# FOR SALE: Vacant Land

6.22 Acres - M3-A2 Zoning - 43 Highway 5 W

- Waterdown-Hamilton

- **f** gaheer.gurpinder
- gaheer.gurpinder
- @gaheer.gurpinder
- <u>→ @gurpinder.gaheer</u>
- m gurpinder-gaheer



MLS#: X10433396, X10433402





# Gurpinder Gaheer Real Estate Broker Mortgage Broker

647-999-3962 gurpinder@gaheer.com gaheer.com

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

Title:	6.22 Acres - M3-A2 Zoning - 43 Highway 5 W - Waterdown-Hamilton
	Unlock the potential of this expansive 29.78-hectare property in a strategic growth corridor of Hamilton. Ideally situated with high visibility along Highway 5 and near Highway 6, this versatile site offers immense possibilities for business park, employment, or specialized commercial development. With a mix of rural and business zoning, proximity to key transportation routes, and the potential for rezoning, this property presents an exciting opportunity for investors, developers, and visionaries looking to shape the future of this prime location. Contact us today to explore the possibilities! Municipal water, gas and septic.
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
R	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."

- **f** gaheer.gurpinder
- gaheer.gurpinder
- @gaheer.gurpinder
- <u>→ @gurpinder.gaheer</u>
- m gurpinder-gaheer



MLS#:X10433396, X10433402

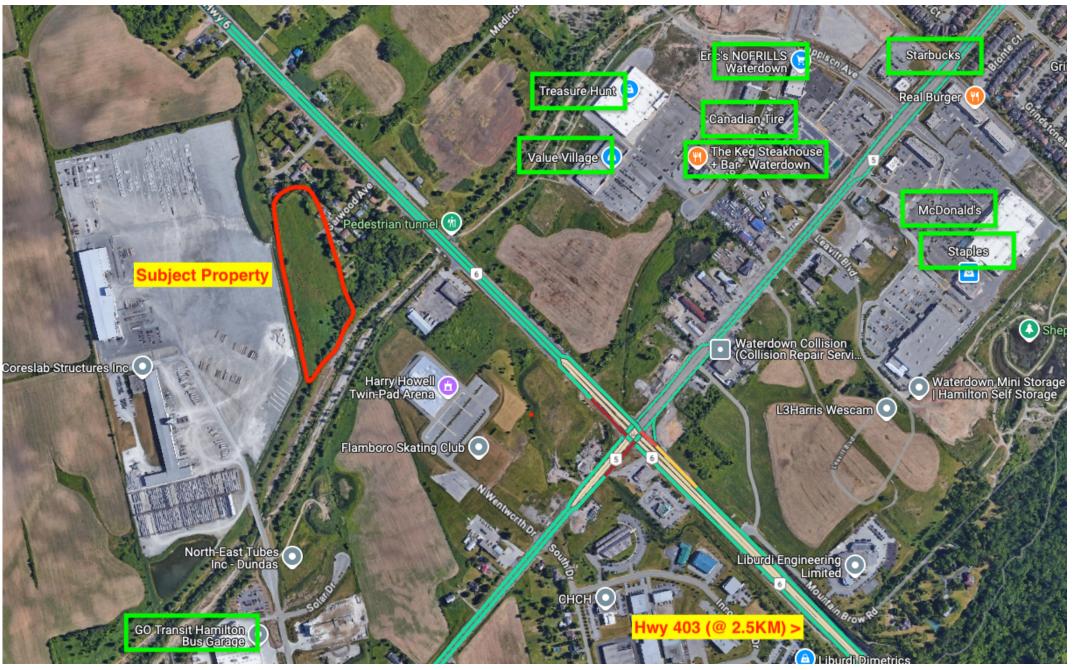




# Gurpinder Gaheer Real Estate Broker Mortgage Broker

647-999-3962 gurpinder@gaheer.com gaheer.com

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













### **South Lot**

Can be sold together or separately.



Can be sold together or separately.

In advance of the Development Review Team Meeting scheduled for 02:00pm on February 21, 2023, the City of Hamilton and external stakeholders offer the following feedback:

Comment/Concern	Required Study/Report		
Development Planning Alaina Baldassarra			
The subject lands are partially within the Rural and Urban Hamilton Official Plans. The lands are designated "Business Park" in the Urban Hamilton Official Plan Schedule E-1. The remaining lands are designated "Rural" in the Rural Hamilton Official Plan.	Urban Hamilton Official Plan and Rural Official Plan Amendment		
As the proposal is for a motel, office and residential dwellings, an Official Plan Amendment will be required.	Zoning By-law Amendment     Planning Justification Report     Draft Official Plan		
The subject lands are zoned Prestige Business Park (M3) Zone and Rural (A2) Zone in the Hamilton Zoning By-law No. 05-200. As the proposal is for a motel, office and residential dwellings a Zoning By-law Amendment application will be required.	Amendment and Zoning By- law Amendment  Site Plan and Elevation drawings  Noise Impact Study		

