

For Sale

3140 Binbrook Road

Hamilton, Ontario



The Property

Highlights

- Excellent Location providing great access to 403 via Lincoln Alexander Parkway and QEW via Redhill
- Situated in the quaint quiet hamlet of Binbrook
- RM3-321 Zoning
- Walking distance to shopping, restaurants, and schools
- Total GFA of approximately 42,566 sf
- Conditional site plan approval for twenty-four (24) POTL townhome units comprised of three different unit types (7 x type A @ 1,930 sf, 9 x type B @ 1,739 sf, and 8 x type C @ 1,739 sf) all of which have 3 bedrooms and 3 bathrooms.
- Water and sanitary sewers at the lot line
- Location offers small town feel with big city amenities nearby
- Potential for additional single family lots at north of the property

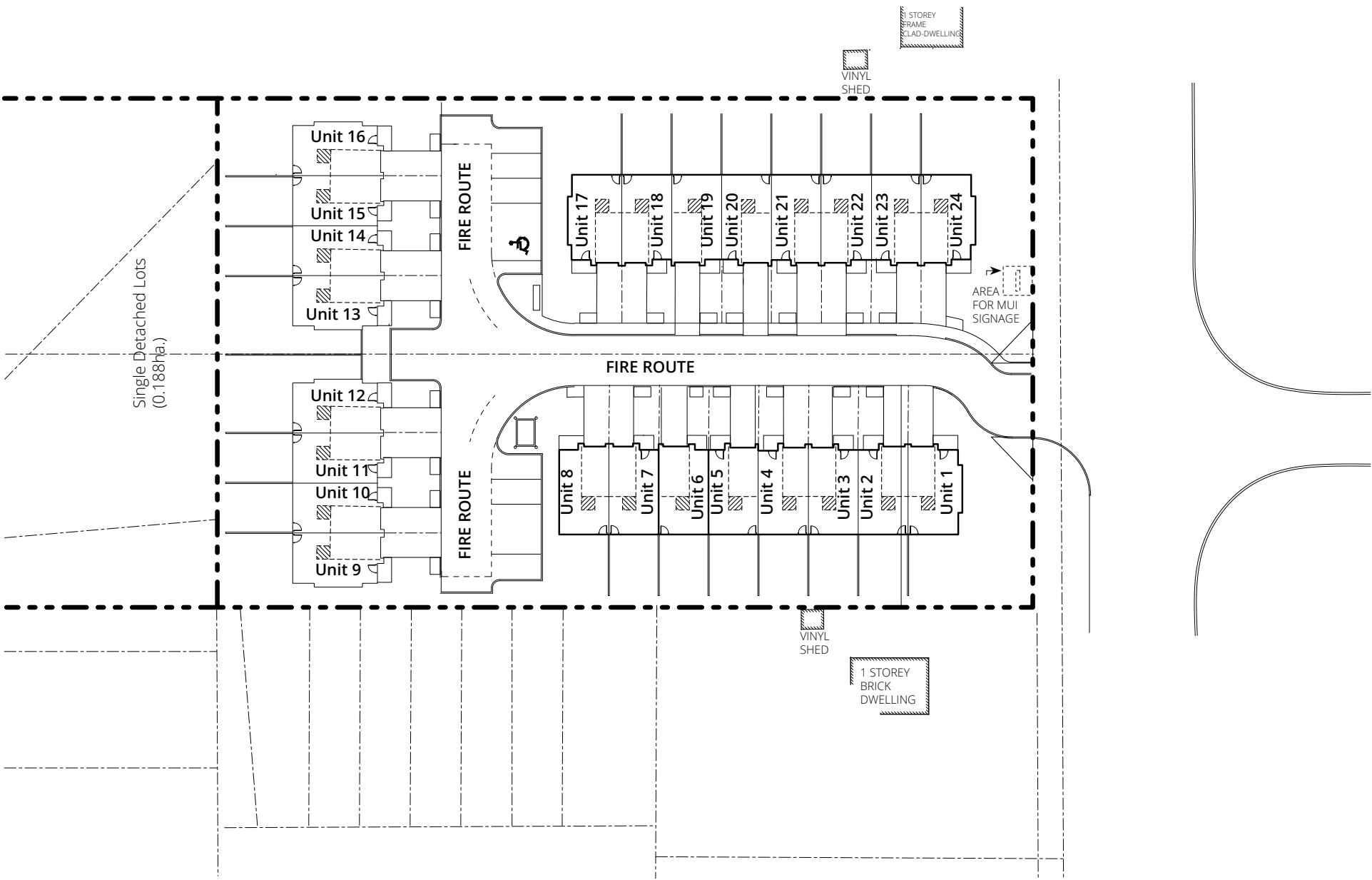
Details

3140 Binbrook Road, Hamilton

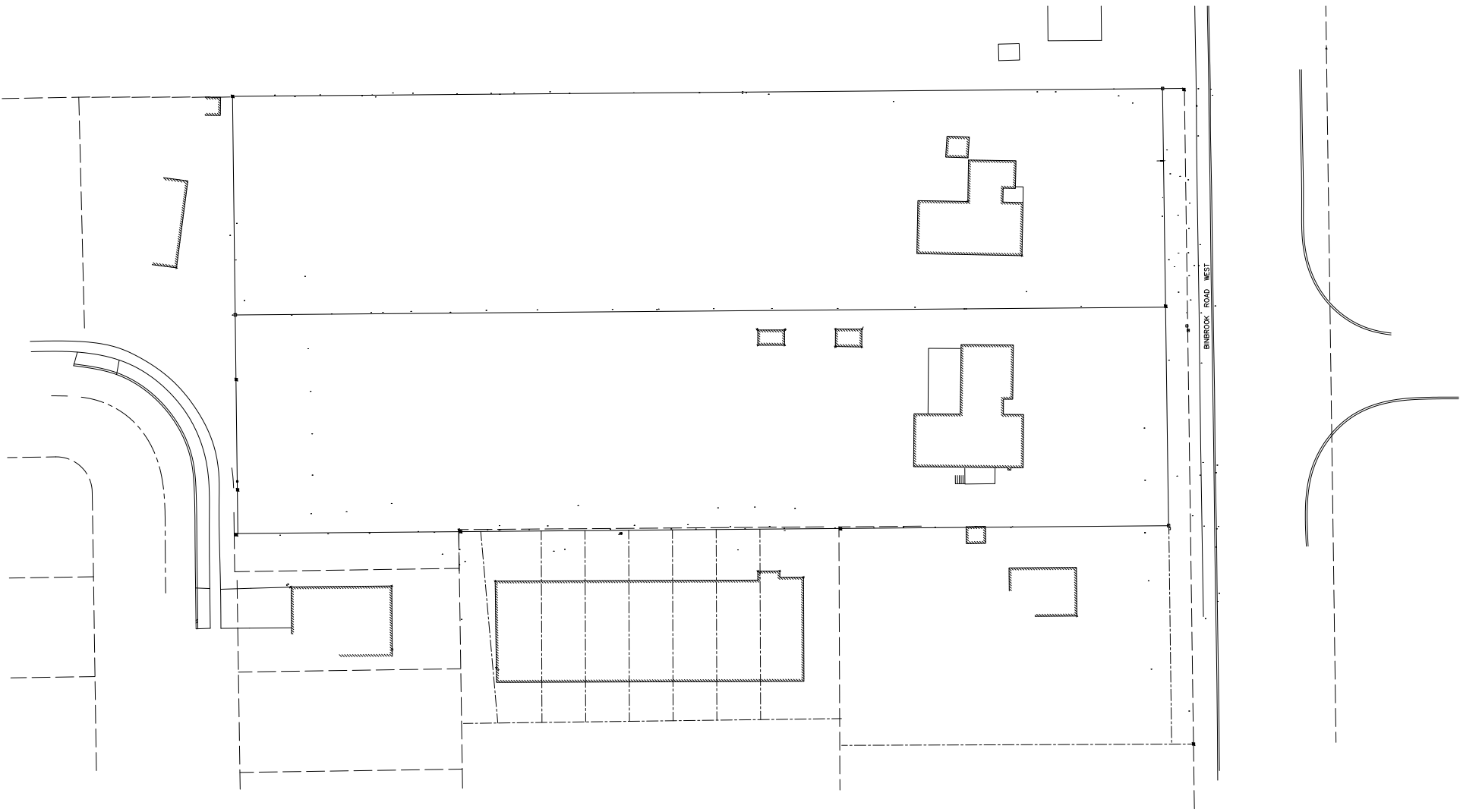
Assessment Roll Number	251890134033600	Site Area	1.962 Acres
Legal Description	PART LOT 2 BLOCK 4 CONCESSION 3 BINBROOK DESIGNATED AS PART 1 ON 62R-22322; GLANBROOK CITY OF HAMILTON	Frontage	199.54 ft
Municipality	Binbrook	Water Service	Municipal
Area	Hamilton	Sanitation Type	Municipal
Zoning	RM3-321	Ownership Type	Freehold
		Property Taxes	\$7,764.28



