



108 Parkdale Ave. N
Hamilton | ON

LIST PRICE:

\$1,195,000

FOR SALE | FREE STANDING BLDG. W/ LARGE FRONT WINDOW

±2,900 SF Commercial Bldg.
in Downtown Hamilton

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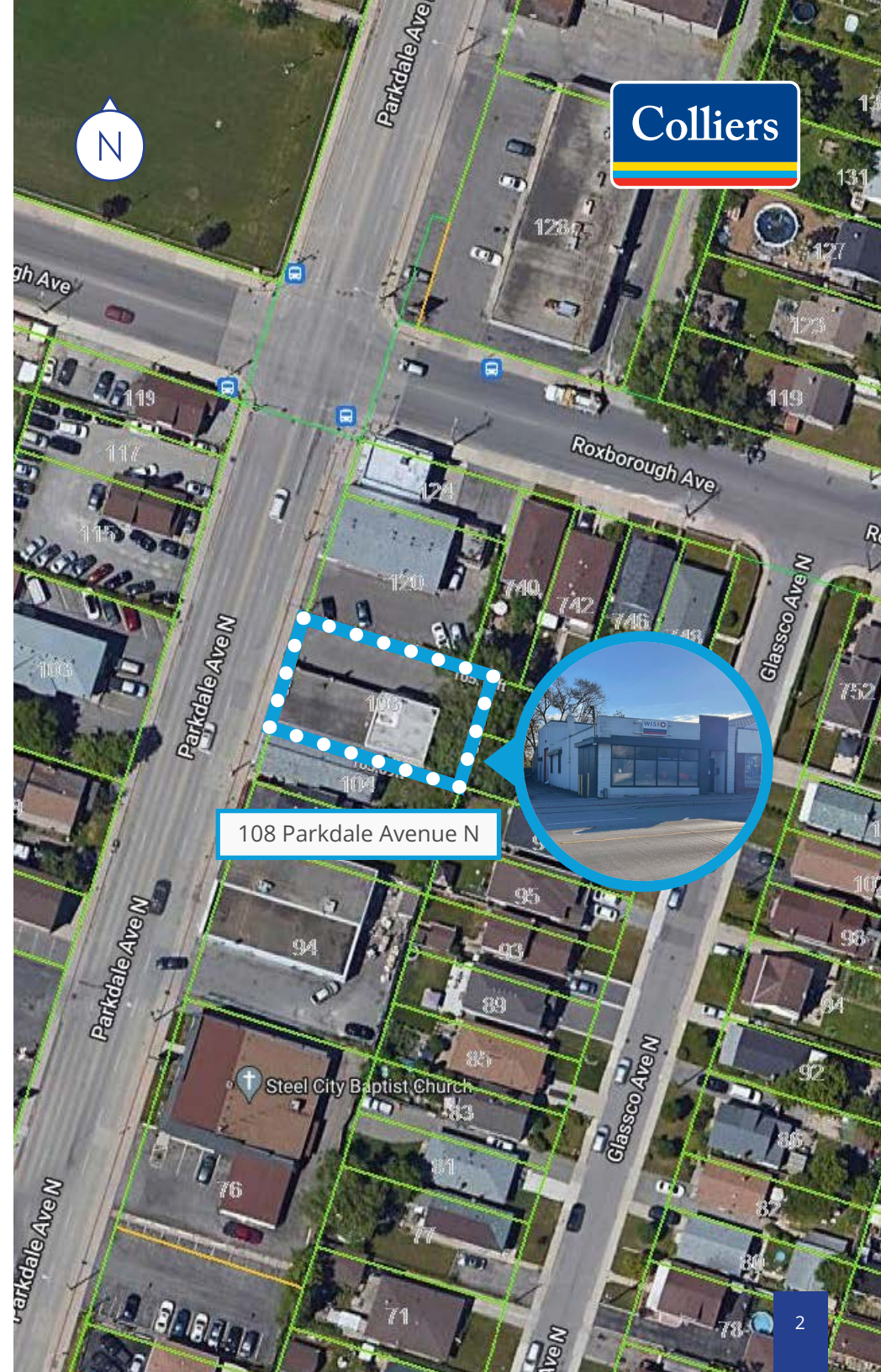
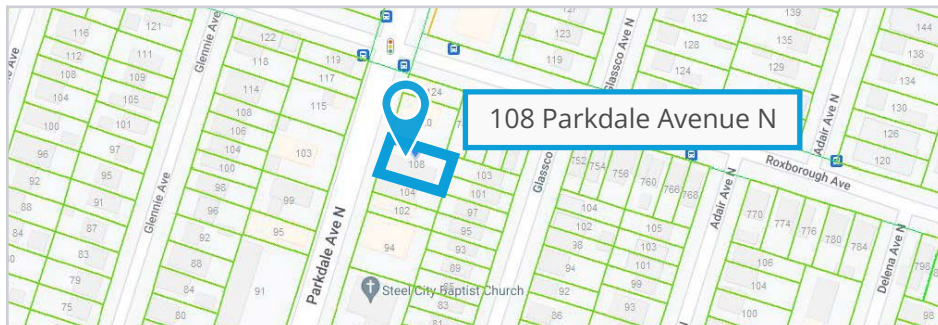
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Accelerating success.

