

# \$ - 361 Cannon Street E, Hamilton

MLS® #40754589

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0 Bedroom, 0.00 Bathroom, 7,568 sqft  
Industrial on 0.00 Acres

141 - Lansdale, Hamilton, Ontario

Prime Commercial Building with Additional Parking Lot – For Lease in Downtown Hamilton with Drive in bay and office space. A fantastic opportunity to lease a freestanding commercial building with 7,568 sq ft of flexible space, ideally situated in a high-traffic, high-visibility area of Downtown. With a generous lot size 97.11 ft x 115.24 ft and BOUNS vacant parking lot 371 Cannon Street East 90.19 ft x 39.07 ft it makes perfect place for staff and customer access – approximately 25 parking available. The main property has been most recently used as an auto parts store. Zoned C2, this property supports a wide range of commercial uses such as medical Clinic, Veterinary Service, Financial Establishment, Retail and much more – making it ideal for various types of businesses looking to grow or relocate. Whether you're launching a new venture or expanding your current operations, this space offers exceptional flexibility, zoning advantages and well-established commercial corridor with strong foot and vehicle traffic and rare on-site parking in the heart of the city. (id:6289)



## Essential Information

|                |          |
|----------------|----------|
| Listing #      | 40754589 |
| Bathrooms      | 0.00     |
| Square Footage | 7,568    |

|          |            |
|----------|------------|
| Acres    | 0.00       |
| Type     | Industrial |
| Sub-Type | Freehold   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 361 Cannon Street E |
| Subdivision | 141 - Lansdale      |
| City        | Hamilton            |
| Province    | Ontario             |
| Postal Code | L8L2C3              |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Hospital, Public Transit                                        |
| Utilities      | Electricity, Natural Gas, Telephone                             |
| Features       | Southern exposure, Visual exposure, Industrial mall/subdivision |
| Parking Spaces | 25                                                              |

### Interior

|              |   |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

### Exterior

|              |                                |
|--------------|--------------------------------|
| Exterior     | Brick Veneer, Concrete         |
| Construction | Concrete block, Concrete Walls |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Right at Home Realty |
|----------------|----------------------|



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Listing information last updated on October 18th, 2025 at 9:01pm EDT