

\$ - 277 Rock Chapel Road, Hamilton

MLS® #40716508

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0 Bedroom, 0.00 Bathroom,
Other on 10.00 Acres

040 - Greensville, Hamilton, Ontario

Located in the highly sought-after Flamborough area, this property provides convenient access to Highway 5, Highway 6, the 403, the City of Hamilton, and the Greater Toronto Area, making it an ideal location for a variety of business operations. The barn boasts 26,000 square feet of space with a generous 16.5-foot ceiling height. It features a brand-new metal roof, full insulation, and is equipped with 3-phase power, natural gas, well water, and a durable concrete floor. Additionally, it includes a loading dock for easy access and logistics. The interior of the barn is designed with removable walls, offering flexibility to adapt the space for a range of purposes, including storage, vertical farming, mushroom cultivation, bean sprout production, edible insect farming etc. Additional Details: 1. The barn's existing structure allows tenants to modify or customize the interior based on their specific needs, at their own expense. 2. The lease is priced at \$5.50 per square foot, per year. Tenants will be responsible for all utility costs. 3. There are several sections available for rent: Part 1, Part 3, and House 269 with a workshop. It's possible to rent either the entire property or just a portion of it. 4. Approximately 6-7 acres of workable land are available for lease at the rear of the barn. If desired, the land can be rented at a negotiable rate. Don't miss out - opportunities like this are rare and won't last long. Contact us today to secure this exceptional space for your business!



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Essential Information

Listing #	40716508
Bathrooms	0.00
Acres	10.00
Type	Other
Sub-Type	Freehold

Community Information

Address	277 Rock Chapel Road
Subdivision	040 - Greensville
City	Hamilton
Province	Ontario
Postal Code	L9H5E2

Interior

# of Stories	1
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Listing Details

Listing Office	Right at Home Realty
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