



**TEAM MURRAY
& FALDOWSKI**



108 Parkdale Avenue N, Hamilton

Freestanding Industrial Building on a High Traffic Corridor **For Sale or Lease**



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Property Overview

Key Highlights

- Great exposure with frontage on high-traffic Parkdale Ave N
- Flexible C5 zoning permits a wide variety of uses
- Layout includes industrial area with showroom space and kitchenette

Address 108 Parkdale Avenue N

Location Hamilton

Total Area 2,900 SF

Lot Size 0.145 AC

Zoning C5

Parking Approximately 10 parking stalls

Clear Height 13'

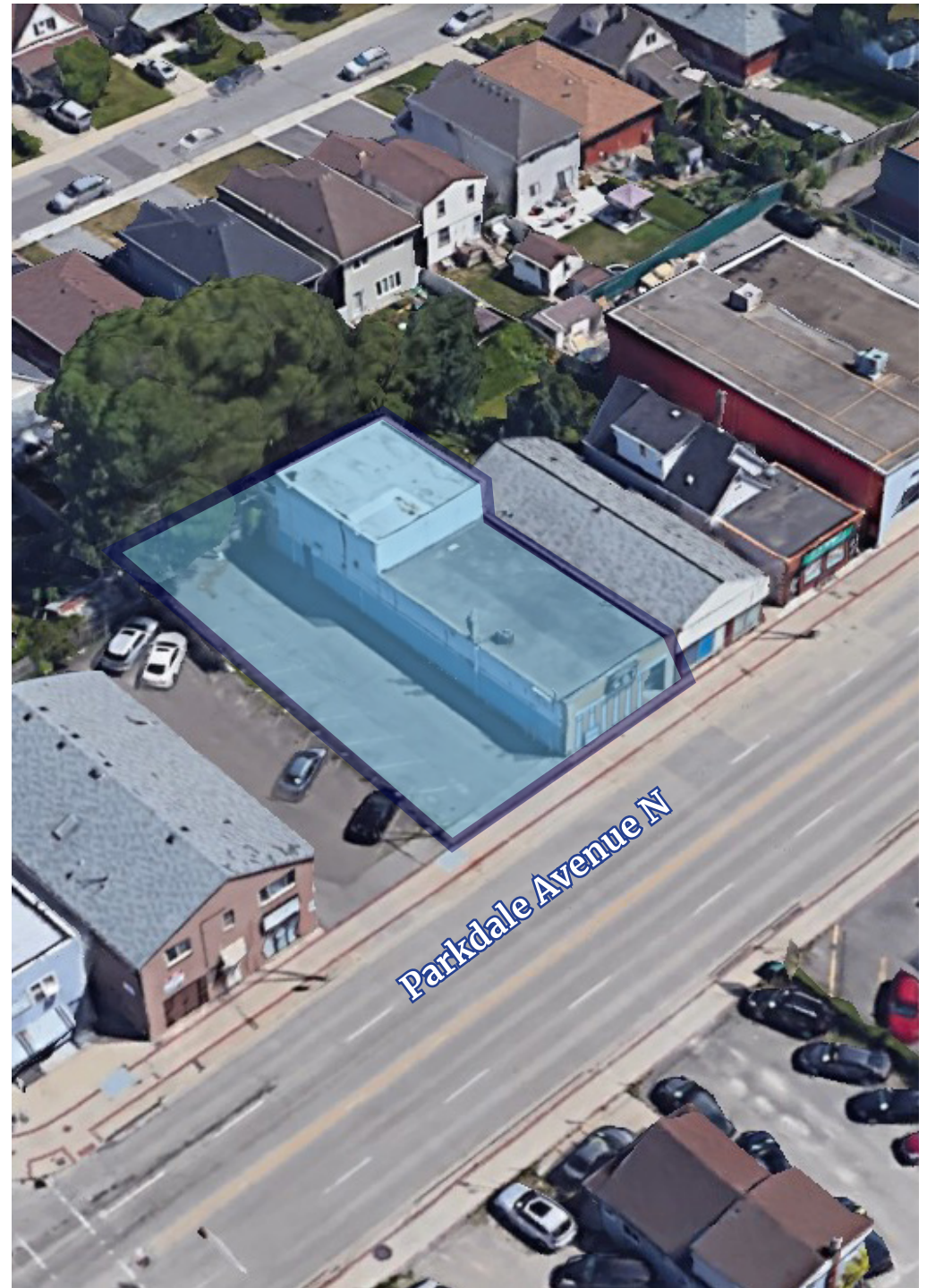
Shipping 1 Drive-in

List Price: **Taxes (2025):**

\$929,000 **\$6,322.13**

Lease Price **TMI (2025):**

\$12.00 Net PSF **\$2.58 PSF**



Nearby Amenities



US Border
39 minute drive



John C Munro Airport
23 minute drive



Pearson International Airport
40 minute drive



1 350 M - 900 M | 4 - 9 Minute Walk

KFC
Pizza Pizza
Little Caesars
Subway

2 1-4 KM | 3-4 Minute Drive

Boston Pizza
Metro
Pita Pit
Subway
Tim Hortons
RBC

3 3 KM | 7 Minute Drive

East Side Marios