Re: Formal Consultation Application by Sanjeev Kumar on behalf Page 2 of 11

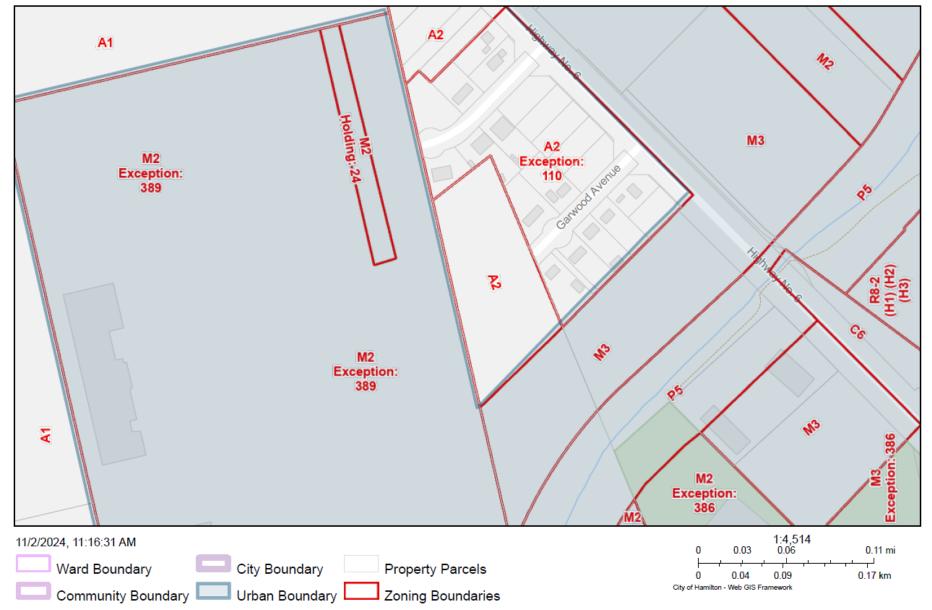


Zoned Prestige Business Park M3 Zone and Rural A2 Zone in the Hamilton Zoning By-law No. 05-200

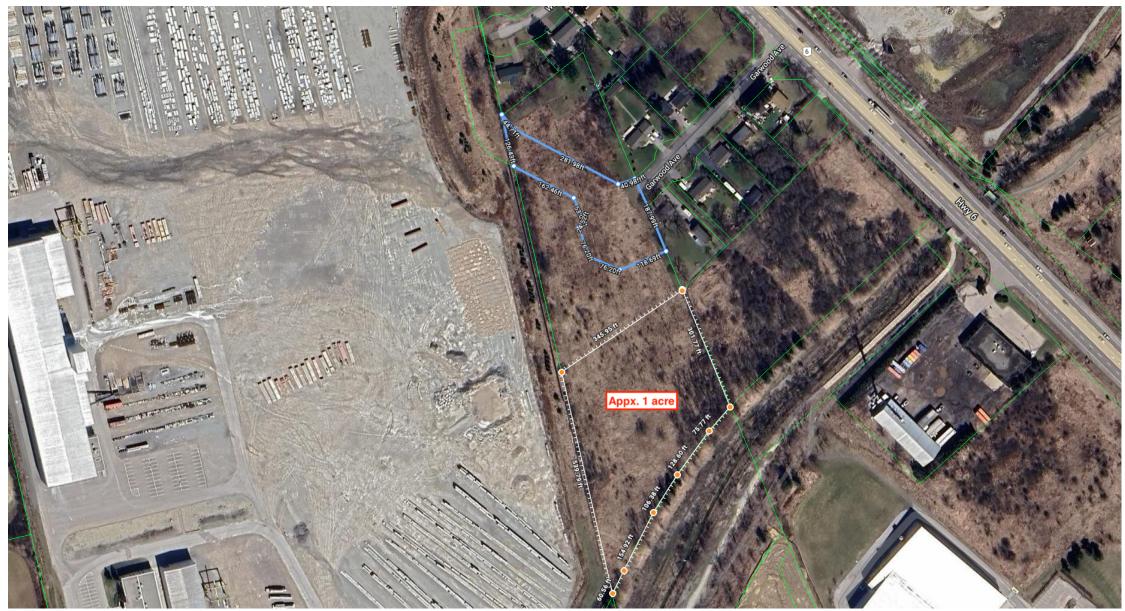




Business Park Uses M3
Zone Compatible



The City of Hamilton is not liable for any damages resulting from the use of, or This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.





Heavy Industrial

#### Legal Disclaimer:

The information provided in this brochure is for informational purposes only and is intended to present an overview of the property and mortgage-related aspects. It is not a comprehensive or detailed representation of the property or mortgage details. All information is deemed reliable but is not guaranteed and should be independently verified.

### 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.

### Mortgage Perspective:

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.

By using the information in this brochure, recipients acknowledge their responsibility for verifying the information provided and agree to hold the Listing Brokerage, Listing Agent, and other involved parties harmless from any liability or claims arising out of reliance on this material. Transactions or decisions based on the contents of this brochure are undertaken at the recipient's own risk.

This disclaimer is intended to ensure that all users of this material assume responsibility for their due diligence and serves to protect the Listing Brokerage, Listing Agent, and any associated parties from liability. It applies to the property and mortgage-related information as of the date of this brochure.