

# 14 / AMBITIOUS COURT Hamilton, ON



Flexible site configurations available up to 7.6 acres

LAND LEASE, SALE, OR DESIGN BUILD OPPORTUNITY  
IN PRIME HAMILTON INDUSTRIAL NODE


Beedie/


AVISON  
YOUNG


# 14 / AMBITIOUS COURT

Hamilton, ON

The Subject Property is located in a prime industrial node in Hamilton and offers flexible site configurations up to 7.6 acres, providing ample versatility for a variety of industrial needs. Situated just minutes from the Red Hill Valley Parkway, the Lincoln M. Alexander Parkway, Highway 403, and the Port of Hamilton, the property offers excellent accessibility for transport and logistics operations.

 Partially graded and graveled yard with temporary fencing available

 Ideal for outside storage, trailer parking, or lay-down use

 Landlord will consider short or long-term arrangements

## Property Details

 **LOT SIZE**  
7.6 acres (flexible site configurations available)

 **ZONING**  
M3 - Prestige Business Park

 **ASKING RENT**  
\$5,500 gross/acre

 **ASKING PURCHASE PRICE**  
Contact listing team

 **POSSESSION**  
Immediate



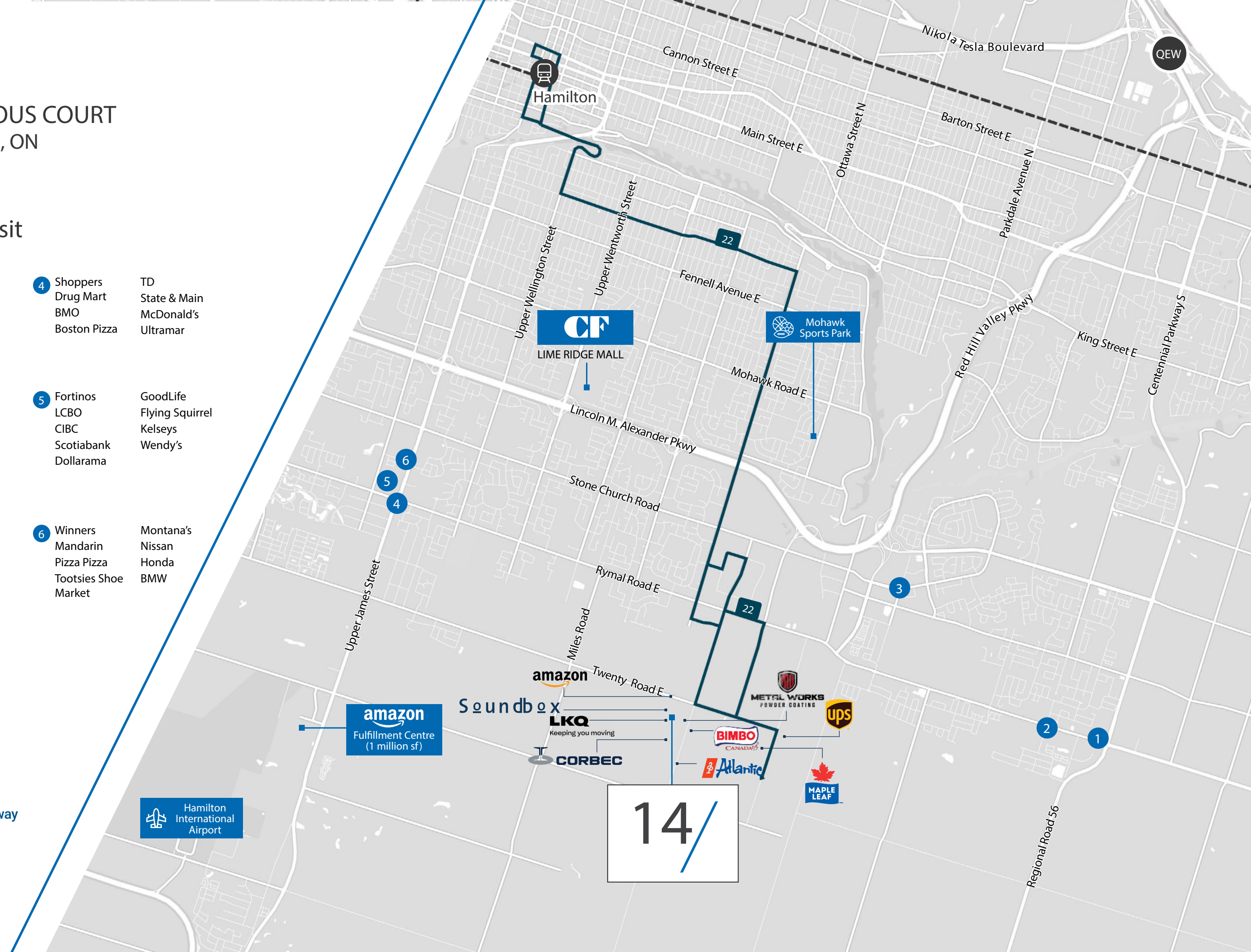
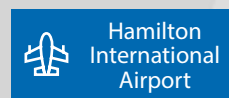
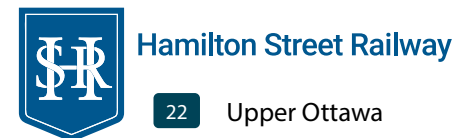
Total Site  
7.6 Acres

