



Available for sale

32.66 acres of land zoned A2, P7

3738 Highway 6
Hamilton, ON

Harrison Livermore

Sales Representative, Principal

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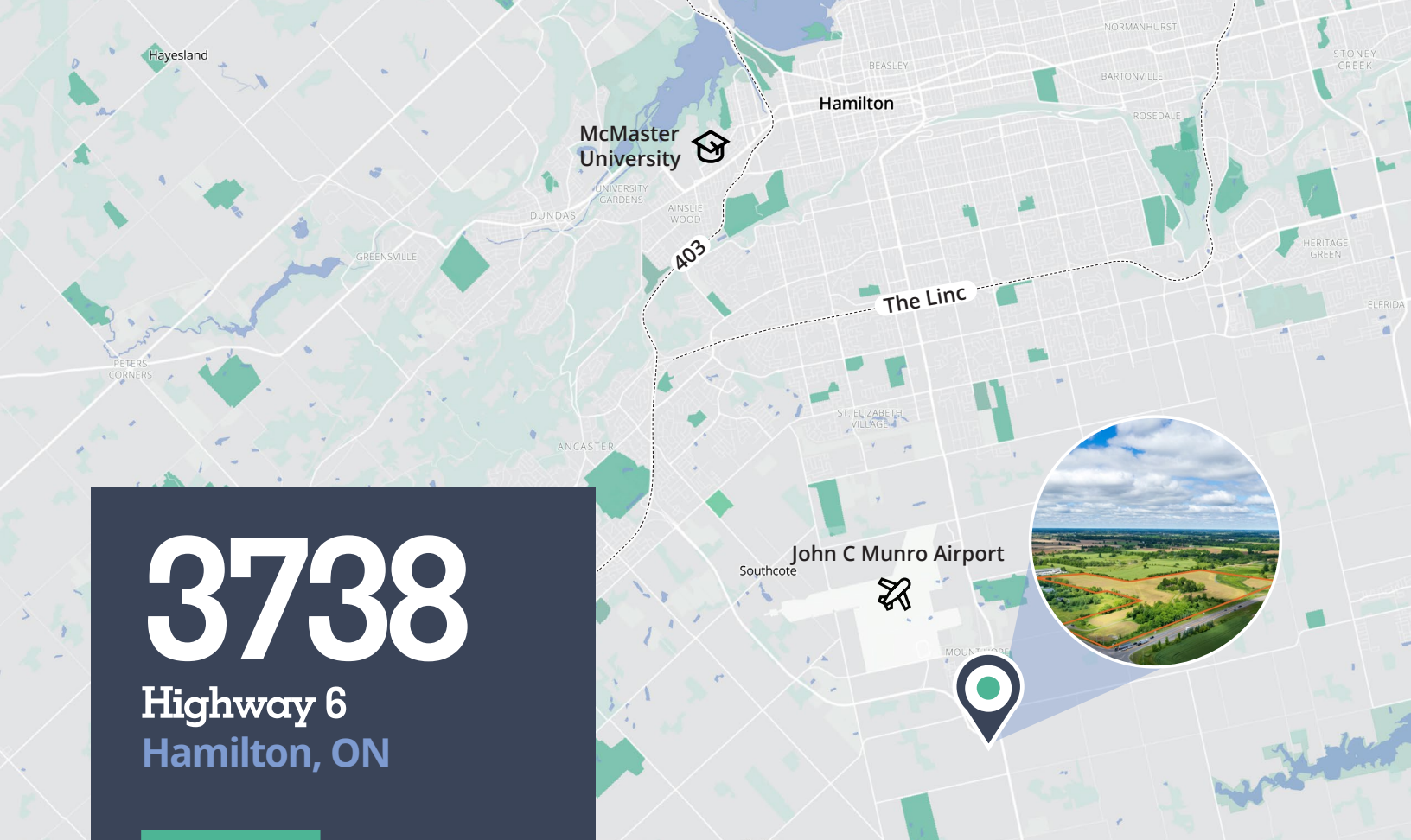
John Bar

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**AVISON
YOUNG**



3738

Highway 6
Hamilton, ON

Property details

TOTAL AVAILABLE AREA

32.66 acres

FRONTAGE

267.44 feet

TRAFFIC COUNT

23,700 (AADT 2021)

ZONING

A2, P7

LISTING PRICE

\$1,595,000

REALTY TAXES

\$4,288.05 (2025)

RURAL OFFICIAL PLAN

Agriculture

Highlights

- 32.66 acres with +/-26 acres workable and currently leased to a local farmer
- Featuring 4 bed/3 bath side-split residence (2,146 above-grade and 2,202 sf finished below grade)
- Dwelling requires renovation
- Fully air conditioned
- Property also improved with a Type II Barn and shed
- Equipped with a well and septic system



Zoning information

Zoning A2, Rural

Permitted Uses:

- Abattoir
- Agriculture
- Agriculture processing establishment - stand alone
- Agriculture 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

Zoning P7, Conservation / Hazard Land Rural

The P7 zone applies to all lands identified as a Key Hydrologic Feature, with the exception of Provincially Significant Wetlands, in the Rural Hamilton Official Plan. In addition, the P7 zone is also applied to all lands identified as a Key Natural Heritage Feature within the Greenbelt Natural Heritage System, identified in the Rural Hamilton Official Plan.