Site Plan



Survey





Neighborhood

Nestled along the Niagara Escarpment and mere minutes from Hamilton's bustling urban hubs, Binbrook stands as a sought-after residential destination. Renowned for its serene small-town allure and diverse amenities, conveniently reachable within a five-minute drive, Binbrook beckons couples and families at every life stage. Once residents settle in, they find themselves captivated by its charms, opting to establish lasting roots, nurture their families, pursue hobbies, and foster businesses within this vibrant community. Nestled in the Niagara Escarpment's pristine expanse, Binbrook enjoys a unique geographic advantage, offering residents easy access to nature. Its quaint downtown is lined with local shops and eateries, while urban amenities like theaters and galleries are just a short drive away in Hamilton.

Land Use Designation

The City of Grimsby Zoning By-law zones the subject property RM3 – Residential. The properties designation under the Zoning By-Law permits apartment building, boarding house, group home, and home occupation as an accessory use as allowable uses. This site also has a specific Special Exception applies (#321) which adds to the RM3 Designation with additional restrictions on the land use.

Demographics | Hamilton



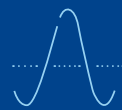
2021
Population

604,634



2021 Median
Household Income

\$92,060



Media
Age

40.5



Tenure:
Owned

65.0 %



Workforce
Population

319,172

Zoning Usage

RM3-321

Street Townhouse Dwelling

The following regulations shall apply to a Street Townhouse Dwelling:

(a) Minimum Lot Frontage: 6.0 metres per dwelling unit

(b) Minimum Lot Area: 160 square metres per dwelling unit, except:

(a) On an end lot which does not abut a flanking street, the minimum lot area shall be 205 square metres; and (b) On a corner lot which abuts a flanking street, the minimum lot area shall be 350 square metres.

(e) Minimum Front Yard: 7.0 metres

(f) Minimum Side Yard and Rear

Yard: 7.5 metres except 6.5 metres for the easterly side yard.

(j) Minimum Landscaped Area: 45 percent of lot area, which may include the required privacy area.

(m) Minimum Amenity Area: Shall not apply.

Minimum Parking Requirements

The following requirements are in addition to the provisions of Subsections 7.35, 11.5 and 11.6 of this By-law:

(i) Each dwelling unit shall have one (1) of the two (2) required parking spaces located within an attached private garage and the second parking space shall be provided contiguous to the unit; however, both parking spaces may be located underground or in a parking structure.



(ii) No parking space or area shall be located closer to a street line than 6 metres

(20 feet) and not be closer than 3 metres (10 feet) to any Residential Zone, unless such parking space is located within a below-grade communal parking structure.

All other regulations of Subsection 19.2 shall also apply.

For more information, please refer to this link:

<https://www.hamilton.ca/sites/default/files/2023-11/glanbrook-zoning-by-law-464-nov2023.pdf>

Amenities Map

3140 Binbrook Road



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To request a copy of the CIM and access the virtual data room please execute confidentiality agreement and submit to
shawn.bailey@colliers.com

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