McDonald's
No Frills
Bulk Barn
Taco Bell
Kelsey's

4 3.5 KM | 7 Minute Drive

Eastgate Square



[View full mall directory here.](#)



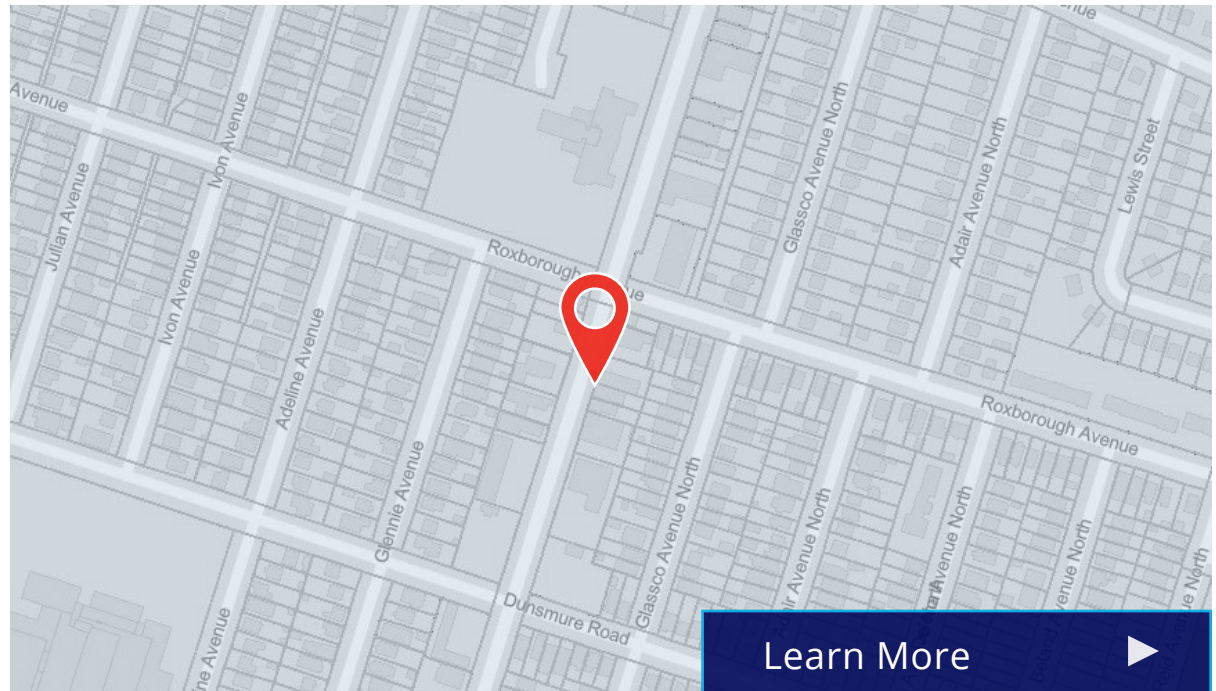




Zoning C5

Permitted Uses

- Artist Studio
- Beverage Making Establishment
- Catering Service
- Child Care Centre
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Commercial School
- Communications Establishment
- Conference or Convention Centre
- Craftsperson Shop
- Dwelling Unit, Mixed Use
- Educational Establishment
- Emergency Shelter
- Financial Establishment
- Funeral Home
- Hotel
- Laboratory
- Lodging House
- Medical Clinic
- Microbrewery
- Motor Vehicle Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Multiple Dwelling
- Office
- Performing Arts Theatre
- Personal Service
- Place of Assembly
- Place of Worship
- Repair Service
- Residential Care Facility
- Restaurant
- Retail
- Retirement Home
- Social Services Establishment
- Tradesperson's Shop
- Transportation Depot
- Urban Farmers Market
- Veterinary Service



Learn More





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