

## Property Client Full

4741 County Rd 45 Road, Hamilton Twp, Ontario K0K 1C0

Listing

**4741 County Rd 45 Rd Hamilton Twp**  
**Active / Commercial / Industrial**

**MLS®#: X12128610**  
**List Price: \$5,450,000/For Sale**

### Northumberland/Hamilton Twp/Baltimore



Tax Amt/Yr: **\$21,827.00/2024/Annual** Transaction: **Sale**  
SPIS: **No**  
Legal Desc: **PT LT 8 CON 2 HAMILTON PT1, 39R8083**  
Category: **Multi-Unit** Use: **60**  
Link: **Holdover**  
Freestanding: **Yes** Franchise: **Flexible**  
Occupant: **Tenant** Possession: **Flexible**

Zoning: **HI**  
Dir/Cross St: **Between Community Centre Rd and Van Loven Rd**

PIN #: **511040172**  
Possession: **Flexible**

ARN #: **141900002004200**  
Possession Date:

Contact After Exp: **No**

Total Area: **6.10 Acres**  
Industrial Area: **46,142.00 Square Feet**  
Clear Height: **16' 0"**  
Heat: **Gas Forced Air Cload**  
Sprinklers: **No Sprinklers**  
Property Feat: **Major Highway**

Survey: **Yes**  
Lot/Bldg/Unit/Dim: **Lot 32.05 x 1,000Feet**  
Water: **Municipal**  
Garage Type: **Other**

Out Storage: **Yes**  
Rail: **No**  
Basement: **Yes**  
Area Infl: **Major Highway**

#### Commercial Doors

# Of	Type	Height	Width	Bay Length	# Of	Type	Height	Width	Bay Length
1	Truck Level				12	Drive-In Level			
1	Double Man								

#### Commercial/Financial Information

#### Remarks/Directions

Client Rmks: **Welcome to Baltimore Industrial Park - a prime 6.1-acre income-generating property just 3 minutes north of Hwy 401 at Cobourg. This exceptionally maintained and updated site features 8 buildings totaling over 20 rental units, offering strong and steady cash flow. An additional secure, fenced compound enhances the property's versatility for storage and there's still tons of potential for expansion with additional buildings/units. Municipal services are in place, and environmental due diligence is complete with Phase I done and no Phase II required. Seller is willing to hold a mortgage. This turnkey investment is ideal for those seeking a stable, well-located industrial asset in a high-demand area. 10k sqft factory/office space is VACANT - use it yourself, or rent it out for extra income!**

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Building 1

Building 2

Building 1B

Building 5

Building 4

Building 3

Building 6

Building 7



**4741 County Rd 45,  
Baltimore Industrial Park  
Additional Features**

**Systems**

- Security Cameras Throughout Complex
- High-Speed Internet Available Throughout Complex
- Municipal Water and Natural Gas (Buildings 5 and 6 have Propane Tanks that the Tenants Rent Directly from the Supplier)

**Building 1 - 3 units + Basement**

- Upper Office with 2pc Washroom, Central Air, Gas Heat
- Main Floor Office with Two 2pc Washrooms, Kitchen, Central Air, Gas Heat
- Basement Mechanical & Storage Room
- Rear Factory with Gas Furnaces (new in 2018 & 2019), 5 Overhead Doors (new in 2017), 2pc Washroom

**Building 1B - 3 units**

- Newly Built in 2020
- Each Unit has Office Mezzanine, 2pc Washroom, 14' Overhead Door, Gas Heat

**Building 2 - 1 unit**

- Warehouse with Two 3pc Washrooms, Kitchen, Gas Furnace (new in 2020), 5 Overhead Doors (new in 2017), Steel Roof (new in 2019), Central Air in Office Area

**Building 3 - 1 unit**

- Shop & Office Space, Store Front, Workshop, Office, Gas Heat, 2pc Washroom

**Building 4 - 6 units**

- Workshop Spaces: 6 Overhead Doors (new in 2017), Four Newer Furnaces, Steel Siding & Flashing (new in 2021)

**Building 5 - 4 units**

- Workshop Space, Propane Furnace (new in 2018), 2 Overhead Doors (new in 2017)

**Building 6 - 1 unit**

- Office & Storage Space, Inside Renovated in 2018, Central Air, Windows & Doors Replaced in 2015, Steel Roof (new in 2014)

