

FOR SALE: Vacant Land 6.22 Acres - M2-M3 Zoning - 43 Highway 5 W - Waterdown-Hamilton

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MLS#: X10433396, X10433402



Gurpinder Gaheer
Real Estate Broker
Mortgage Broker

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iPro Realty Ltd., Brokerage
Lending Circle, FSRA#13163

Title:	6.22 Acres - M2-M3 Zoning - 43 Highway 5 W - Waterdown-Hamilton
	Prime development opportunity 2.5KM from HWY 403. This 6.2-acre lot features mixed industrial zoning (M2 - General Industrial, M3 - Heavy Industrial) for versatile use. Located near commercial hubs, industrial facilities, and Hwy 403, the site offers significant potential for residential, commercial, or industrial development in a thriving area. Walking distance to Starbucks, Keg, Canadian Tire, No Frills, and many more.
Main Intersection:	Highway 6 ON-6 and Highway 5 Dundas Street West
Transaction Type:	For Sale
Property Type:	Vacant Land
Closing:	Immediate
MLS Number:	X10433396, X10433402
	https://www.realtor.ca/real-estate/27671513/43-highway-5-w-hamilton-dundas-dundas , https://www.realtor.ca/real-estate/27671516/43-highway-5-w-hamilton-dundas-dundas
Street 1:	43 HWY 5 W
City:	DUNDAS
State Province:	Ontario
List Price:	\$1.00

Free Mortgage Pre-Approval

"I ensure a hassle-free property buying experience by securing 1-2 pre-approvals from various lenders before we begin viewing properties. Your peace of mind is my priority."

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Walking distance amenities





**Few
mins
to
Hwy
403**



**Major
industrial
development
area**



North Lot

Can be sold together or separately.

Legal Disclaimer:

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Real Estate Perspective:

The property information, including dimensions, zoning, permitted uses, images, and other details, is provided for general reference only. The Listing Brokerage and Listing Agent make no representations or warranties regarding the accuracy, completeness, or fitness for a particular purpose of the information provided. Prospective buyers are solely responsible for conducting their own due diligence to ensure the property meets their current and future requirements. All properties are sold 'as-is,' and it is the buyer's responsibility to verify compliance with local bylaws, zoning, and retrofit requirements.

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The mortgage-related information provided herein is for general informational purposes and should not be construed as financial advice. Recipients are advised to seek independent legal and financial counsel for advice tailored to their specific circumstances. Mortgage approval is at the sole discretion of the lender, and all conditions, including appraisal value, document verification, and final funding approval, are subject to the lender's policies and criteria. The sender disclaims any liability for delays, changes, or denials that may arise during the mortgage approval process.

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