



FOR SALE

504

Kenora Avenue

HAMILTON, ON

Owner/User Opportunity  
Rare Freestanding Industrial Building

**Simon Henderson\***

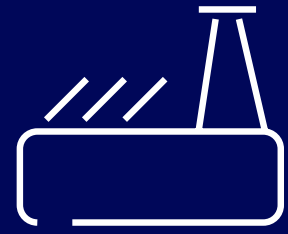
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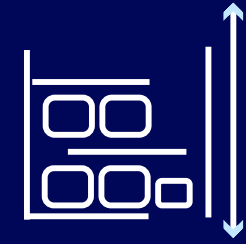


# At a Glance



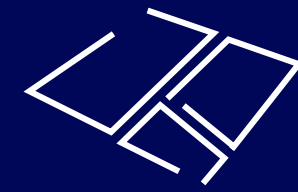
## Total Size

41,154 SF building with ample parking



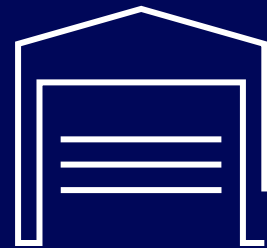
## Clear Height

23'



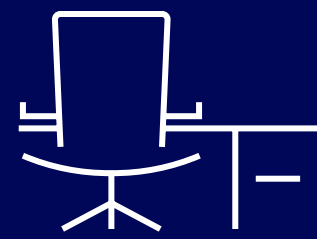
## Lot Size

1.53 Acres



## Shipping

7 dock level doors & 1 drive-in door



## Office Area

9,832 SF



## Warehouse Area

31,322 SF



## Zoning

M6



