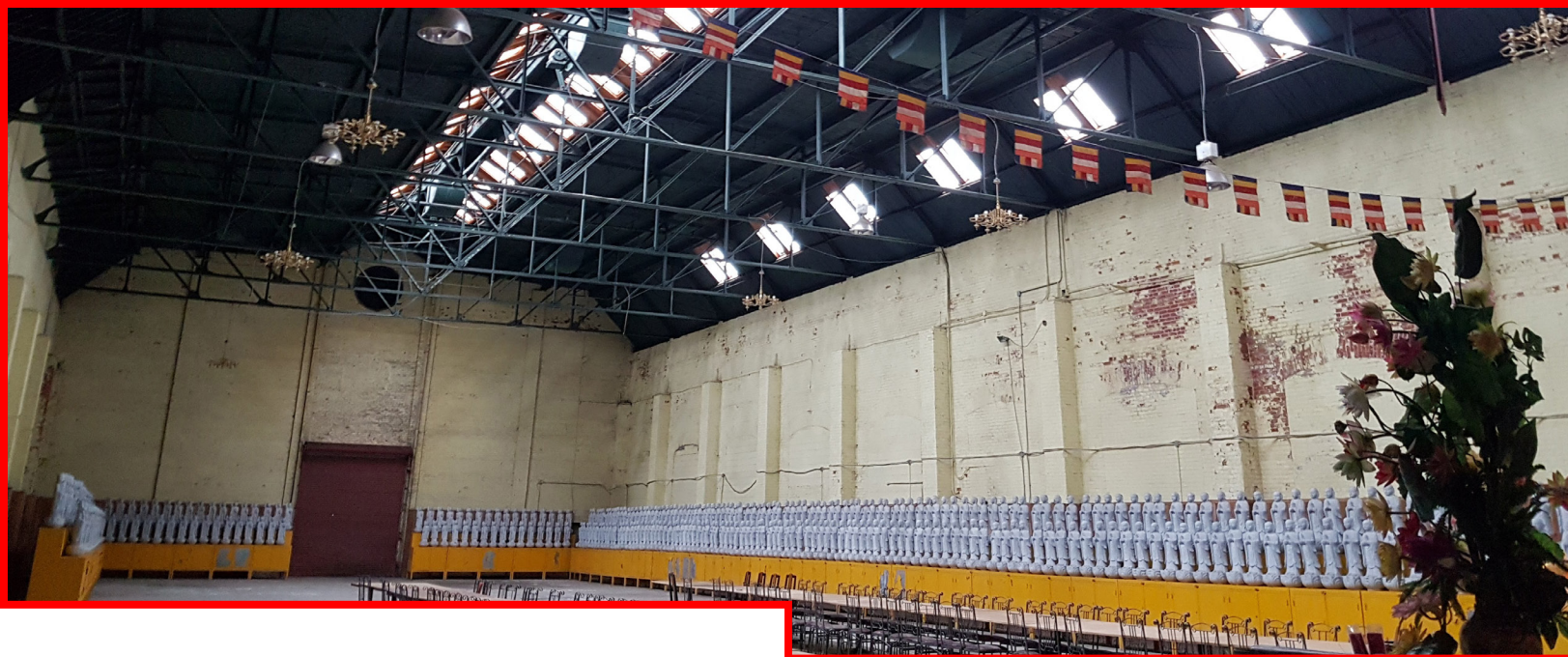
ASKING PRICE
\$9,200,000





ABOUT THE SPACE



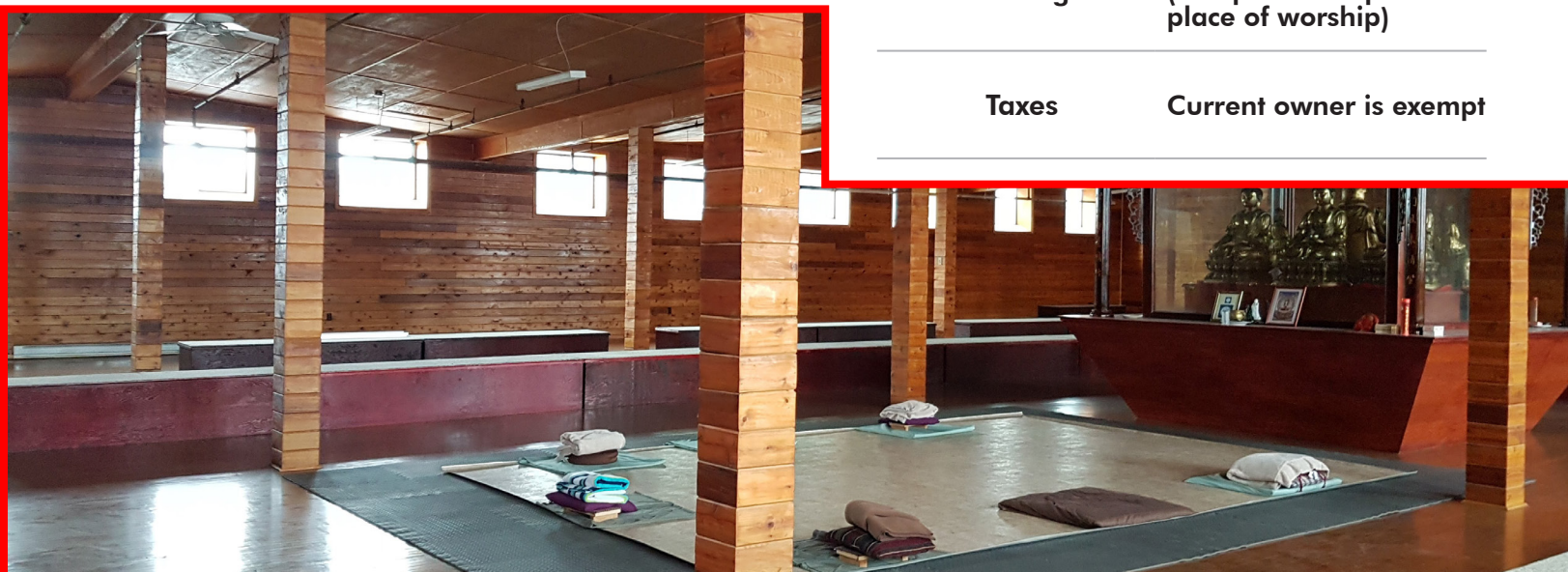


ABOUT THE SPACE

- + Industrial building currently being used as a Temple
- + Ideal for warehouse, manufacturing, film studio or cannabis related uses
- + Various interconnected warehouse areas
- + 6.65 Acres
- + Property also includes 272 Avondale (26' x 90') and 16 Linden St. (0.43 acres) for additional parking
- + Substantial area serviced by HVAC – current condition to be verified by the Purchaser
- + Rear yard to be accessed by an easement – to be verified by the Purchaser
- + Property being sold “as is”

