

# Raine&Horne. Commercial

HAMILTON  
5 Samdon Street

175 sqm

8 

## Business Development opportunity in Busy Precinct

Sold for \$1,155,000 (Mar 17, 2025)

For Sale: Prime Development Opportunity in the Heart of Hamilton

Unlock the potential of this exceptional land and development opportunity, spanning an impressive 447 sqm site, this prime parcel of land is perfectly positioned to capitalize on the vibrant urban landscape, making it an ideal choice for developers and investors alike. With the current owner operator retiring also offers a unique opportunity for a vehicle repairer in this location with long standing customer base.

This property seamlessly blends with the surrounding cityscape. The existing building offers a versatile space that can be transformed to suit a variety of uses, from a contemporary workshop to a stylish urban office. With its proximity to major roads and walkways, accessibility is a key feature, ensuring ease of movement for both clients and employees.


Features:

Nestled in a thriving inner city neighborhood, this property is surrounded by a mix of residential and commercial developments, providing a dynamic atmosphere for any venture.

Property ID	L28008152
Property Type	Land/Development
Building / Floor Area	175
Car Spaces	8
Land Area	443.0 sqm

### AGENT

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The existing structure offers a functional layout, perfect for innovative renovations or expansions.

Ample outdoor area is available for landscaping, parking, or additional development, enhancing the overall value of the property.

Providing the convenience of transport, bus and rail, nearby cafes, restaurants, and shops, services including Aldi, making it an attractive location for both business and leisure.

With a current 14 metre building height limit and a 2:1 floor space ratio, whether you're looking to develop a new project, expand your portfolio, or create a bespoke space tailored to your vision, 5 Samdon Street offers endless possibilities.

Don't miss this rare opportunity to secure a prime piece of Hamilton real estate.

Contact us today to explore the potential of this rare opportunity!

Daryl Johnson 0410447054