



FOR SALE

# 1055 Hwy 6 N

FLAMBOROUGH, ONTARIO

Approx 20.5 developable acres of employment land with prominent Hwy 6 exposure to over 125,000 cars/day. Strategic location linking the Hamilton-Halton-401 corridor

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CONCESSION ROAD 6 W



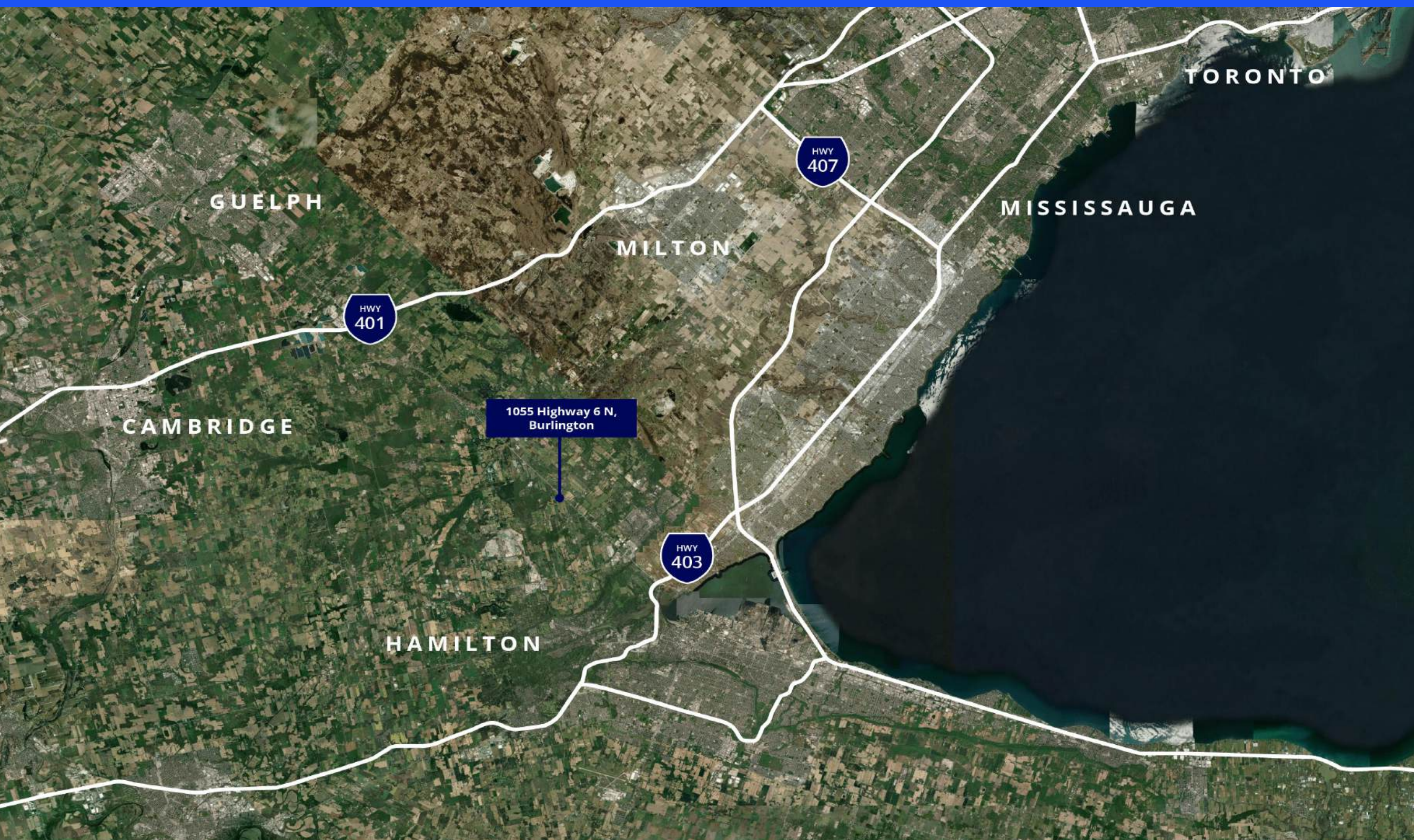
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# Property Description

1055 Highway 6 N, Flamborough ON

Prime industrial development opportunity on Hwy 6 in Flamborough just north of Clappison's Corner. High visibility in a strategic corridor with strong long-term industrial positioning. 43.4 total acres. 20.5 developable acres of land with high visibility available north of Burlington. Up to 349,000 SF achievable. Site is "dry" – not serviced with municipal water or wastewater. Expected to be supported by well and septic infrastructure with stormwater management ponding (required as part of development). Best suited uses include warehousing & manufacturing with limited process-water requirements.



Property Type	Development Land - Industrial/Agricultural
Land Size	43.4 Acres
Zoning	A2 Exception 249
Taxes	\$4,509.01 (2025)
Asking Price	\$8,950,000 (\$436,000 per developable acre)
Key Highlights	<ul style="list-style-type: none"><li>◇ Site is 'dry' - suited for users not heavily dependent on municipal water or sanitary services.</li><li>◇ Approx 20.5 acres developable (to be confirmed by Purchaser)</li><li>◇ High visibility and strategic location</li><li>◇ Comprehensive due diligence already completed and reports available for review (Environmental, Geotechnical, Topographical)</li></ul>

# Conceptual Site Plan

1055 Highway 6 N, Flamborough



The property benefits from significant future development potential, with a conceptual site plan illustrating approximately 350,000 SF of potential industrial building area. This plan was advanced for pre-consultation discussions with the City of Hamilton and, while not approved, provides purchasers with a strong preliminary indication of the site's possible development capacity, subject to all required approvals and due diligence.

# A2 Zoning Exception 249

## Permitted Uses

- » Commercial Motor Vehicle Sales, Rental, and Service Establishment
- » Manufacturing
- » Warehouse
- » Abattoir
- » Agriculture
- » Agricultural Processing Establishment
- » Stand Alone
- » Agricultural Storage Establishment
- » Community Garden
- » Farm Product Supply Dealer
- » Kennel
- » Livestock Assembly Point
- » Residential Care Facility
- » Secondary Uses to Agriculture
- » Single Detached Dwelling
- » Veterinary Service – Farm Animal



# Aerial View

1055 HIGHWAY 6 N, FLAMBOROUGH, ON



# Location Overview

1055 Highway 6 is located within easy reach of the Waterdown / Highway 5 & 6 commercial node, providing convenient access to restaurants, coffee, banking, grocery, retail and daily service amenities. This nearby amenity base supports employee convenience and operational practicality, while the property maintains the scale, access and flexibility of a rural-edge industrial location.





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