PROPERTY INFORMATION

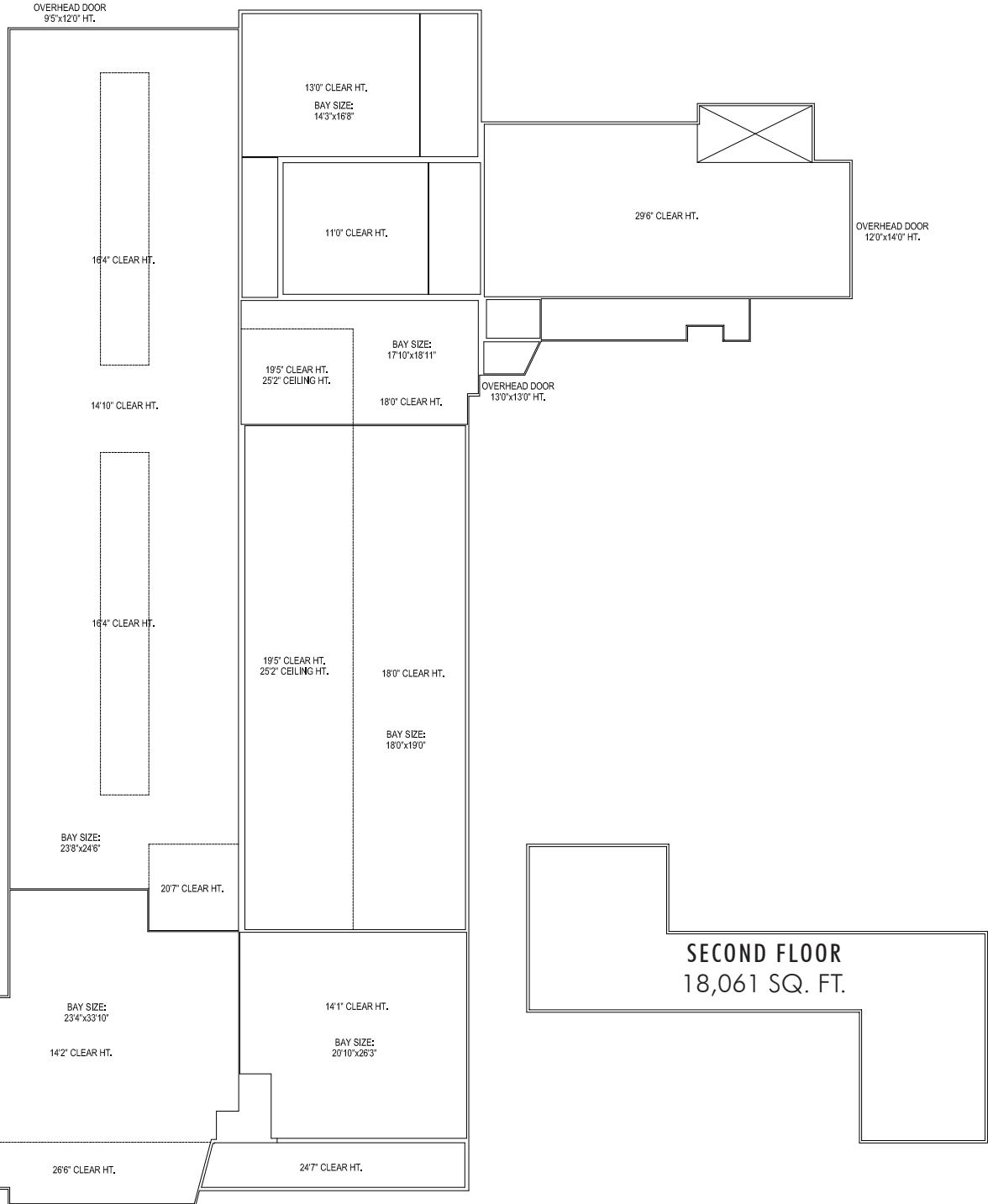
Size	206,278 sq. ft. (approx.)
Office	25,809 sq. ft. (approx.)
Clear Height	Up to 29' 6"
Truck Level Doors	8 - 8'x9'
Drive- In Doors	1 - 9'5"x12' 1 - 12' x 14' 1 - 13' x 13' 4 - 22' x 14' (to access the interior truck level doors)
Zoning	M6 - Light Industrial (Exception 366 permits place of worship)
Taxes	Current owner is exempt



FLOOR PLAN



SECOND FLOOR
7,748 SQ. FT.



SECOND FLOOR
18,061 SQ. FT.



HAMILTON

Hamilton is an economy that embraces invention, innovation and entrepreneurial ambition.

“Hamilton, a gritty former steel town, roughly 40 miles southwest of Toronto is making a comeback” – The New York Times

“Bold Millennials are making Hamilton Canada’s next great City” – The Huffington Post

