

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®#: X12948976
List Price: \$5,450,000/For Sale

Northumberland/Hamilton Twp/Baltimore



Tax Amt/Yr: **\$22,722.70/2025/An** Transaction: **Sale**
SPIS: **No**
Legal Desc: **PT LT 8 CON 2 HAMILTON PT1, 39R8083**
Category: **Multi-Unit** Use: **Holdover 60**
Link: **60** Franchise: **Flexible**
Freestanding: **Yes** Possession: **Flexible**
Occupant: **Tenant**

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

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

ARN #: **141900002004200** Contact After Exp: **No**
Possession Date:

Total Area: **6.10 Acres**
Industrial Area: **46,142.00**
Clear Height: **16' 0"**
Heat: **Gas Forced Air Closed**
Sprinklers: **No Sprinklers**
Utilities: **Yes**

Lot/Bldg/Unit/Dim: **Lot 32.05 x 1,000 Feet**
Water: **Municipal**
A/C: **Partial**
Garage Type: **Other**

Soil Test: **Environmental Audit**
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: **Rare opportunity with 80-90% VENDOR FINANCING available for qualified buyers! Well-maintained and updated, the site includes 8 solid buildings with 19 units, each generating reliable income, all on a 6.1-acre property on a major 401 artery. A secure fenced compound adds versatility for storage or operations, while the property's scale leaves plenty of room for future expansion - more units mean more revenue. With municipal services in place and a Phase I environmental assessment complete (no Phase II required), this opportunity is ready to go. Adding even more value, a vacant 10,000 sq. ft. factory/office space - ideal for an owner-occupier or additional rental income, even though the property is still profitable with this huge space vacant! Whether you're expanding your portfolio, building for the future, or seeking space for your own business, this property offers a rare chance to grow in one of Northumberland's most strategic industrial locations.**

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Click for the Video

Click for the Listing



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

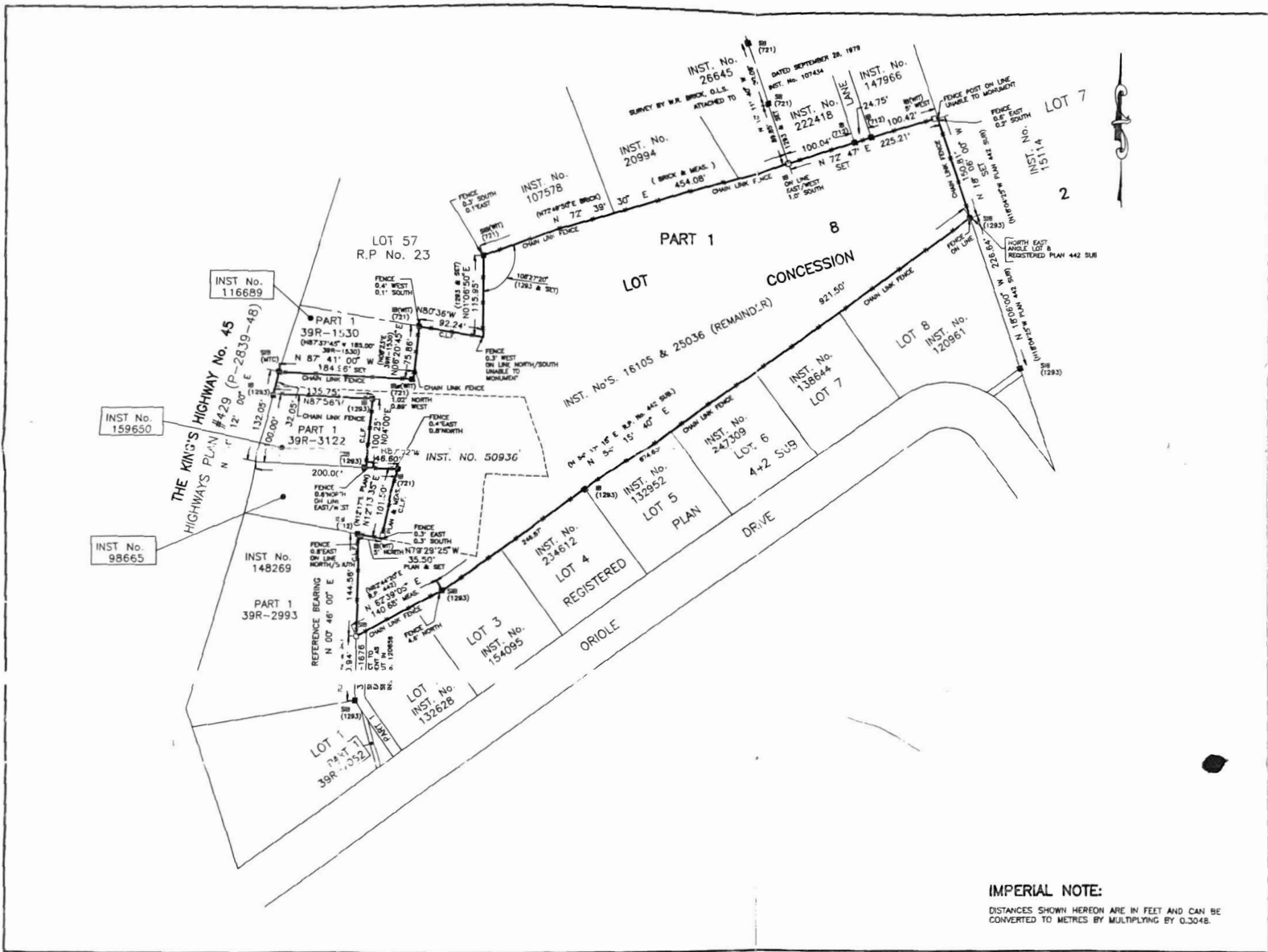
- Office & Storage Space, Inside Renovated in 2018, Central Air, Windows & Doors Replaced in 2015, Steel Roof (new in 2014)

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



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

PLAN 39R - 8083

RECEIVED AND DEPOSITED

DATE: 08/01/97

DATE: Aug. 1, 1997

W.T. Culham
W.T. CULHAM, O.L.S.

K. Chown
LAND REGISTRAR FOR THE LAND REGISTRY DIVISION OF NORTHUMBERLAND (No. 39)

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SCHEDULE

PART	DESCRIPTION	INST. No.	AREA
1	PART LOT 8 CONCESSION 2	16105 REM 25036 REM 8083E	6.104 AC.

PLAN OF SURVEY OF
**PART OF LOT 8
 CONCESSION 2
 TOWNSHIP OF HAMILTON
 COUNTY OF NORTHUMBERLAND**

CULHAM SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 1997

SCALE: 1 inch = 100 feet

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE DERIVED FROM THE EASTERLY LIMIT OF PART 1 PLAN 39R-2993 HAVING A BEARING OF N74°00'E.

LEGEND

■	NOTES	SURVEY MONUMENT FOUND
W.I.	-	WIRELESS MONUMENT
S.I.B.	-	STANDARD IRON BAR
S.S.I.B.	-	SHORT STANDARD IRON BAR
I.B.	-	IRON BAR
S.B.	-	IRON BAR 0.04 sq.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 13th DAY OF JUNE, 1997.

DATE: 08/01/97 *W.T. Culham*
 W. T. CULHAM
 ONTARIO LAND SURVEYOR

CULHAM SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 19 SPENCER STREET WEST, COBOURG, ONTARIO, K9A 2G2
 TEL. (905) 372-7810 FAX (905) 372-6776

CHECKED: B.C. JOB No.: 97-016

IMPERIAL NOTE:
 DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

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		

		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.
