

# INDUSTRIAL FOR SALE / LEASE

## 223-235 AVONDALE STREET

HAMILTON, ONTARIO



### THE OPPORTUNITY

- Beautiful character building with easy access to downtown and highways
- Windows in warehouse providing lots of natural light with exposed brick, original hardwood floors and wooden support beams, great for entrepreneurial/tech/creative groups
- Distribution in place so entire warehouse can be air conditioned
- Roof completely replaced in 2015
- Large drive-in door (24'x13') at front of building with interior truck-level platform

### PROPERTY DETAILS

**LOCATION** Barton St. E. & Gave Ave. N.

**TOTAL SF** 11,000 SF (920 SF Office)

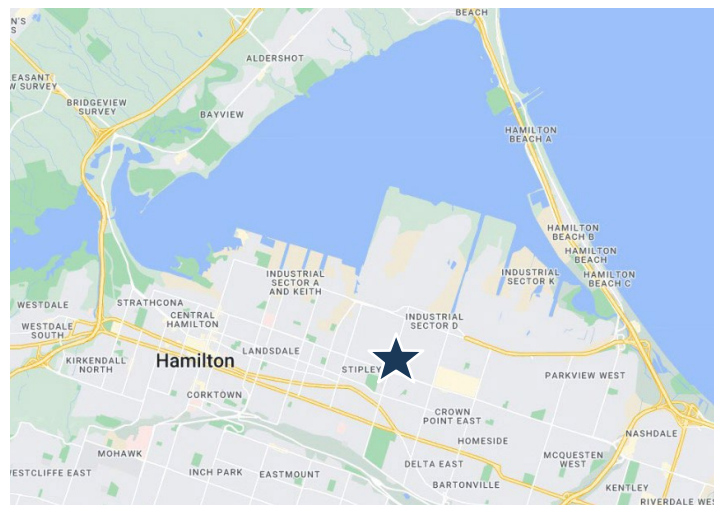
**CLEAR HEIGHT** 13'

**ZONING** C5: Exception 300: Holding 80

**SHIPPING** 5 Drive-in and 1-truck level

**LEASE RATE** \$11.50 Net | \$2.45 TMI

**SALE PRICE** \$1,490,000



For more information, please contact:

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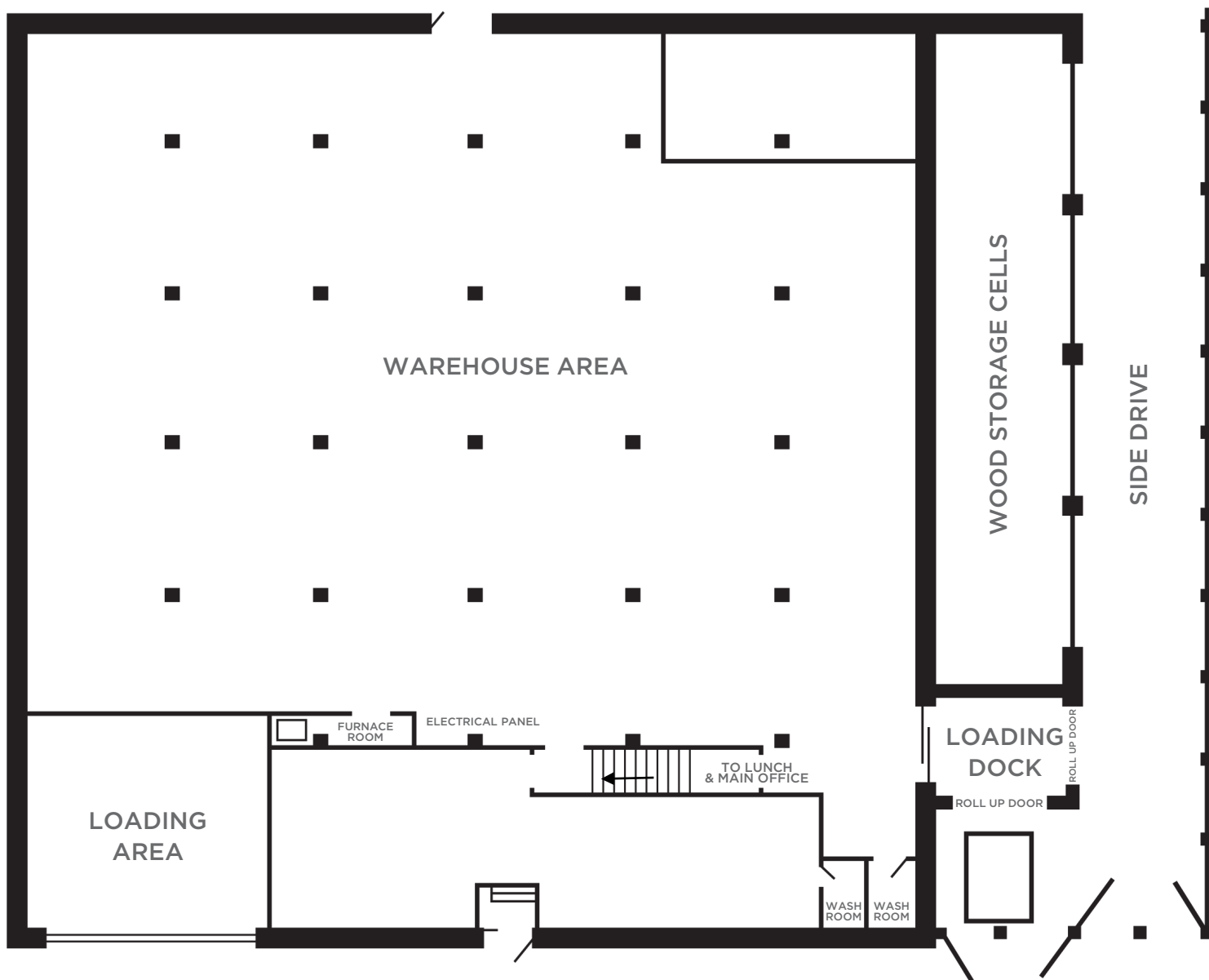
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### FLOOR PLAN