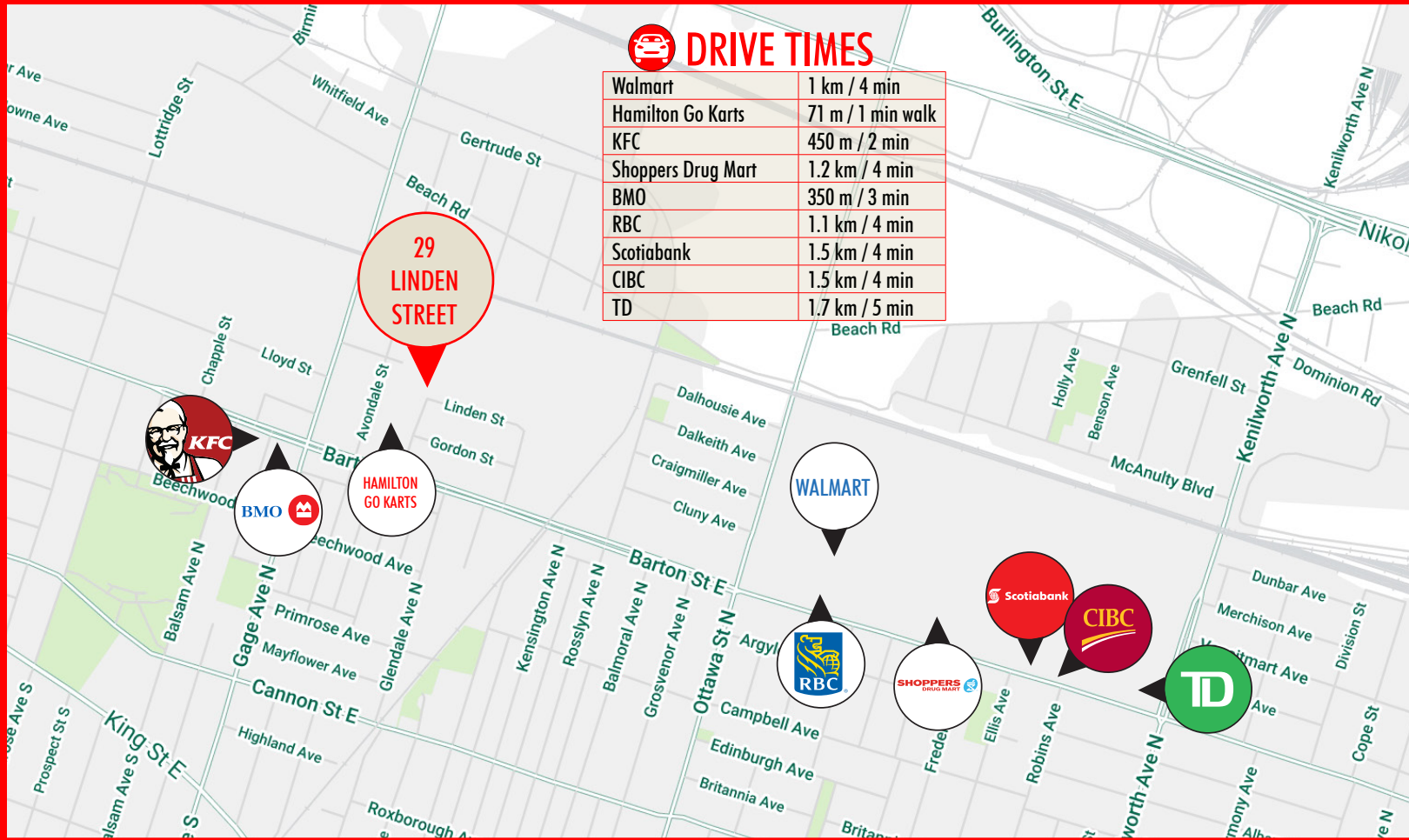
DRIVING DISTANCE

- 3 km  5 km 
- 4 km DOWNTOWN HAMILTON
- 4.5 km RED HILL VALLEY PARKWAY
- 6 km CONFEDERATION GO STATION
- 7.9 km MCMASTER INNOVATION PARK
- 14 km BURLINGTON
- 30 km OAKVILLE
- 69.8 km TORONTO
- 68.9 km NIAGARA FALLS
- 66.2 km USA - QUEENSTON/LEWISTON BRIDGE

29 LINDEN STREET
272 AVONDALE STREET
16 LINDEN STREET

HAMILTON, ON

ASKING PRICE
\$9,200,000



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