## Great Visibility

Excellent exposure along Barton St



## Great Connectivity

Excellent access to all major industrial/commercial neighbourhoods and QEW



# Property Overview



# Aerial View

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# Property Description

504 Kenora Avenue, Hamilton

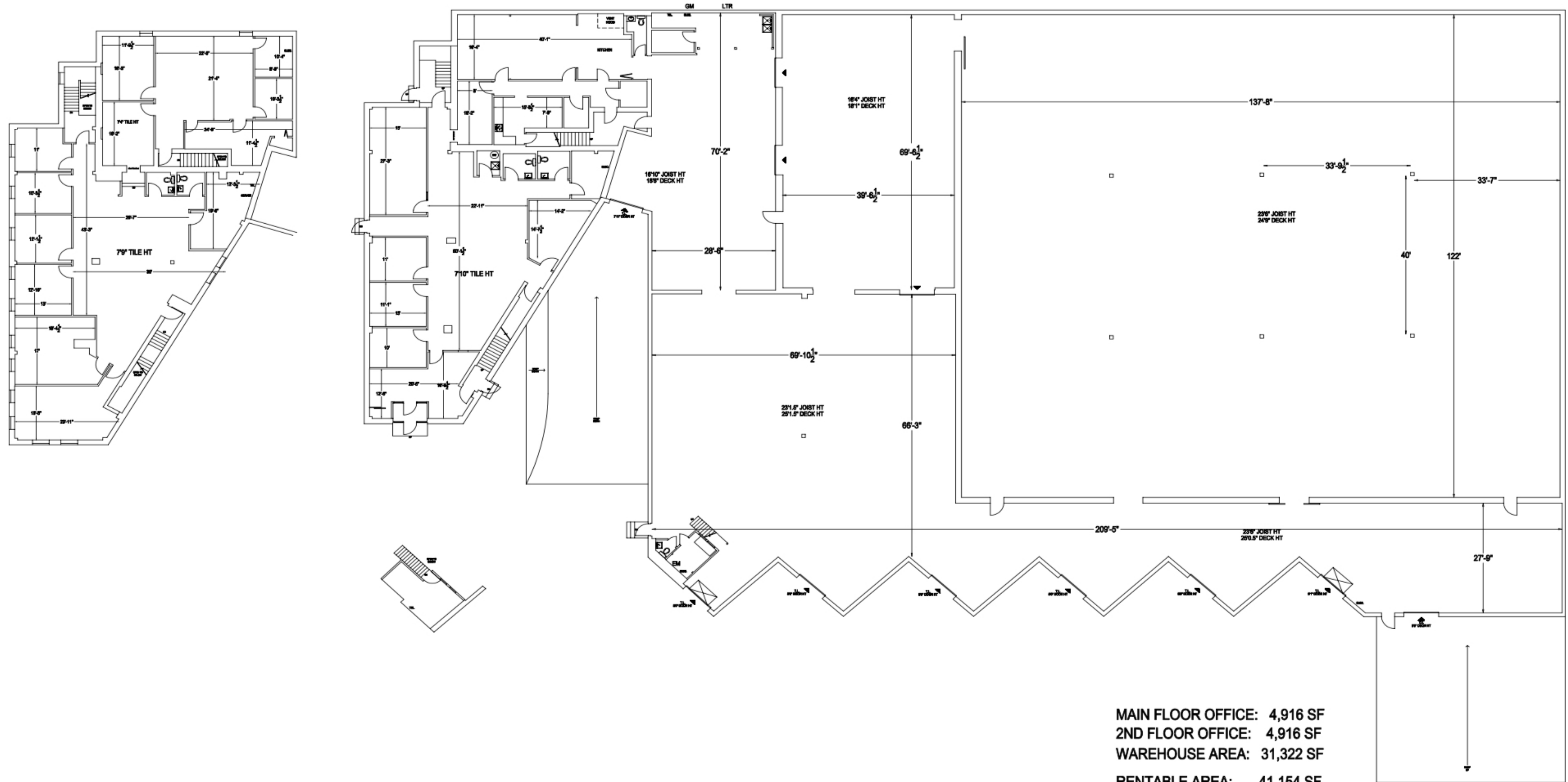
Opportunity to acquire a 41,154 SF industrial building near the junction of the QEW, Red Hill Pkwy, and Centennial Pkwy. The property is situated on a corner lot with great visibility. It includes 31,322 SF of warehouse space, 9,832 SF of office space and over two (2) floors, seven (7) dock level doors and one (1) drive-in door.



