

Hamilton

Toronto

Lake Ontario



6 Parkedge Dr., Stoney Creek, ON

For Sale \$1,916,000

- Across from new **Rosehaven Homes Development**
- Zoning allows for **Commercial with Residential Above**

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Location



Subject Property

- Property is across from On the Ridge, the new Rosehaven Homes Development
- Minutes to Confederation Beach Park and all the attractions it has to offer
- Many amenities in the city including big box stores, restaurants and conveniences
- Easy access to the QEW and the Red River Valley Pkwy into Hamilton and the Skyway into Toronto
- Excellent central Golden Horseshoe location

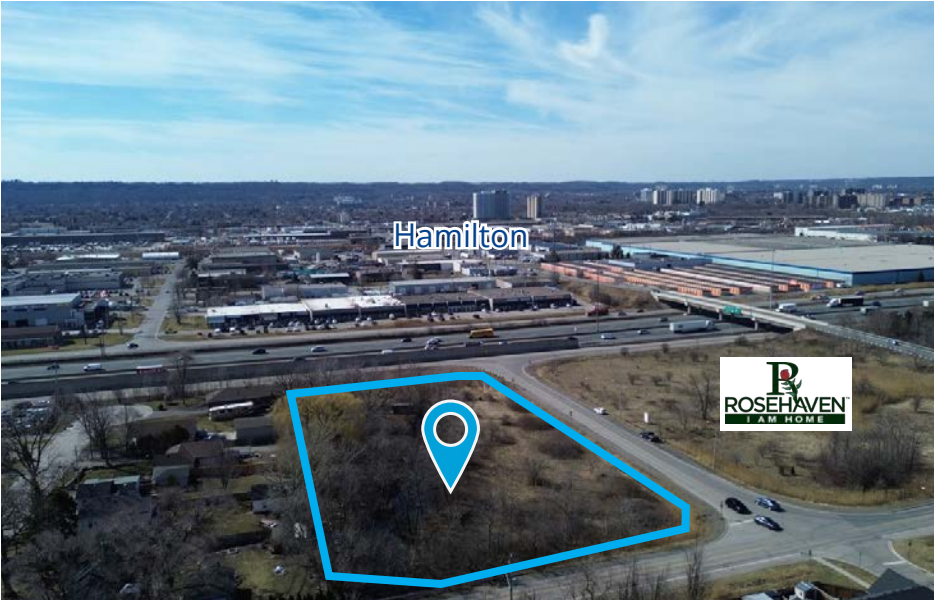


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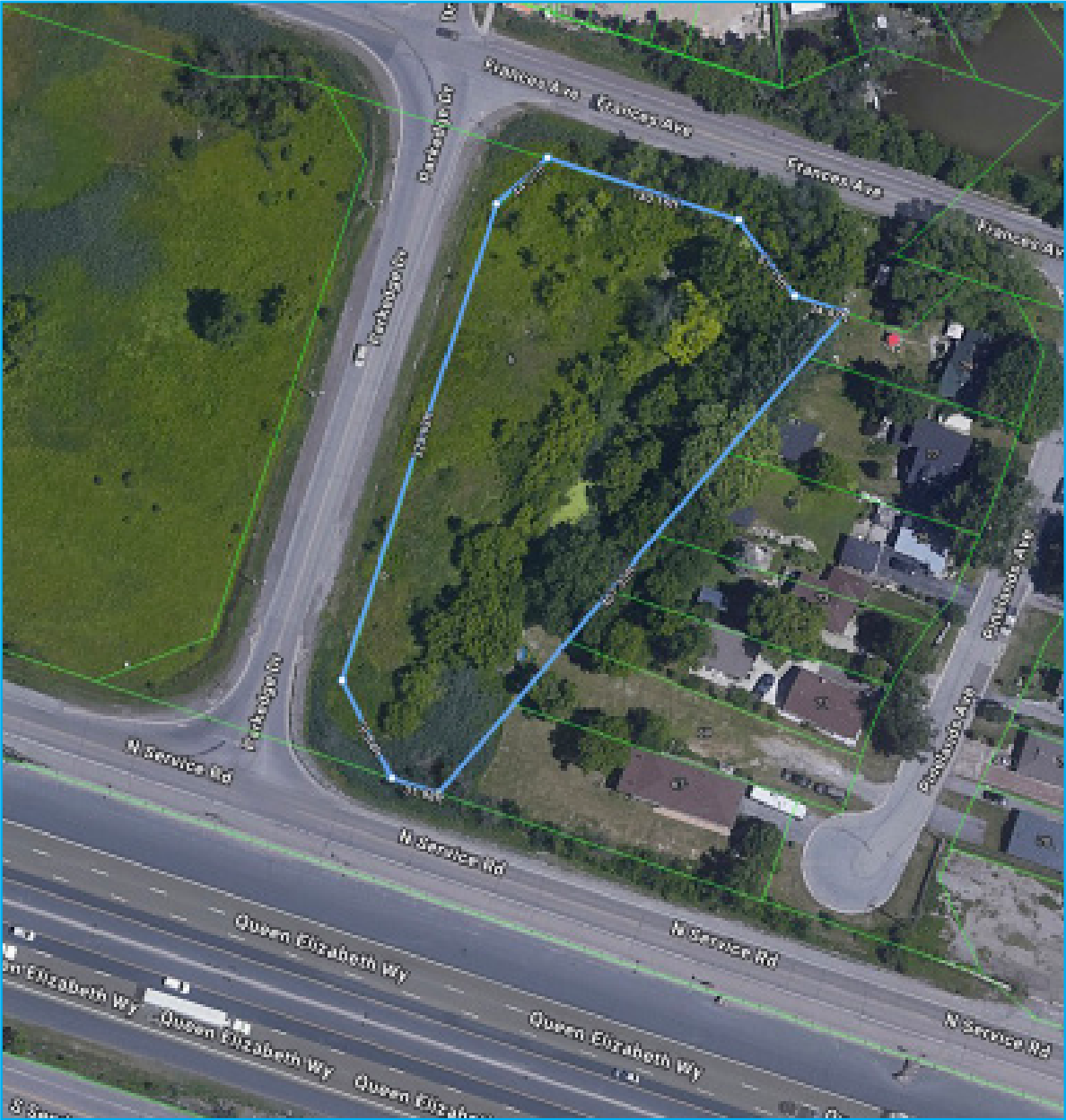
Aerial Photos



6 Parkedge Dr., Stoney Creek, ON



Property Lines



Property Overview

Civic Address	6 Parkedge Dr., Stoney Creek, ON
Legal Description	PT LT 22, CON BROKEN FRONT SALT FLEET, PART 11 & 12, 62R5744; STONEY CREEK CITY OF HAMILTON
Price	\$1,916,000
Taxes	\$13,683.11 (2024)
Lot Size	1.483 Acres
Frontage	322 FF
Depth	450 Feet
Zoning	C3 Community Commercial
Location	East side of Parkedge Dr. south of Frances Ave.



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Highlights

Confederation Beach Park

The park offers plenty of park space for sports, games and other activities. Enjoy many of the outdoor attractions – from go-karts, batting cages, mini golf, and the Wild Waterworks, to restaurants like Hutch's and Baranga's on the Beach. There's also the Lakeland Centre, featuring a swimming pool, splash pad, volleyball & basketball courts and banquet hall.