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### PROPERTY PHOTOS



WAREHOUSE



OFFICE



WAREHOUSE



KITCHEN WITH TABLE



FRONT OF BUILDING



SHIPPING

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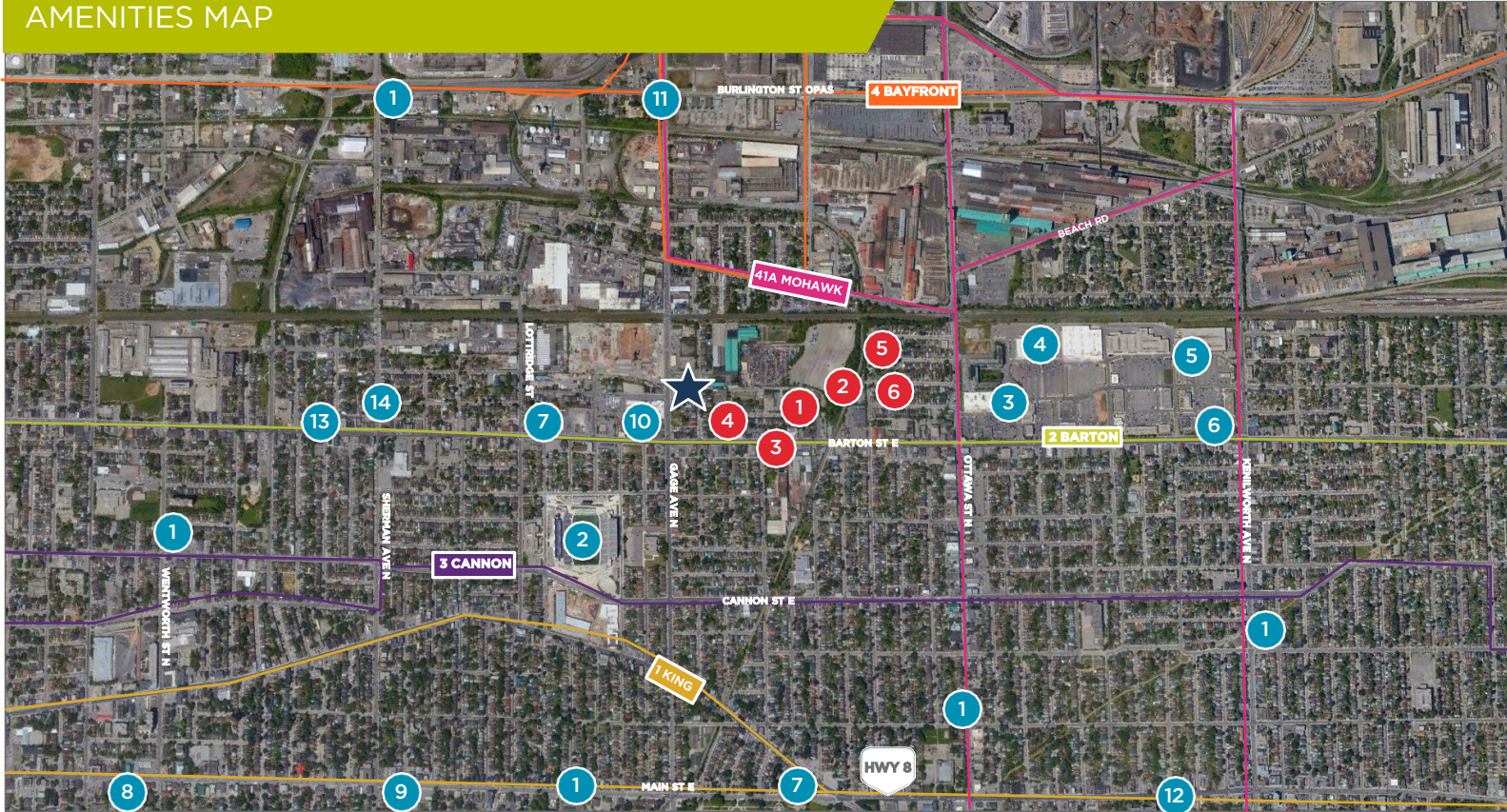
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### AMENITIES MAP



### LEGEND | AMENITIES

- |                     |  |
|---------------------|--|
| 1 Tim Hortons       | 8 Little Caesars Pizza                       |
| 2 Tim Hortons Field | 9 Shoppers Drug Mart                         |
| 3 Walmart           | 10 Little Rays Reptile Zoo and Nature Centre |
| 4 Metro             | 11 HUSKY                                     |
| 5 Canadian Tire     | 12 Esso                                      |
| 6 Mr. Puffs         | 13 Mal Pai                                   |
| 7 McDonald's        | 14 Playhouse Cinema                          |

### LEGEND | CORPORATE NEIGHBORS

- |                                  |  |
|----------------------------------|--|
| 1 Hamilton Film Studios and Shop | 4 Arvin Car Repairs                              |
| 2 Drage's Auto Services          | 5 Scott Refrigeration HVAC                       |
| 3 Active Tool Repair             | 6 Picture PerfectPackage Lighting & Grip Rentals |

### LEGEND | TRANSIT

- |          |            |        |
|----------|------------|--------|
| 2 BARTON | 41A MOHAWK | 1 KING |
| 3 CANNON | 4 BAYFRONT |        |

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