Property	504 Kenora Avenue, Hamilton
Legal Description	PT LT 27, CON 1 SALTFLEET, PART 12, 13, 62R6188; HAMILTON
Property Type	Industrial
Total Building Area	41,154 SF
Industrial Area	31,322 SF
Office Area	9,832 SF
Frontage	200.60 Ft
Land coverage	1.53 Acres
Shipping	7 truck level doors & 1 drive-in door
Clear Height	23'
Zoning	M6
Taxes	\$76,246.08 (2025)
Asking Price	\$8,500,000

# Floor Plan

504 Kenora Avenue, Hamilton



MAIN FLOOR OFFICE: 4,916 SF  
2ND FLOOR OFFICE: 4,916 SF  
WAREHOUSE AREA: 31,322 SF  
RENTABLE AREA: 41,154 SF  
PLUS MEZZANINE: 165 SF

# Photo Gallery

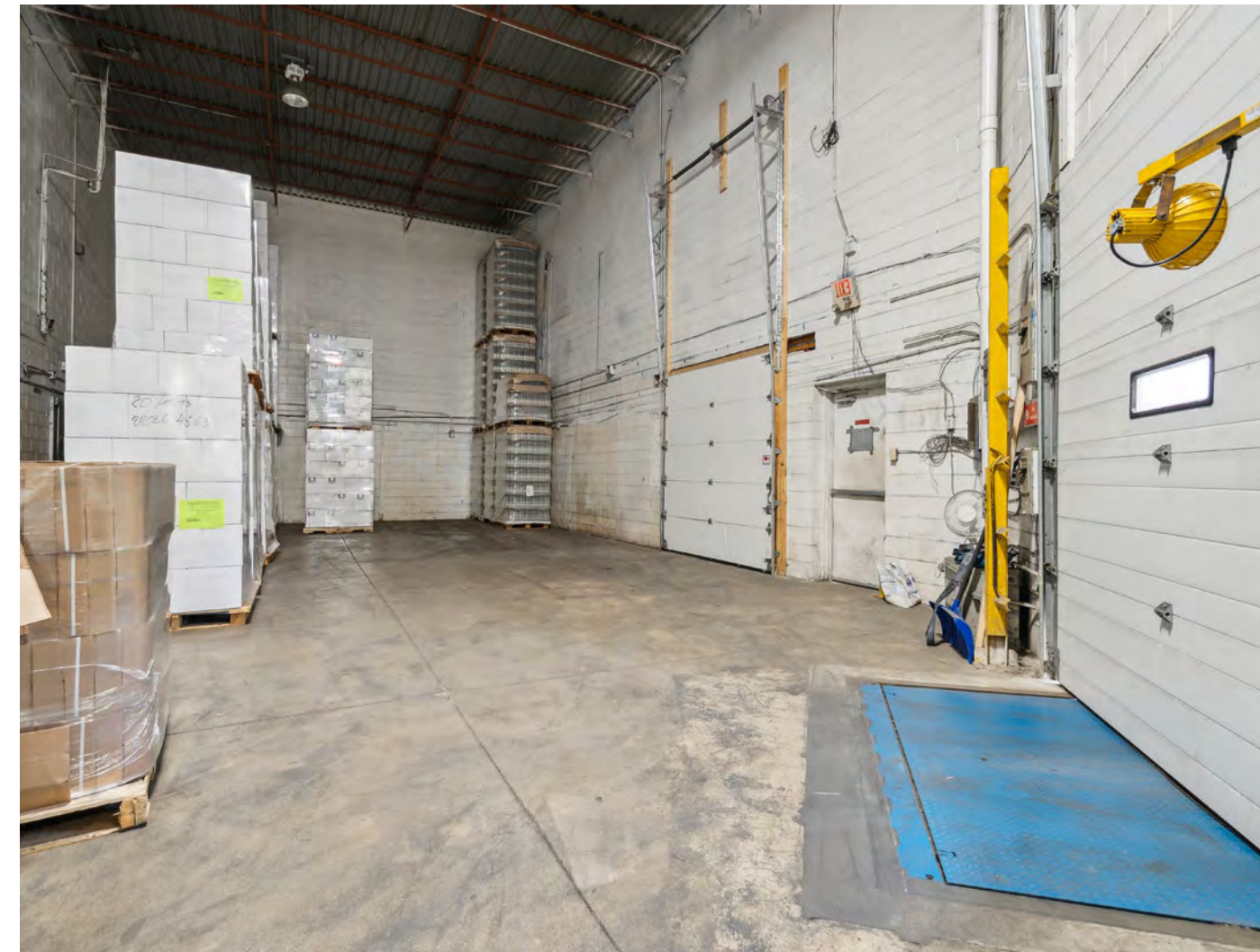
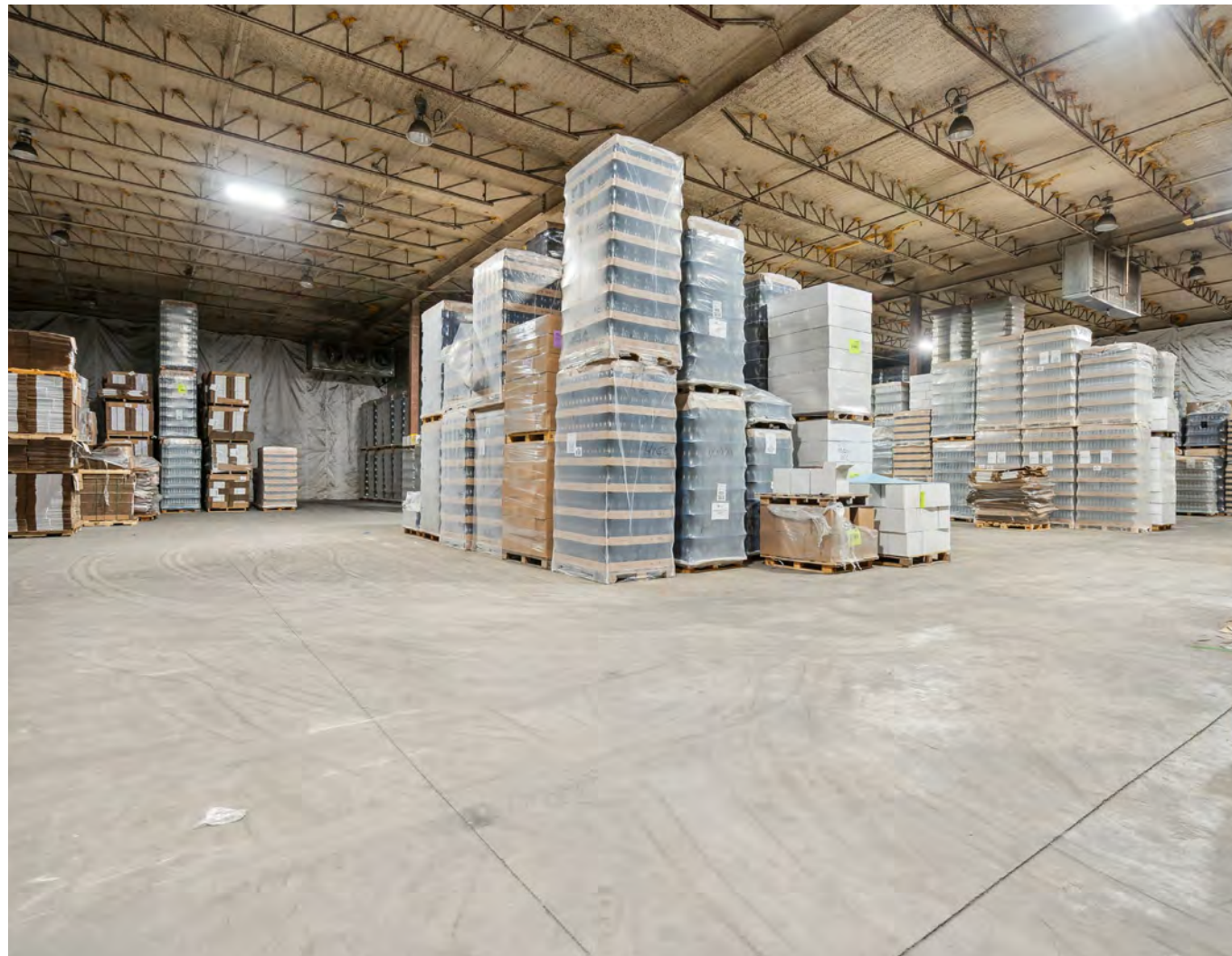
504 Kenora Avenue, Hamilton



