



Relationships.  
Advice.  
Real Estate Profits.

RAY LOYA

905.906.5692  
www.rayloya.com



# Commercial Property for Lease

## 80 Hamilton St. N Unit 5, Waterdown



**LEASE RATE:** \$29.00 /sq ft  
**TMI:** \$10.93 (est. 2026)/sq ft  
**SIZE:** 2,095 sq ft  
**TAXES:** Included in TMI  
**UTILITIES:** Tenant pays  
**PARKING:** 38 spaces unreserved  
**ZONING:** C5 (Mixed Use Medium Density Zone)

### COMMENTS:

- Excellent retail unit available in the busy Cedar's Plaza located in the heart of Waterdown.
- Currently built-out as medical offices but many retail uses are possible.
- Excellent signage, ample on-site parking and exposure.
- Close to public transit, major roads and easy access to highways.
- Other plaza tenants include a Coin Laundry, Hair Salon, Spa Services, and Tutoring Services.
- Zoning allows for a wide variety of uses.
- Contact listing agent for a private tour and additional information on how you can locate your business here.

| Size<br>Sq Ft | Net Rent<br>(plus annual<br>increases<br>over term) | TMI        | Total/month<br>(plus utilities<br>and HST) |
|---------------|-----------------------------------------------------|------------|--------------------------------------------|
| 2,095         | \$5,062.92                                          | \$1,908.20 | \$6,971.12                                 |

# THE LOYA GROUP

www.RayLoya.com  
Sales@RayLoya.com  
905.906.5692

Relationships | Advice | Real Estate Profits

The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.



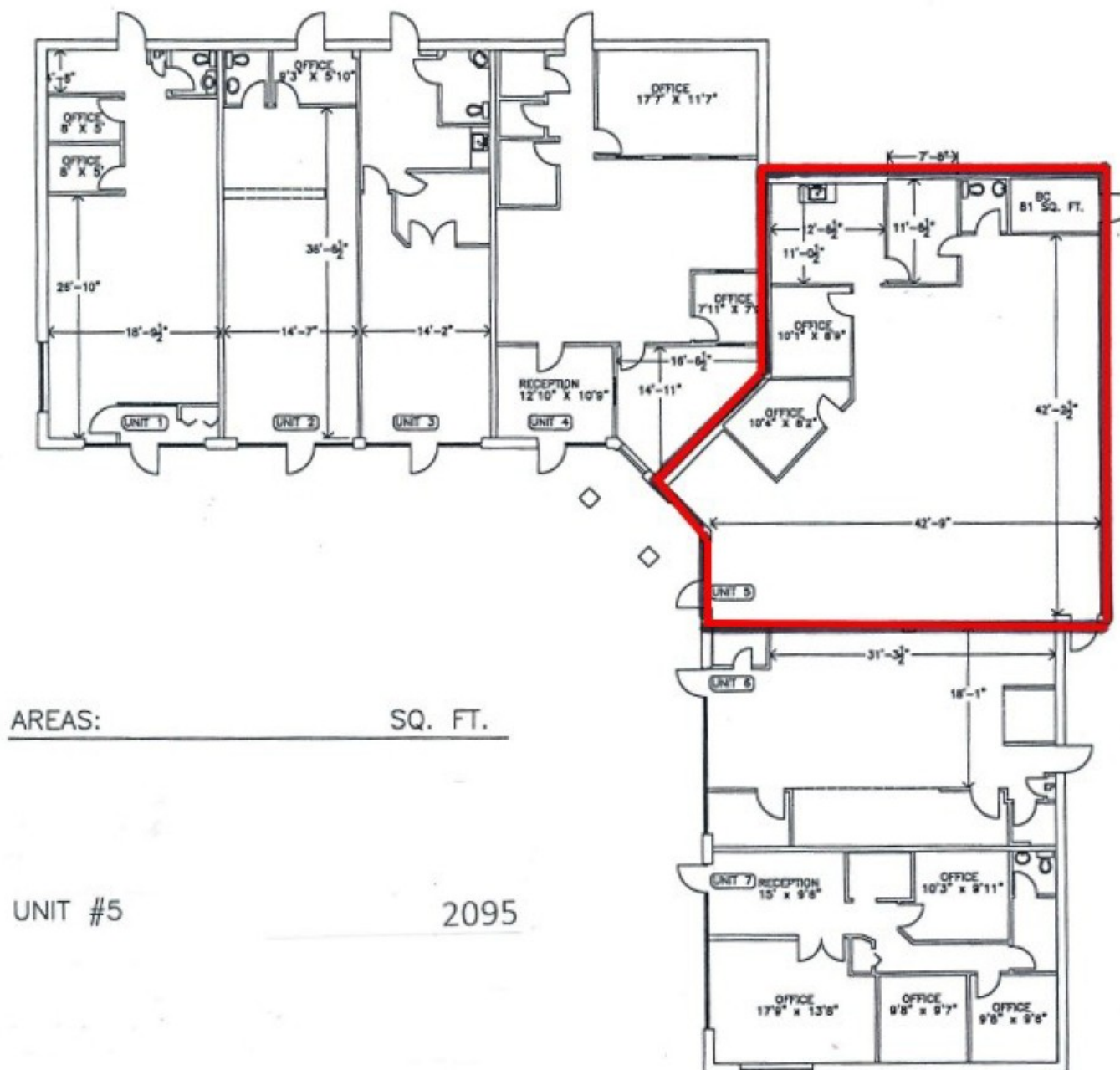
Relationships.  
Advice.  
Real Estate Profits.