**Building 7 - 3 units**

- Storage Building

**Outdoor Storage Compound**

- Approximately 4 Acres of Fenced, Gated Compound at East End of Property
- Municipality has Indicated that they would Support More Development of this Area



## SECTION 21 - HI - HAMLET INDUSTRIAL ZONE

21.1 Within a HI - Hamlet Industrial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### 21.2 PERMITTED USES

a)		Principal Buildings and Uses
	i)	Any manufacturing, processing or warehousing undertaking including storage warehousing, canning factory and cheese factory
	ii)	An automobile repair garage
	iii)	A merchandising service shop
	iv)	A research facility

b)		Accessory Buildings and Uses
	i)	An accessory building or use to the above uses including a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the principal building, and occupies not more than five (5) percent of the gross floor area of the principal building
	ii)	An accessory dwelling or dwelling unit for a caretaker or security guard, in accordance with the provisions of Section 5.19
	iii)	Any business or professional office accessory to a permitted industrial use
	iv)	Any yard for the open or concealed storage of goods or materials

### 21.3 ZONE REGULATIONS

a)		For the Property		
	i)	Lot Area	4000 m2 (43, 057.1 ft2)	Minimum
	ii)	Lot Frontage	45 meters (147.6 ft)	Minimum
	iii)	Lot Coverage	40 percent	Minimum
	iv)	Building Height	15 meters (49.2 ft)	Maximum
	v)	Off-street parking shall be provided in accordance with Section 5.35		
	vi)	Off-street loading shall be provided in accordance with Section 5.32		
	vii)	A sight triangle of 15 meters (54.2 ft) minimum shall be provided on a corner lot		

b)		For All Principal Building(s) and Use(s)		
	i)	Front Setback	8 meters (26.2 ft)	Minimum
	ii)	Rear Setback	8 meters (26.2 ft)	Minimum
	iii)	Rear Setback abutting a residential zone or residential use	22 meters (72.2 ft)	Minimum
	iv)	Interior Side Setback	3 meters (9.8 ft)	Minimum
	v)	Interior Side Setback abutting a residential zone or residential use	22 meters (72.2 ft)	Minimum
	vi)	Exterior Side Setback	8 meters (26.2 ft)	Minimum
	vii)	The 22 metre (72.2 ft.) area between the principal building and the rear and/or side lot line shall be maintained in an open space condition and		

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		the open storage of goods or materials shall not be permitted within this 22 metre (72.2 ft.) area.
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c)		For All Accessory Building(s) and Use(s)		
	i)	Rear Setback	1.5 meters (4.9 ft)	Minimum
	ii)	Interior Side Setback	1.5 meters (4.9 ft)	Minimum
	iii)	Exterior Side Setback	8 meters (26.2 ft)	Minimum
	iv)	Building Height	4.5 meters (14.8 ft)	Maximum

d) For Lands Abutting A Public or Private Road Allowance or Opposite a Residential Zone

Where any lot line in a Hamlet Industrial (HI) Zone abuts a public or private road allowance or where the lot on the opposite side of a street or a public or private road allowance is in a residential zone, a buffer planting strip adjoining such abutting lot line shall be provided on the Hamlet Industrial (HI) Zone lot, subject to the following:

i) Contents

The buffer/planting strip shall consist of an earth berm and/or a continuous unpierced hedgerow of tree, evergreens or shrubs, not less than 2.0 metres (6.6 ft.) high and 3 metres (9.8 ft.) wide immediately adjoining the lot line or portion thereof along which such planting strip is required. The earth berm shall not be greater than a 3:1 slope.

ii) Maintenance

A buffer/planting strip shall be planted, nurtured and maintained by the owner or owners of the lot on which the strip is located.

iii) Landscaped Open Space

A buffer/planting strip referred to in this subsection may form a part of any landscaped open space required by this By-law.

iv) Interruption for Driveways or Pedestrian Walks

In all cases where ingress and egress driveways or walks extend through a buffer/planting strip or it shall be permissible to interrupt the strip within 3.0 metres (9.8 ft.) of the edge of such driveway or within 1.5 metres (4.9 ft.) of the edge of such walk.

## 21.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the HI - Hamlet Industrial Zone.

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