

Offered for sale at  
\$4,300,000

## Property Transaction

1650 Upper Ottawa Street  
Hamilton, Ontario

### Summary

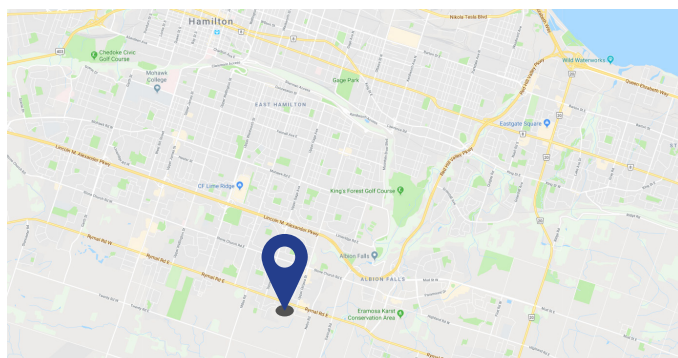
This flex property is located on the urban fringe of Hamilton, Ontario and the surrounding area consists of a variety of land uses, building types, and industries. This property is one of Tervita Corporation's former regional field offices used to carry out business operations. The property of 1650 Upper Ottawa Street was also used for storage of various equipment and products. The site is 86,854 SF consisting of an L-shaped lot.

The building on the lot is a two-storey office flex space. The total area of the main building is 13,989 SF. There is signage available on the facade of the building and on the perimeter fence of the site. The spur structure behind the main building is approximately 4,750 SF with a clear height of ~8.5 meters. There is a second spur structure which is not permanent and is ~1,200 SF. These structures are primarily used for storage of machinery and/or materials.

### Site Profile

<b>PIN</b>	175600186
<b>Land Area</b>	86,854 SF
<b>Building Area</b>	13,989 SF
<b>Frontage</b>	100.00 ft
<b>Drive-In Door</b>	4 Drive-In Doors (10'w x 12'h)
<b>Parking</b>	20 free surface parking spaces
<b>Zoning</b>	M3 - Industrial Zone (Prestige Business Park)

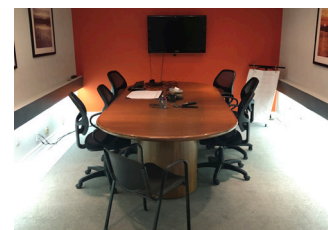
### Location



### Exterior



### Interior



### For More Information

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\* Sales Representative

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