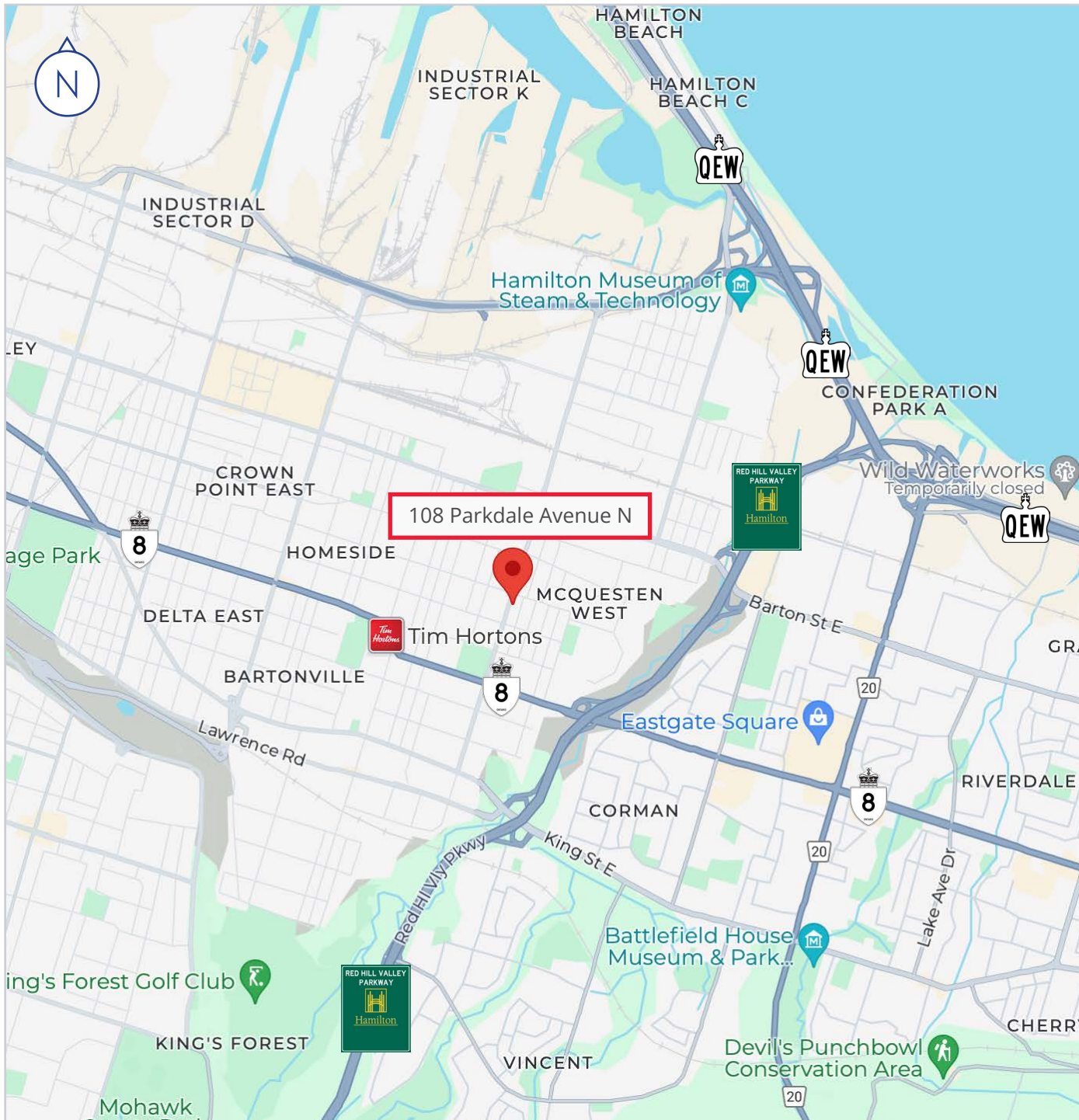
Listing Specifications

108 PARKDALE AVENUE NORTH | HAMILTON | ON

PIN	172860006
Lot Size	±0.145 Acre
Lot Dimension	Frontage: ±60 ft. Depth: ±105 ft.
Building Size	±2,900 SF
Zoning	C5 - Mixed use Medium Density
Sale Price	\$1,195,000
Taxes (2023)	\$10,988.35
Parking	±10 parking spaces
Comments	<ul style="list-style-type: none">• Free standing commercial building on busy high traffic road in Downtown Hamilton• Potential to add another 750 SF in the elevated portion of the building• Close to Highway 8 & Red Hill Valley Parkway access• Proposed LRT station at the intersection of Parkdale Avenue and Queenston Road (±550 m)• Vacant possession on closing