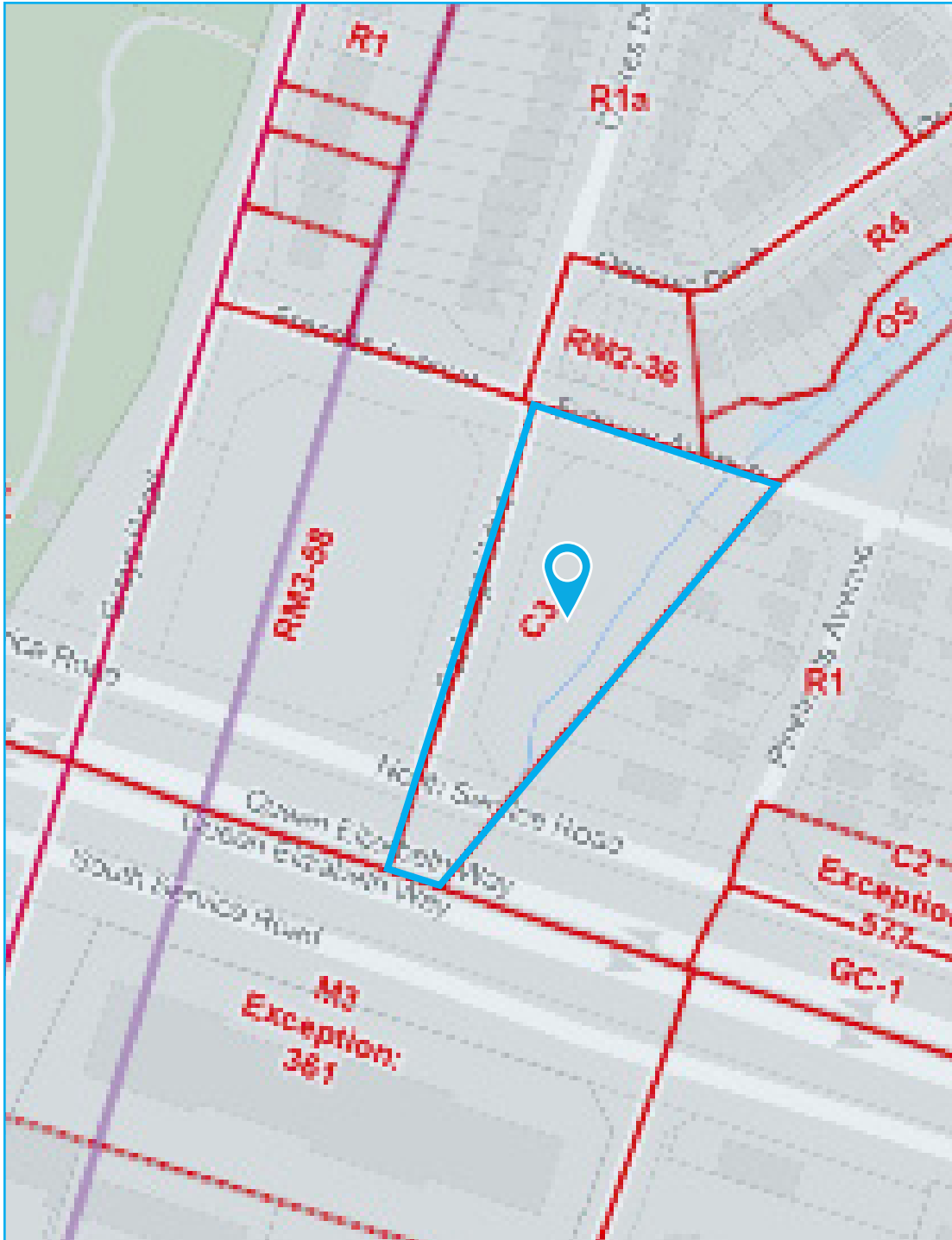
Wild Waterworks

Imagine the perfect summer day... riding the surf in the huge heated wave pool, your heart pounding on the crazy waterslides, or relaxing on a tube while you float around the Eazy River. Smaller kids will love Little Squirt Works, a super fun wading pool with slides, mists and sprays, and fountains and amusement park for the day.

The Hamilton Waterfront Trail

The trail follows Hamilton Harbour from Princess Point (Cootes Paradise) through Bayfront Park, Pier 4 Park, the Discovery Centre and on to HMCS Haida. You'll also find Williams Coffee Pub, a Waterfront Ice Cream stand and the Hamilton Harbour Queen Cruises nearby.





Zoning

C3

Community Commercial

- Artist Studio
- Catering Service
- Commercial School
- Communications Establishment
- Community Garden
- Craftsperson Shop
- Day Nursery
- Dwelling Unit, Mixed Use (By-law No. 21-189, October 13, 2021)
- Emergency Shelter
- Financial Establishment
- Laboratory
- Medical Clinic
- Microbrewery
- Motor Vehicle Gas Bar
- Motor Vehicle Service Station
- Office Personal Service (NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)
- Repair Service
- Restaurant
- Retail
- Social Services Establishment
- Tradesperson's Shop
- Urban Farm
- Urban Farmers Market
- Veterinary Service

ii) Restriction of Residential Uses within a Building
 1. Notwithstanding Section 10.3.1, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and shall not occupy more than 50% of the total gross floor area of all the building(s) within the lot.

* Please refer to the Hamilton Zoning By-Law for complete comprehensive information



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