# Photo Gallery

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504 Kenora Avenue, Hamilton



# M6 Zoning

## Permitted Uses

- Alcohol Production Facility
- Aquaponics
- Artist Studio
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Commercial Parking Facility
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Equipment and Machinery Sales, Rental and Service Establishment
- Financial Establishment
- Greenhouse
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Medical Clinic
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Office
- Personal Service
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development Establishment
- Restaurant
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse



# Location Overview

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# Location Overview

Hamilton, Ontario, is a vibrant city located on the western tip of Lake Ontario. Known for its industrial roots, especially in steel production, Hamilton has transformed into a diverse urban center with a strong arts and culture scene. The city is home to McMaster University, one of Canada's top research institutions. Surrounded by natural beauty, Hamilton features over 100 waterfalls, earning it the nickname "The Waterfall Capital of the World." Its revitalized downtown, growing culinary scene, and access to nature make it attractive to both residents and visitors. Hamilton blends history, innovation, and scenic charm into a unique urban experience.

## CITIES

Burlington | 10 Mins | 8 KM

Ancaster | 15 Mins | 12 KM

Stoney Creek | 15 Mins | 13 KM

## HIGHWAYS

QEW | 10 Mins | 6 KM

Highway 403 | 15 Mins | 4 KM

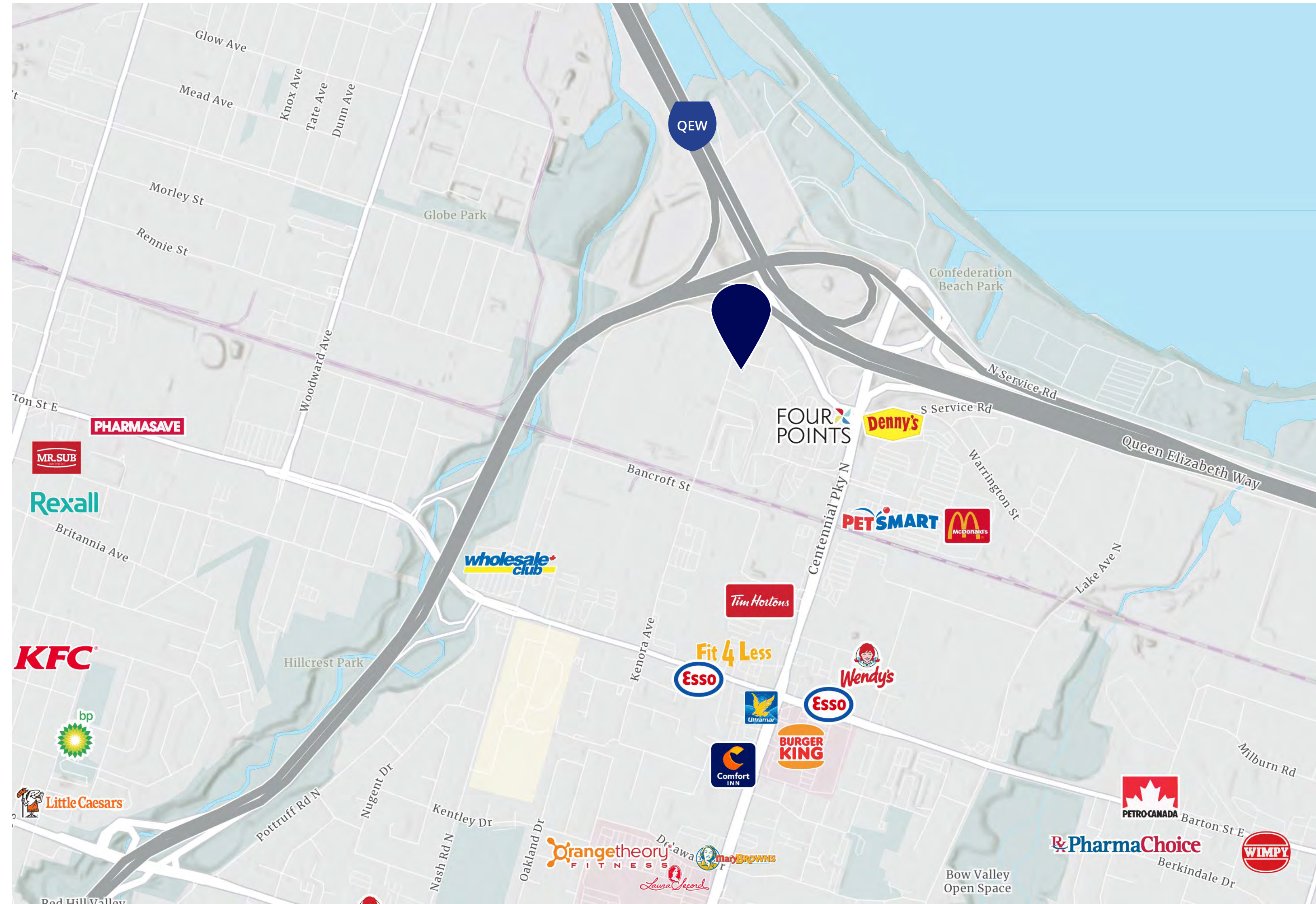
Highway 6 | 15 Mins | 4 KM

## AIRPORTS/BORDER

YHM Airport | 15 Mins | 11 KM

YYZ Airport | 40 Mins | 64 KM

Canada/US Border | 65 Mins | 105 KM





# 504 Kenora Avenue

HAMILTON, ON

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