



Strecker Bros.
UNIFORM SERVICES
905.643.1285 streckerbros.ca
Canadian Owned & Operated Since 1983

STRECKER BROS.
UNIFORM SERVICES
www.streckerbros.ca

540 Arvin Avenue, Stoney Creek

For Sale: Industrial Building | Owner-User / Investment Opportunity

Lennard: Walter Spoja*, Vice President
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*Sales Representative

ROYAL LePAGE®
COMMERCIAL™

Stephen Green, Sales Representative
905.962.2972 | stephengreen@royallepage.ca

540 Arvin Avenue, Stoney Creek

Rare Small Industrial Building Demised into Two Units by Block Wall



Available Space
8,470 SF

Office

700 SF

Mezzanine

1,800 SF

(not included in
building size)



Lot Size

0.521ac



Roof

Sloped Metal



Zoning

M2,

allows outside
storage



Availability

Immediate



Shipping

2 Drive-in

12'x12' and 12'x 15'



Clear Height

15 Feet



Electrical Supply

400 Amps

600 Volts



Sale Price

2,400,000.00

Taxes

\$15,462.08

Property Highlights

- Heavy electrical service and upgraded gas supply
- Radiant heat, floor drains, and oil separators
- Security cameras and security system in place
- Vacant possession available with potential to retain existing tenant for immediate income generation
- The demising wall is not load bearing and can be easily removed to provide continuous space to the entire building.



Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

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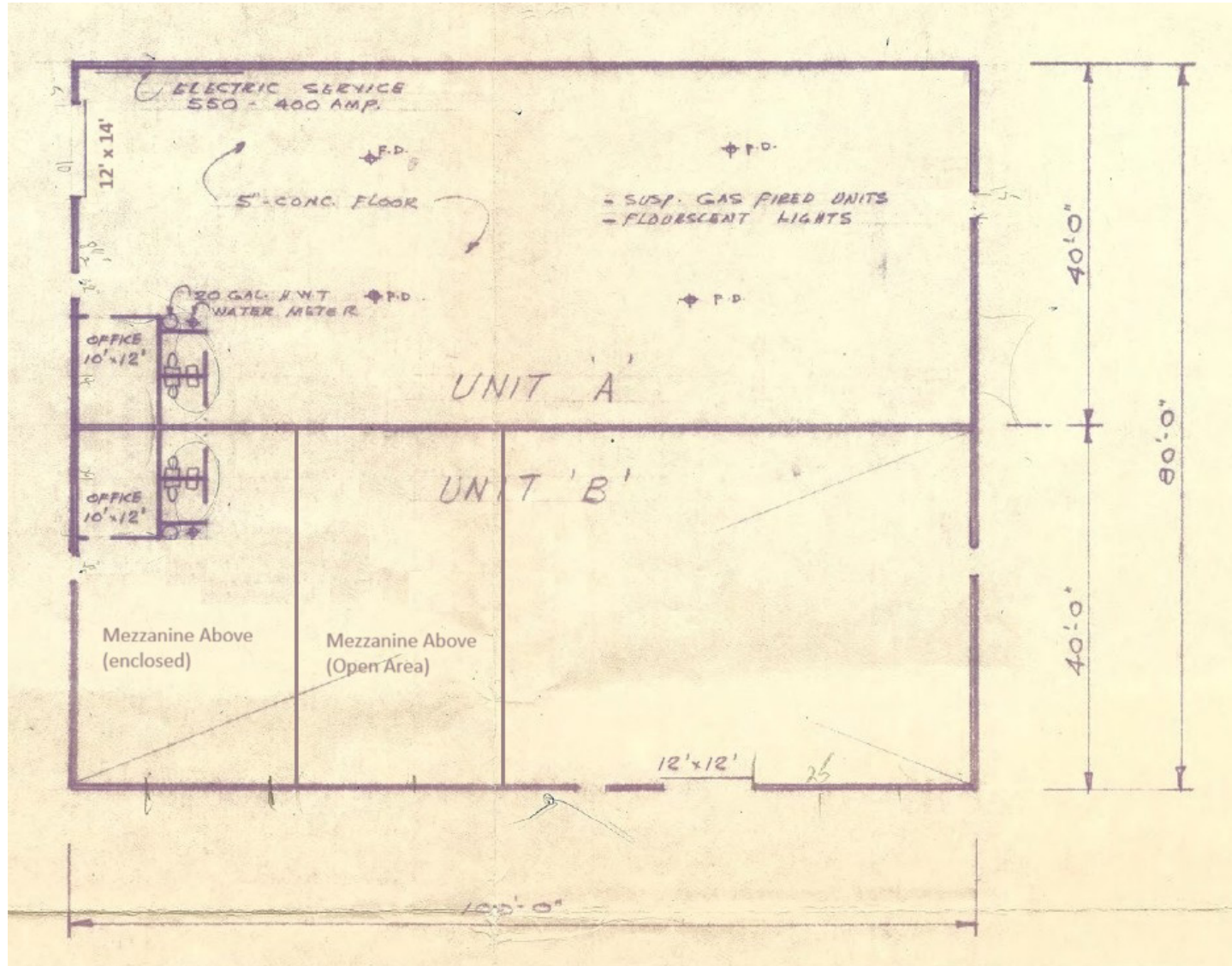
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Floor Plan