RAY LOYA

905.906.5692  
www.rayloya.com



# Floor Plan



**THE LOYA GROUP**

www.RayLoya.com  
Sales@RayLoya.com  
905.906.5692

Relationships | Advice | Real Estate Profits

The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.



Relationships.  
Advice.  
Real Estate Profits.

RAY LOYA

905.906.5692  
www.rayloya.com



# Permitted Uses

|                                                              |                                                             |
|--------------------------------------------------------------|-------------------------------------------------------------|
| Artist Studio                                                | Repair Service                                              |
| Beverage Making Establishment                                | Residential Care Facility                                   |
| Catering Service                                             | Restaurant                                                  |
| Child Care Centre (By-law No. 25-155, August 06, 2025)       | Retail                                                      |
| Commercial Entertainment                                     | Retirement Home                                             |
| Commercial Parking Facility                                  | Self Storage Facility (By-law No. 26-016, January 21, 2026) |
| Commercial Recreation                                        | Social Services Establishment                               |
| Commercial School                                            | Tradesperson's Shop                                         |
| Communications Establishment                                 | Transportation Depot                                        |
| Conference or Convention Centre                              | Urban Farmers Market                                        |
| Craftsperson Shop                                            | Veterinary Service                                          |
| Dwelling Unit, Mixed Use (By-law No. 25-075, April 16, 2025) |                                                             |
| Educational Establishment                                    |                                                             |
| Emergency Shelter                                            |                                                             |
| Financial Establishment                                      |                                                             |
| Funeral Home                                                 |                                                             |
| Hotel                                                        |                                                             |
| Laboratory                                                   |                                                             |
| Lodging House                                                |                                                             |
| Medical Clinic                                               |                                                             |
| Microbrewery                                                 |                                                             |
| Motor Vehicle Gas Bar                                        |                                                             |
| Motor Vehicle Service Station                                |                                                             |
| Motor Vehicle Washing Establishment                          |                                                             |
| Multiple Dwelling                                            |                                                             |
| Office                                                       |                                                             |
| Performing Arts Theatre (By-law No. 25-155, August 06, 2025) |                                                             |
| Personal Service (By-law No. 24-137, July 12, 2024)          |                                                             |
| Place of Assembly                                            |                                                             |
| Place of Worship                                             |                                                             |

**THE LOYA GROUP**

www.RayLoya.com  
Sales@RayLoya.com  
905.906.5692

Relationships | Advice | Real Estate Profits

The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.