Ambitious Court

# 14/ AMBITIOUS COURT Hamilton, ON

## Amenities + Transit

- |   |   |   |   |
|---|---|---|---|
| <p><b>1</b> LCBO<br/>McDonald's<br/>Dollarama<br/>Little Caesars<br/>TD<br/>Beer Store</p>  | <p>Fortinos<br/>A&amp;W<br/>Scotiabank<br/>Tim Hortons<br/>Esso</p>                                 | <p><b>4</b> Shoppers Drug Mart<br/>BMO<br/>Boston Pizza</p>                   | <p>TD<br/>State &amp; Main<br/>McDonald's<br/>Ultramar</p>  |
| <p><b>2</b> Walmart<br/>BMO<br/>Dollar Tree<br/>Popeyes<br/>Subway<br/>Dairy Queen<br/>Healthy Planet</p>                                 | <p>Winners<br/>Canadian Tire<br/>Taco Bell<br/>CIBC<br/>Staples<br/>Osmow's<br/>Sunset Grill</p>    | <p><b>5</b> Fortinos<br/>LCBO<br/>CIBC<br/>Scotiabank<br/>Dollarama</p>       | <p>GoodLife<br/>Flying Squirrel<br/>Kelseys<br/>Wendy's</p> |
| <p><b>3</b> Sobeyes<br/>Firehouse Subs<br/>LCBO<br/>Tim Hortons<br/>Milestones<br/>Montana's<br/>Cineplex<br/>Home Depot<br/>Best Buy</p> | <p>Pet Smart<br/>RBC<br/>Five Guys<br/>KFC<br/>Kelsey's<br/>Indigo<br/>Hockey Life<br/>Michaels</p> | <p><b>6</b> Winners<br/>Mandarin<br/>Pizza Pizza<br/>Tootsies Shoe Market</p> | <p>Montana's<br/>Nissan<br/>Honda<br/>BMW</p>               |