108 Parkdale Avenue N



Location Overview

108 PARKDALE AVENUE N
HAMILTON | ON



±1 min (±550 m) to
Highway 8 Access



±3 min (±1.3 km) to Red
Hill Valley Pkwy Access



±5 min (±4 km)
to QEW Hwy Access



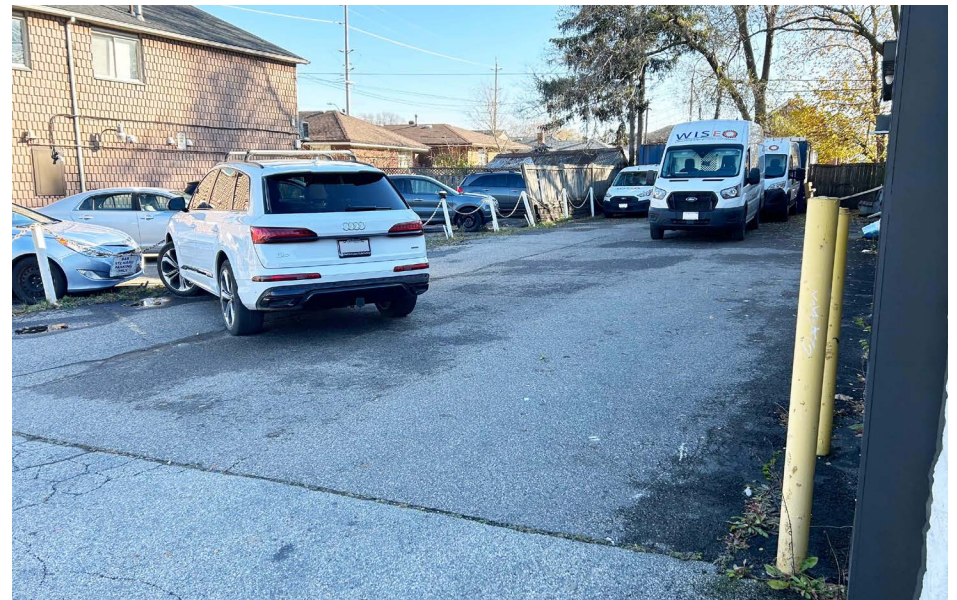
±18 min (±7.6 km)
to Downtown Hamilton



±57 min (±69 km)
to Downtown Totonro

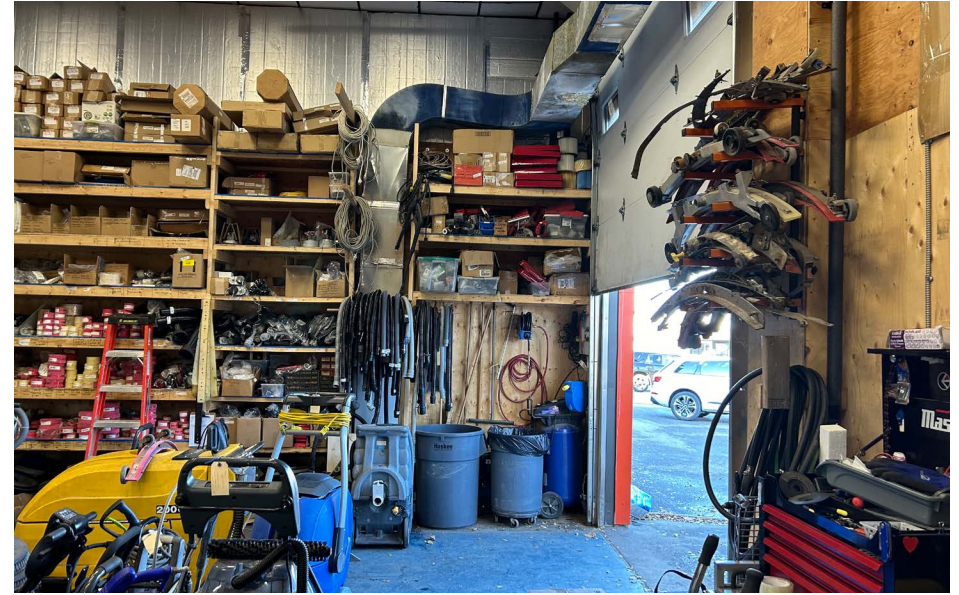
Exterior Photos

108 PARKDALE AVENUE NORTH | HAMILTON | ON



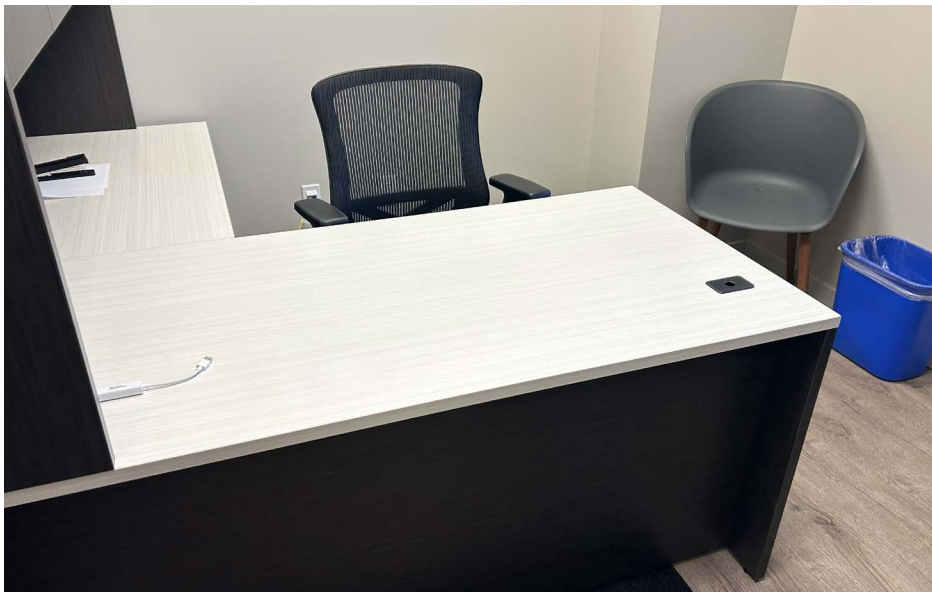
Interior Photos

108 PARKDALE AVENUE NORTH | HAMILTON | ON



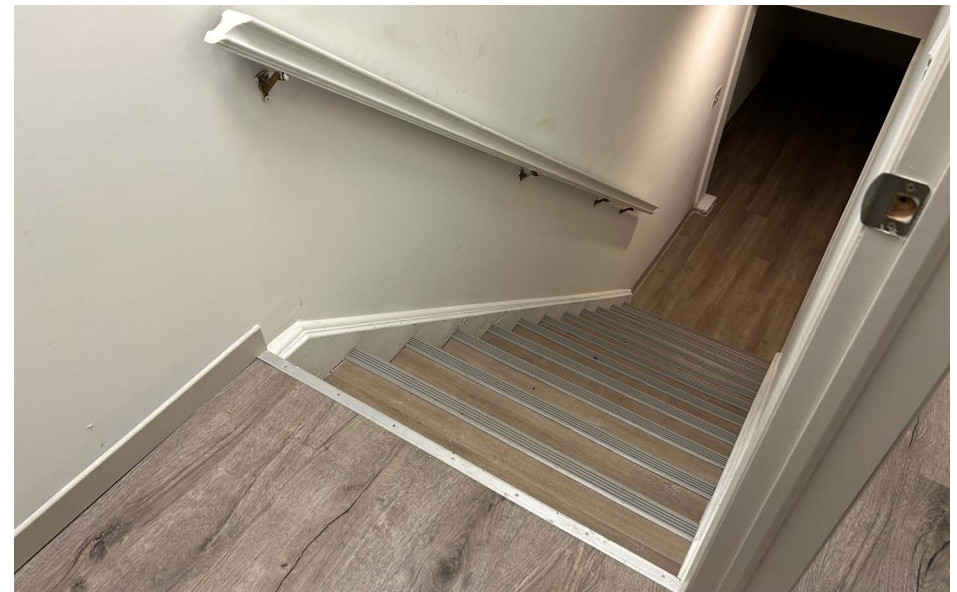
Interior Photos

108 PARKDALE AVENUE NORTH | HAMILTON | ON



