

366 Cumberland Ave., Hamilton. L8M2A2
Commercial Warehouse
FOR LEASE
\$4500 per month (NET)



Contact Oz Ferreira at (647)739-7825 or oz@bettercalloz.com for more information. Note that the listing agent is one of the property owners.

DESCRIPTION:

3000 Sq. Ft. light industrial zoned warehouse. Perfect for starting a new business or relocating from a smaller or more expensive area. The large lot is 235 Ft deep and 33 Ft wide in the back with direct driveway access to Cumberland Ave. The property is well situated close to downtown Hamilton with easy access to the highway via Lawrence Ave. There is one office/storage room on the second floor and all of the rest of the space is on the ground level. The building has two sections, each with a bathroom, but must be rented as one unit. The back section has a kitchen/staff area. 3 unhindered parking spots +2-3 additional spots in tandem inside the gate. Use as a warehouse as is or modify as needed. Great for storage of Film industry equipment or props! Many additional uses permitted, including woodworking, metal smith, welding, wholesale, retail variety, residential use for maintenance staff, etc. (see below for full list). Tenant to pay all utilities, water heater rental, and snow removal.

RENT: \$4500 +HST per month Net Lease.

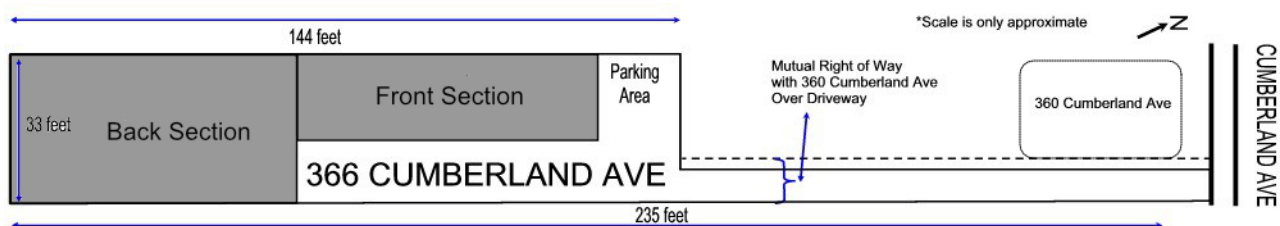
ADDITIONAL RENT (TMI): Approximately \$300 +HST per month, which covers property tax and Building Insurance at the building. Additional rent may vary depending on the cost to the landlord.

DEPOSIT: First month + Last 2 months rent are required as a deposit up front.

LEASE TERM: Landlord is willing to negotiate length of lease plus any renewals.

UTILITIES: Tenant to pay Gas, Electricity, Water & Sewage as metered at the property. Tenant to pay monthly rental of hot water heater.

LOT: Flag shaped. 235 feet long. Driveway with mutual ROW with neighbouring property. Rear 144 feet of lot is 33 feet wide.



PARKING: The property has 3 total parking spots outside the gate. As well, 2-3 additional vehicles may be parked in tandem next to the building.

ZONING: "JJ" Classification legally permits many uses including types of Commercial, Light Industrial, Institutional, and Residential! See Appendix A at the end of this document for a list of permitted uses on the site. The property is in a residential neighbourhood, and is adjacent to an elementary school and sits behind a row of houses that front on Cumberland Ave.

FEATURES & INCLUSIONS

On demand gas water heater (rental), gas stove, refrigerator, dishwasher, washer, dryer, gas fireplace, 2x Cozy direct vent heaters, forced air gas furnace. The equipment is provided in "as is" condition by the landlord for the tenant's use. The equipment remains the property of the landlord, but the tenant will be responsible for the maintenance of the equipment.

APPENDIX A - ZONING FOR "JJ" DISTRICTS (LIGHT INDUSTRIAL DISTRICT). (See City Of Hamilton Zoning By-Law No. 6593)

RESIDENTIAL USES PERMITTED

- any residential use as any be sufficient for the necessary maintenance staff of any lawful principal use.
- a corrections residence

COMMERCIAL OR INDUSTRIAL USES PERMITTED

- Such residential uses as are necessary for the maintenance staff of any lawful principal use permitted in this district
- Such residential uses as are necessary for the operator of any lawful principal use permitted in this district
- A lumber yard, grain elevator, or the storage of second hand pipe, bricks, lumber, or other second hand building materials, fixtures or appurtenances, excepting scrap and all such materials, that are not in a fit and readily marketable and useable condition for their intended original purpose
- A bag or carpet cleaning establishment, blacksmith shop, spray painting, solid fuel yard, tinsmith shop, welders shop
- A cartage, express or truck transport yard or terminal, or a shipping or trans-shipping depot
- An automobile service station
- A warehouse
- A wholesale establishment
- A builders' supply yard
- A building contractor's yard
- A carpenter's shop
- A bookbinder's or upholsterer's shop
- A painter's shop
- An auto body and fender repair shop or other public garage
- A retail variety store, a retail grocery or confectionery store, and a lunch counter or refreshment stand, provided however that the floor space for sales and storage of any of the uses in this subclause or a combination of the same shall not exceed 140.0 square metres (1507.0 square feet)
- A gun shop
- A Class H Adult Entertainment Parlour
- Waste Transfer Facility, Waste Processing Facility
- Such ancillary commercial uses as are incidental, subordinate and exclusively devoted to a principal use or building and located on the same lot therewith provided that the floor space of the commercial use does not exceed 15% of the total gross floor area.

INSTITUTIONAL USES PERMITTED

- a correctional facility
- any emergency medical or surgical use
- a day nursery