Permitted uses

- Agriculture
- Conservation
- Existing single detached dwelling
- Flood and erosion control facilities
- Recreation, passive

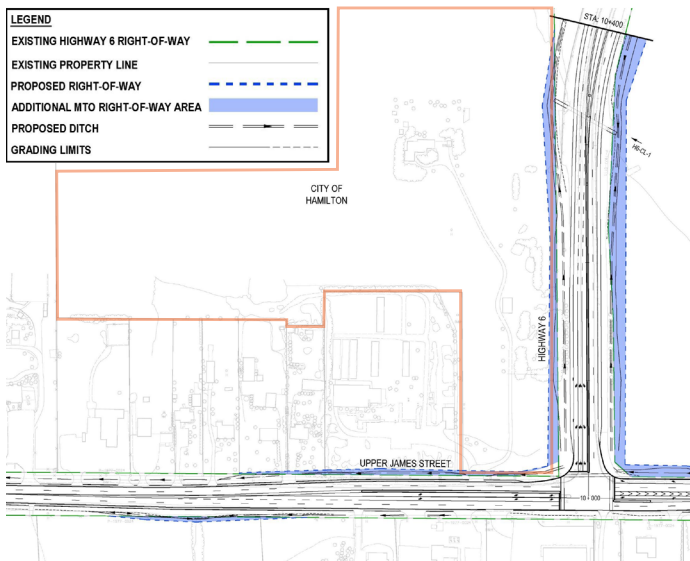


Highlights

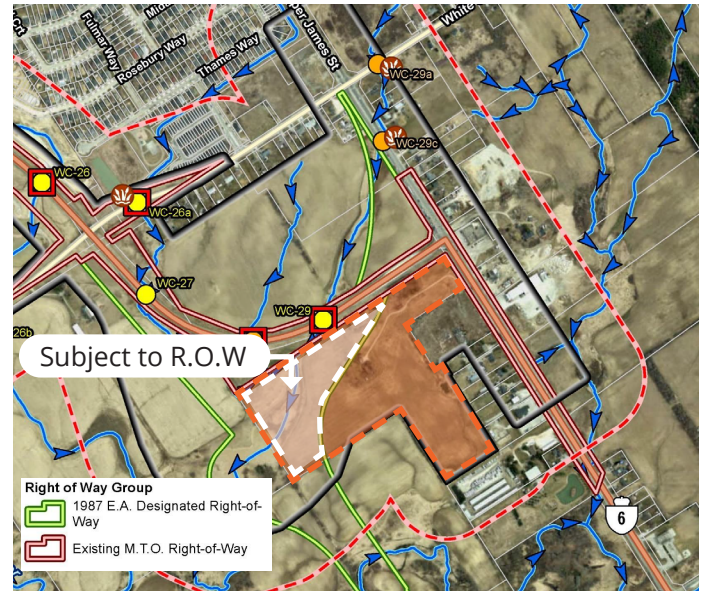
Located at the existing signalized intersection of Highway 6 South and Upper James Street, this highly visible property offers potential future upside despite being inside the greenbelt. The site is positioned exactly at the convergence point of three major government infrastructure initiatives:

- Highway 6 to 403 Expansion: The Province is advancing preliminary design and environmental assessments to four-lane Highway 6 between Highway 403 and Upper James Street, a critical logistics corridor for Hamilton International Airport.
- Proposed "Airport Conceptual Link": The City of Hamilton is evaluating new routing to connect Highway 6 directly to the Red Hill Business Park and the broader Red Hill Valley Parkway industrial node.
- Long-Term Highway 6 South Bypass: The Ministry of Transportation continues corridor studies for a Highway 6 South bypass to Caledonia. The proposed right-of-way for this project currently encompasses approximately 11 acres of the property.

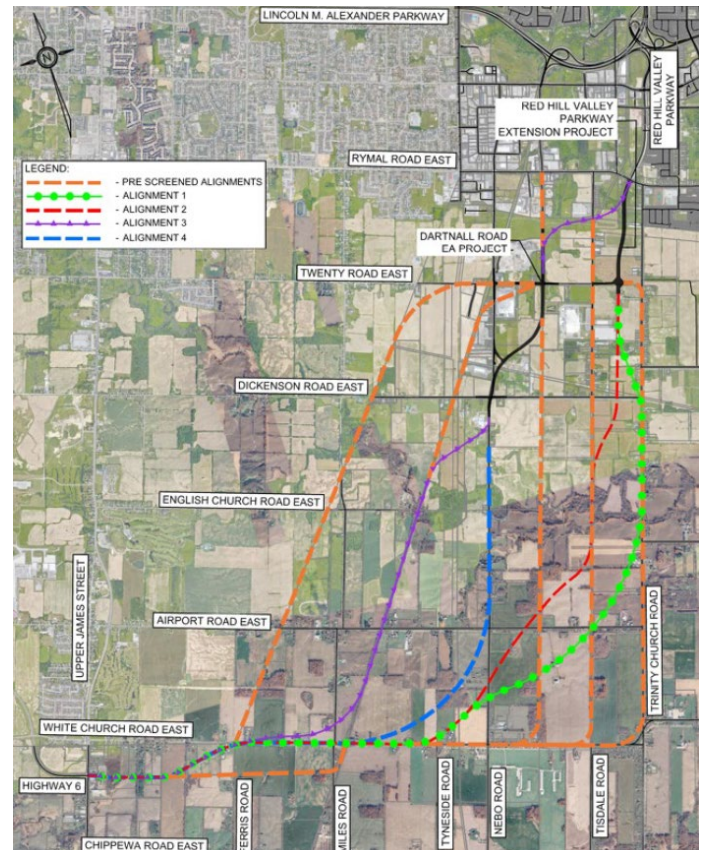
Highway 6 to Highway 403 Road-Widening Project



Right-Of-Way for Future Highway 6 Extension to Caledonia



Airport Conceptual Link



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For Sale



Get more information

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