



Frank Salvatore Team



Frank Salvatore
BROKER



Direct: 905.308.6173 | Office: 905.573.1188
FrankSalvatore@rmxemail.com | franksalvatoreteam.com

RESIDENTIAL | COMMERCIAL | INDUSTRIAL | DEVELOPMENT | MORTGAGES



50 FOREST AVE, CENTRAL HAMILTON

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

PRICED FOR IMMEDIATE ACTION @ \$999,000



461 CUMBERLAND AVE, HAMILTON EAST

"MID RISE DEVELOPMENT POTENTIAL IF PURCHASED W/ 455 CUMBERLAND - W/COMBINED 206 FT X 157 FT LOT". Prime Stand alone Industrial/Warehouse Located near Gage Park Nestled under Escarpment w/ easy access to all major routes. FEAT: 15000+ SQFT of usable space on main floor & basement, 100K in Electrical Upgrades, 11 X 14 Ft Drive in Bay, 2 Truck Level doors, PRIVATE Gated Parking, 4 Private Offices, Board Room, 3 Updated Restrooms & 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

MID RISE DEVELOPMENT POTENTIAL IF PURCHASED W/ 461 CUMBERLAND - W/COMBINED 206 FT X 157 FT LOT. Incredible Opportunity to own this amazing Commercial & Public Laundry Facility Established 14 years ago. Building & Land Only. Business may be purchased separately. Ideal for Many Uses, 10,000+ SQFT on solid concrete, Currently zoned LMR2. Potential Multi Unit Mid Rise, Brownstone Town Homes or 3 Storey Stackable Units Complex. Call Today!!!

OVER 10,000 SQFT ASKING 1.69M



390 KING WILLIAM ST, CENTRAL HAMILTON

"16000 SQFT BULDING FOR ONLY \$105/SQFT". Located minutes from downtown core. Features Solid Concrete Block & Brick Construction equipped w/ Gymnasium, Chapel, Sanctuary, Banquet Hall, Rooftop Patio, 9 offices, Access to Underground Parking. Zoned I-1 Day Nursery, Emergency Shelter, Museum, Retirement Home, Social Services Center, Care facility, Place of Worship, Community Center and Museum. Call Today!!!

16,000 SQFT W/ UNDERGROUND PARKING



OWN YOUR VERY OWN ESCAPE ROOM BUSINESS!!!

This is a Once In a Lifetime Opportunity to Own this HUGELY SUCCESSFUL & WELL ESTABLISHED TURN KEY BUSINESS. Built from the Ground floor up with all Original Concepts this LUCRATIVE Business Features 2 leased locations and is ready for you to simply Take Over & Enjoy all the Amazing Benefits without the Growing Pains! The 6 Exciting and Uniquely themed rooms are completely finished and fully operational, offering a Very Entertaining yet challenging Experience for New & Repeat customers. **SERIOUS INQUIRIES ONLY !!!**

576 & 604 CONCESSION ST.



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



ESTABLISHED BAKERY BUSINESS 25 PLUS YEARS

"TURN \$125,000 INVESTMENT INTO 1 MILLION DOLLARS /YEAR" - Entrepreneurs Wanted!!!!. Amazing Bakery/Deli Established for over 25 yr, specializing in a wide variety of Signature European Products as well as your everyday Bakery & Grocery items. **Training will be provided.** "Low Rents", Amazing Huge Growth Potential w/ New Sub-division development of 300+ Units directly across the street. Seize the Opportunity! Call Today!!! Inventory Included.

NEAR REDHILL CREEK EXPRESSWAY