# 14 / AMBITIOUS COURT

HAMILTON, ON


## Strategic Location

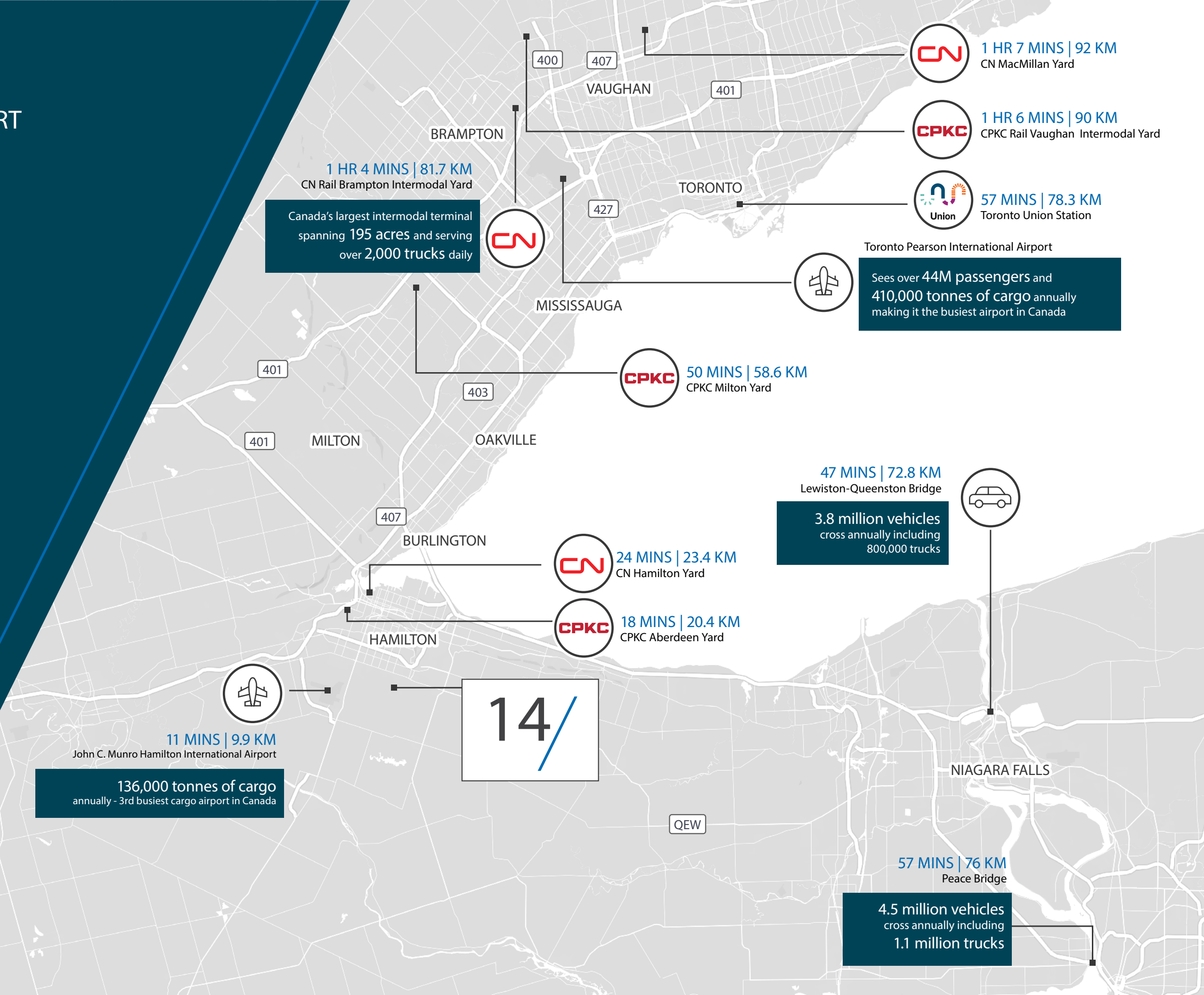
### DRIVE TIMES

 33 MINS | 48 KM  
Red Hill Pkwy/QEW

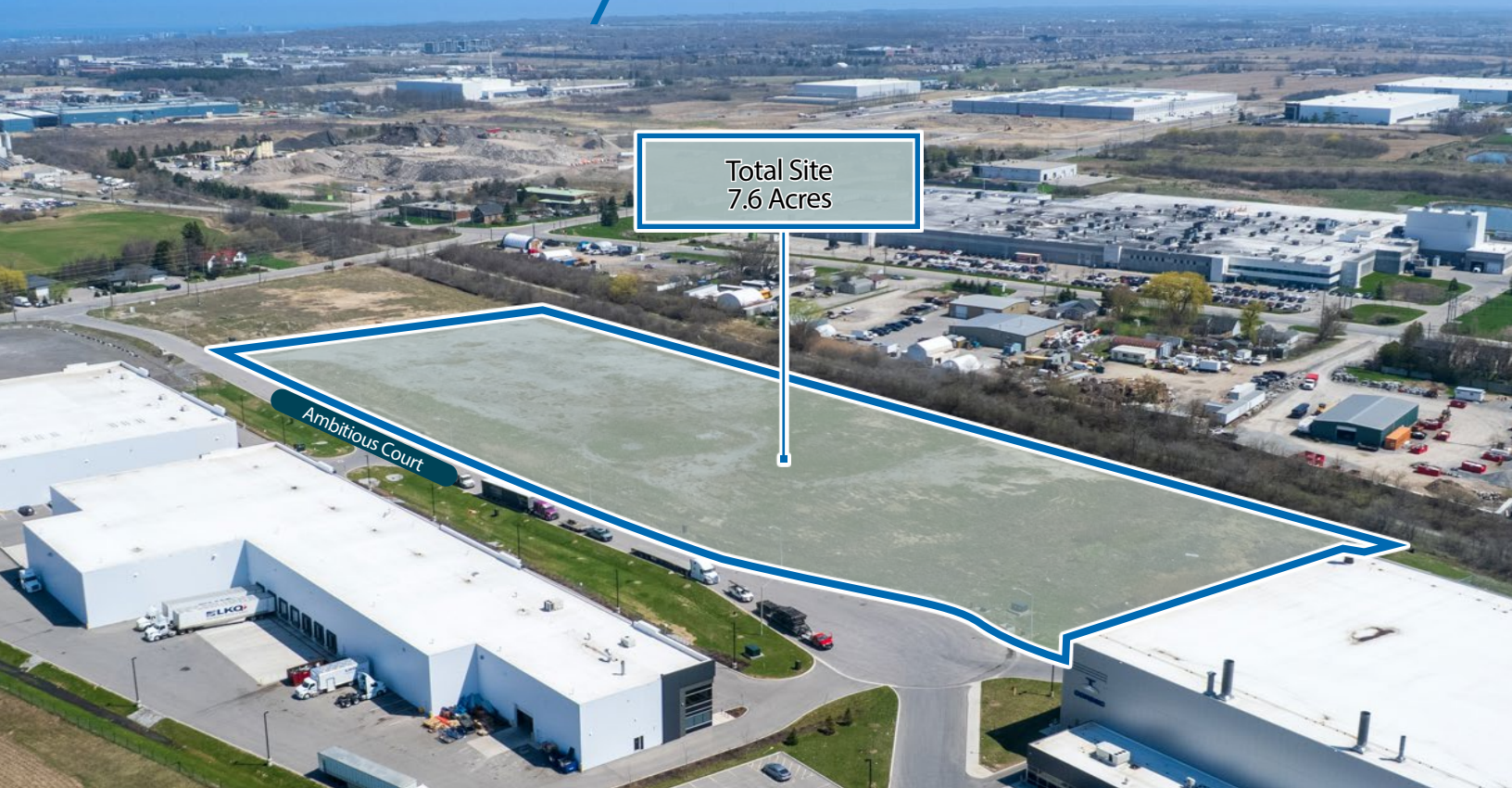
 24 MINS | 28.9 KM  
Hamilton Go Station

 52 MINS | 74.4 KM  
Pearson International Airport

 1 HR | 79.6 KM  
Downtown Toronto



# 14 / AMBITIOUS COURT Hamilton, ON



Total Site  
7.6 Acres

For more information, please contact:

Ben Sykes  
Sales Representative, Principal  
416.903.5340  
ben.sykes@avisonyoung.com

Harrison Livermore  
Sales Representative, Principal, Executive Vice President  
905.283.2387  
harrison.livermore@avisonyoung.com

Janse Rain  
Broker, Principal  
905.283.2376  
janse.rain@avisonyoung.com

Chris Daly  
Sales Representative, Associate Vice President  
905.283.2590  
chris.daly@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage  
77 City Centre Drive, Suite 301  
Mississauga, Ontario, Canada L5B 1M5  
T 905.712.2100 F 905.712.2937 avisonyoung.ca

© 2026. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

Beedie/

AVISON  
YOUNG