Interior Photos

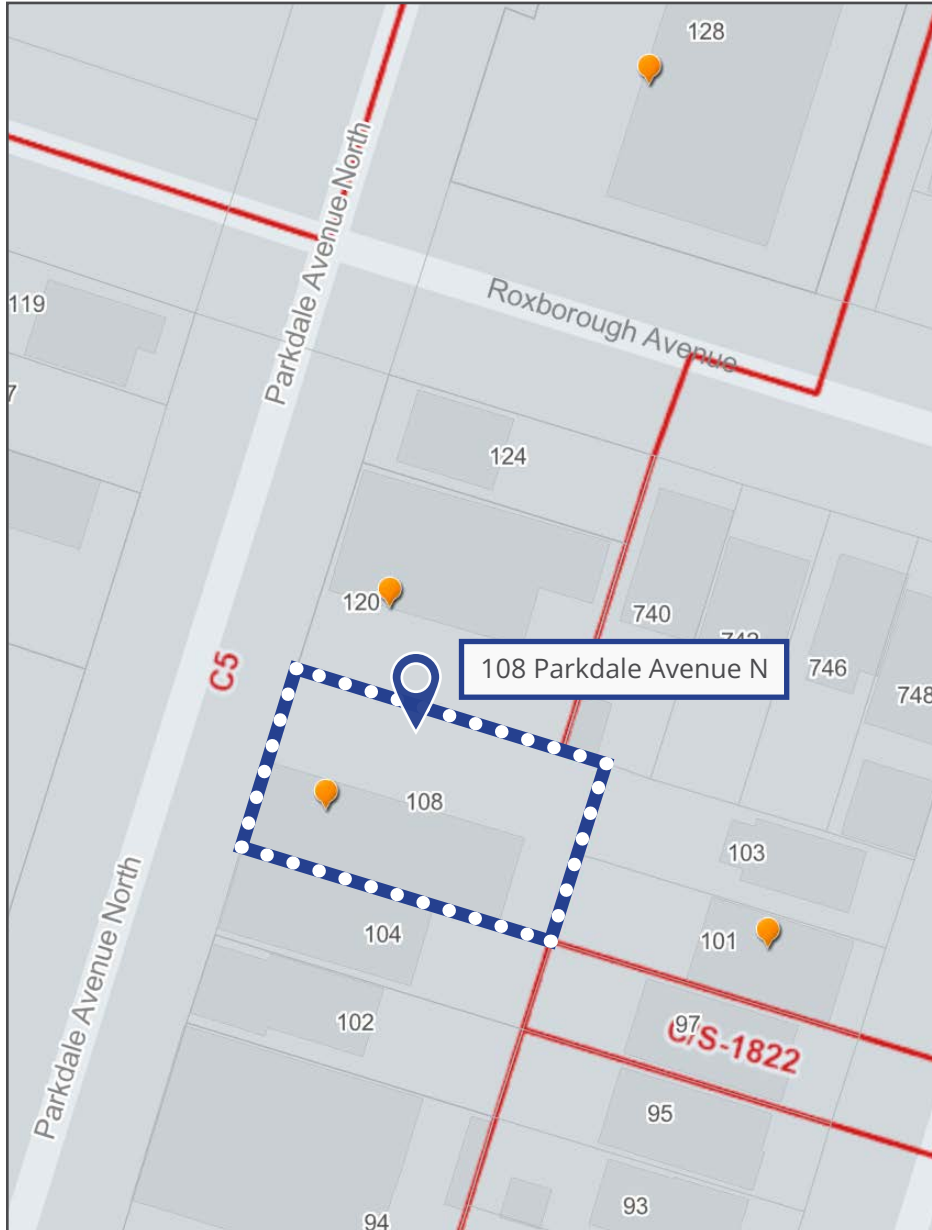
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Zoning C5-Mixed use Medium Density



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Permitted Uses

- Artist Studio
- Beverage Making Establishment
- Catering Service
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Commercial School
- Communications Establishment
- Conference or Convention Centre
- Craftsperson Shop
- Day Nursery
- Dwelling Unit(s)
- 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
- Personal Services
- Performing Arts Theatre
- 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

Area Neighbours

108 PARKDALE AVENUE NORTH | HAMILTON | ON



FRESHCO
Lowering food prices



Mahoney Park



St. Nicholas Banquet Hall

Gumiero Holdings

WH Ballard Elementary School

Parkdale Elementary School

Sir Winston Churchill Secondary School

108 Parkdale Avenue N
FOR SALE | COMMERCIAL BLDG.

Hillcrest Park

VIEW ONLINE 

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\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates as of November 2023

About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.

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