



Frank Salvatore Team



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BROKER

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COMMERCIAL | INDUSTRIAL | DEVELOPMENT | RESIDENTIAL



**50 FOREST AVE,
CENTRAL HAMILTON**

"LOCATED IN THE HEART OF MEDICAL DISTRICT NEAR ST. JOSEPH'S HOSPITAL", This Absolutely Amazing Live & Work Opportunity Features a Beautiful Updated 1890 CIRCA Design All Brick construction with **2760 SQFT** plus basement. This Extraordinary Architecturally Stunning Property Features a Two Level open Concept Residential Suite w/ Bright and Spacious rooms, A Main floor Well Appointed Doctor's Office, Solid Hardwood floors, Vaulted ceilings with Quality workmanship throughout, in addition to an Enclosed Stone Patio with garden, 4 Exclusive Parking spaces (2 Garage-2 Driveway) An absolute must see w/ Incredible value. Call Today!!!

PRICED FOR IMMEDIATE ACTION @ \$999,000



**461 CUMBERLAND AVE,
HAMILTON EAST**

"HUGE MULTI UNIT DEVELOPMENT POTENTIAL IF PURCHASED W/ 455 CUMBERLAND - COMBINED 206 FT X 157 FT LOT". Prime Free Standing Industrial/Warehouse Located near Gage Park Nestled under the Escarpment with easy access to all major routes. FEATURES: 15000+ SQFT of available space between main floor & basement, over 100K in Electrical Upgrades, 11 X 14 Ft Drive in Bay, 2 Truck Level Loading doors, PRIVATE Gated Parking, 4 Private Offices, Board Room, 3 Updated Restrooms and Kitchen. Ideal for Many uses, Warehousing, light Assembly, Music Studio etc. Building is Divisible. Call Today!!!

OVER 15,000 SQFT ASKING ONLY 1.4M



**455 CUMBERLAND AVE,
HAMILTON EAST**

HUGE DEVELOPMENT POTENTIAL IF PURCHASED W/ 461 CUMBERLAND - COMBINED 206 FT X 157 FT LOT. Incredible Opportunity to own this amazing Healthcare Commercial & Public Laundry Facility in successful operation for over 14 years. Price includes Building & Land Only. Ideal for Many Uses this property has 10,000+ SQFT on solid concrete and is Currently zoned LMR2. Potential MULTI -UNIT 9 Storey Mid Rise, Town Home Site or 3 Storey Stackable Units Complex. Call Today!!!

OVER 10,000 SQFT ASKING 1.69M



**390 KING WILLIAM ST,
CENTRAL HAMILTON**

"SEIZE THIS INCREDIBLE OPPORTUNITY TO OWN THIS AMAZING 16000 SQFT BUILDING \$105/SQFT". Located minutes from downtown core. this building Features Solid Concrete Block and Brick Construction equipped w/ Gymnasium, Chapel, Sanctuary, Banquet Hall, Rooftop Patio, 9 offices, Access to Underground Parking. Currently Zoned I-1 the possibilities are endless including but not limited to Day Nursery, Emergency Shelter, Museum, Retirement Home, Social Services Centre, Care facility, Place of Worship, Community Centre and Museum. Call Today!!!

16000 SQFT W/ UNDERGROUND PARKING



**#2- 438 HIGHWAY #8,
EAST STONEY CREEK**

"\$3750/ MONTH GROSS LEASE + UTILITIES" Turn Key Ready, Spacious and Clean. Ideal location for many uses including and not limited to RESTAURANT, Office, Retail, Medical Office, Craft Store, Boutique etc. GREAT EXPOSURE AND SIGNAGE WITH 8+ PARKING SPACES. AT \$21.50/sqft All In plus utilities this is an Incredible deal. This is A Must-See for your Business Needs. Call Today!!!

2100 SQFT - RETAIL/ RESTAURANT



BEING SOLD LOCK STOCK AND BARREL

"SPECTACULAR TURN KEY MANUFACTURING FACILITY" Consisting of 2 buildings located on a 300 X 358 FT Lot within 30 Minutes of the American Border. Buildings Includes 23 Cranes Ranging from 1 Tonne to 15 Tonnes, 15 C.N.C Machine Centers & Boring Mills, Plus 14 C.N.C Lathes in addition to 2 of the Finest State Of The Art Inspection Rooms with the Finest Machinists/Technicians North of the Border. Seize the Opportunity To Own this Amazing Business established 35+ years ago w/Huge Upside Potential, A Proven Track Record & Continued Sales Growth. Call LBO Today for Brochure/Package.

50K SQFT - HIGH TECH MACHINE SHOP



**205 QUIGLEY RD, UNIT 7,
HAMILTON**

"TURN \$125,000 INTO 1 MILLION/ YEAR" If You ever thought about owning your own business than **"this is Opportunity Knocking"**. Amazing Bakery/Deli Established 23yrs ago specializing in a wide variety of signature Products and European Foods as well as your everyday Bakery and Grocery items. **Training will be provided.** "Low Rents", Amazing Huge Growth Potential w/ Brand New Subdivision currently being built right across the street with over 300+ Units. The Time is now!!! Call Today!!! Inventory Not Included.

TURN \$125,000 INTO 1 MILLION/ YR