Unit A & B



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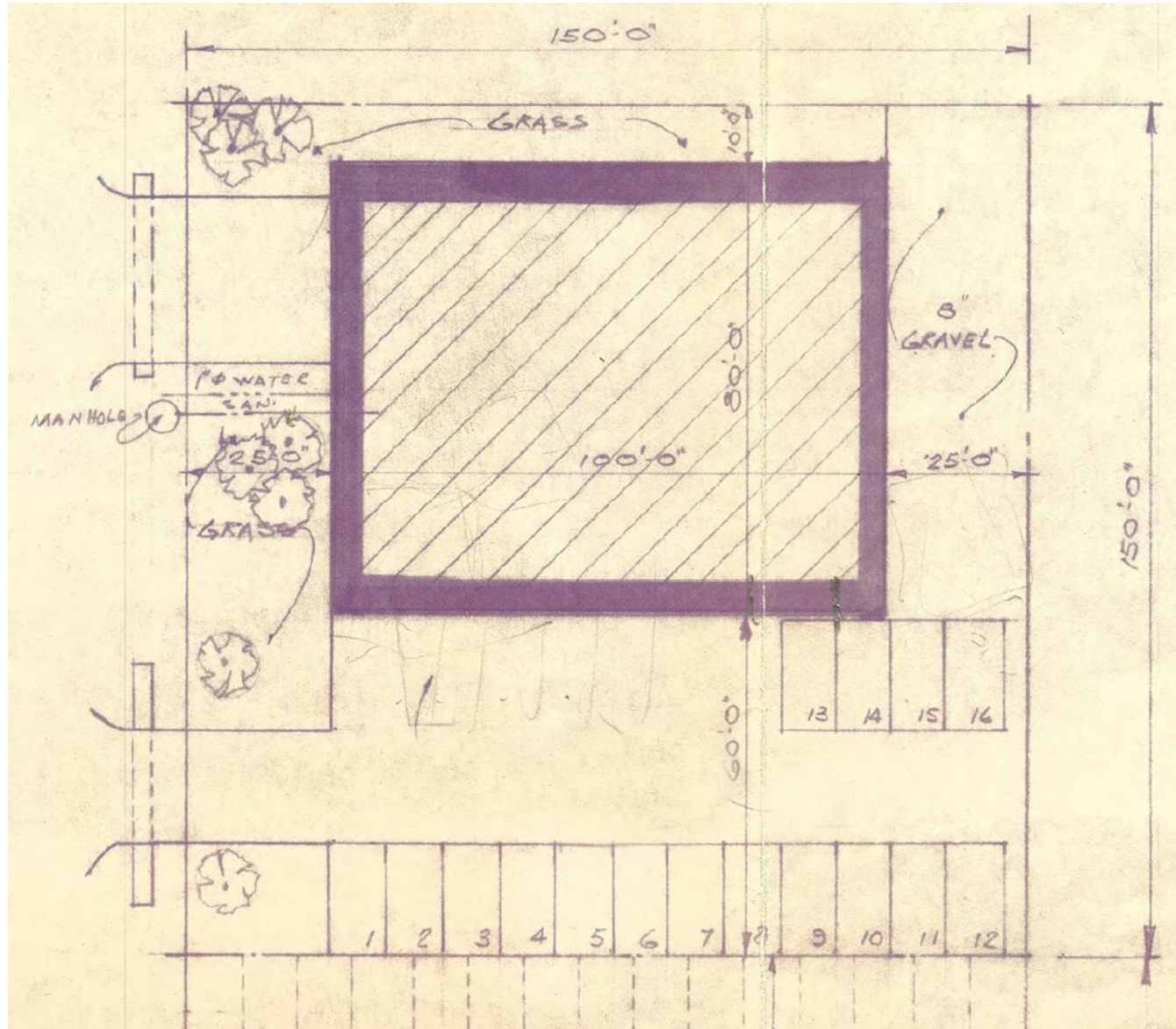
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Site Layout



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Zoning

Permitted Uses:

- Alcohol Production Facility
- Artist Studio
- Animal Shelter
- Aquaponics
- Building and Lumber Supply
- Establishment
- Building or Contracting Supply
- Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Dry Cleaning Plant
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Landscape Contracting Establishment
- Manufacturing
- Motor Vehicle Collision Repair
- Establishment
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development
- Establishment
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Warehouse
- Waste Processing Facility
- Waste Transfer Facility

Prohibited Uses:

Notwithstanding Section 9.2.1, the following types of manufacturing uses are prohibited, except if these uses are considered only as an accessory use to another permitted manufacturing use:

- Manufacturing of Asbestos,
- Phosphate or Sulphur Products
- Primary Production of Chemicals,
- Synthetic Rubber or Plastic
- Processing or Refining of
- Petroleum or Coal
- Processing, Milling or Packaging of Animal Feed
- Salvage Yard
- Slaughtering, Eviscerating,
- Rendering or Cleaning of Meat,
- Poultry or Fish or by-products thereof
- Smelting of Ore or Metal
- Tanning or Chemical Processing of Pelts or Leather
- Vulcanizing of Rubber or Rubber Products
- Explosives Manufacturing
- Pulp and Paper Mills

ii) Notwithstanding Section 9.2.1, the following uses are prohibited, even as accessory uses:

- Child Care Centre
- Dwelling Unit

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