

\$520,000 - 11 Whitfield Avenue, Hamilton (Industrial Sector)

MLS® #X12469408

\$520,000

0 Bedroom, 0.00 Bathroom, 2,244 sqft
Industrial on 0.00 Acres

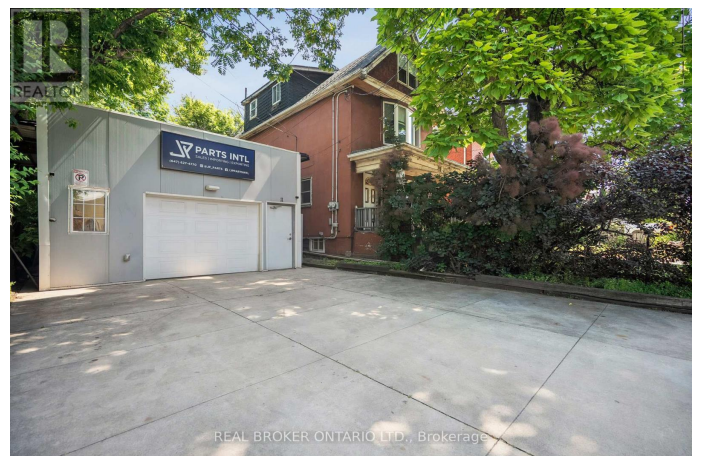
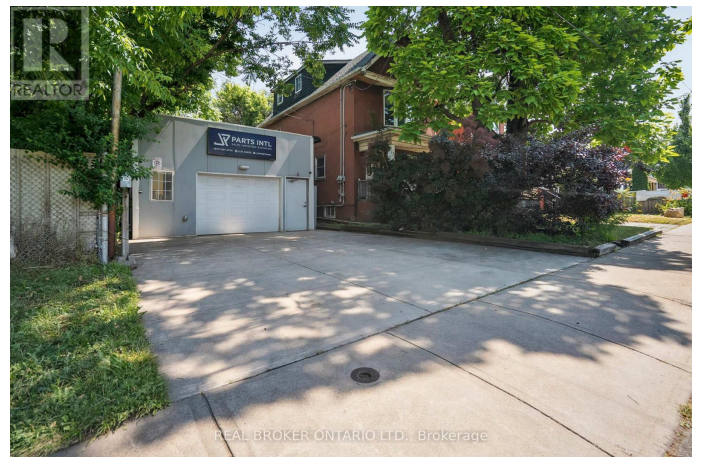
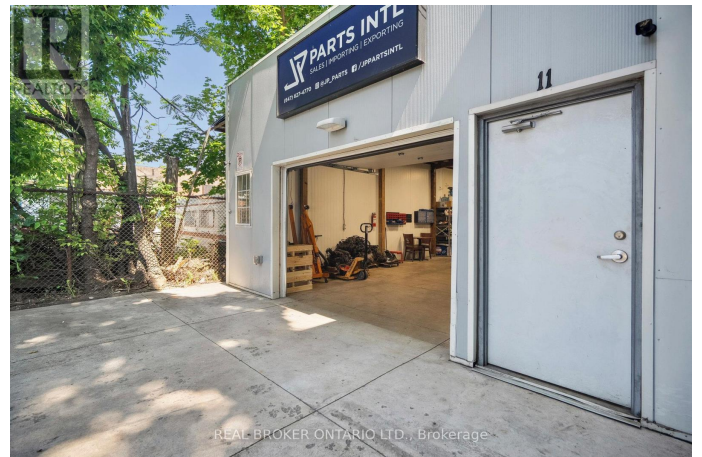
Industrial Sector, Hamilton (Industrial Sector),
Ontario

Welcome to 11 Whitfield Avenue, where your living room, your hoist, and your parts inventory can all live together in harmony. At the front: a full-height drive-in garage. Through the middle: a clear-span Quonset-style warehouse. At the back: a self-contained 1-bedroom unit with its own kitchen, bath, and just enough space to decompress after a long day of fabricating or fulfilling orders. Zoned M5-375, which permits an accessory dwelling alongside industrial use (buyer to verify). Ideal for trades, tinkerers, e-com entrepreneurs or anyone who needs flexible space without judgement. Approx. 2,244 SF total (per floor plan). Garage and warehouse are unheated, seller used a portable unit. Now vacant and ready for your vision. Is it unconventional? Sure. Is it packed with potential? Absolutely. (id:6289)

Essential Information

Listing #	X12469408
Price	\$520,000
Bathrooms	0.00
Square Footage	2,244
Acres	0.00
Type	Industrial

Community Information



Address	11 Whitfield Avenue
Subdivision	Industrial Sector
City	Hamilton (industrial Sector)
Province	Ontario
Postal Code	L8L4B5

Amenities

Amenities	Highway, Public Transit
Parking Spaces	8

Interior

Appliances	Dishwasher, Water Heater, Microwave, Washer
Heating	Baseboard heaters
Cooling	Partially air conditioned

Exterior

Lot Description	25 x 147 FT
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Listing Details

Listing Office	REAL BROKER ONTARIO LTD.
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Listing information last updated on November 4th, 2025 at 10:46pm EST