



LAND FOR SALE

POWER OF SALE- WEST HARBOUR REDEVELOPMENT 41 STUART ST, HAMILTON, ON L8L 1B5

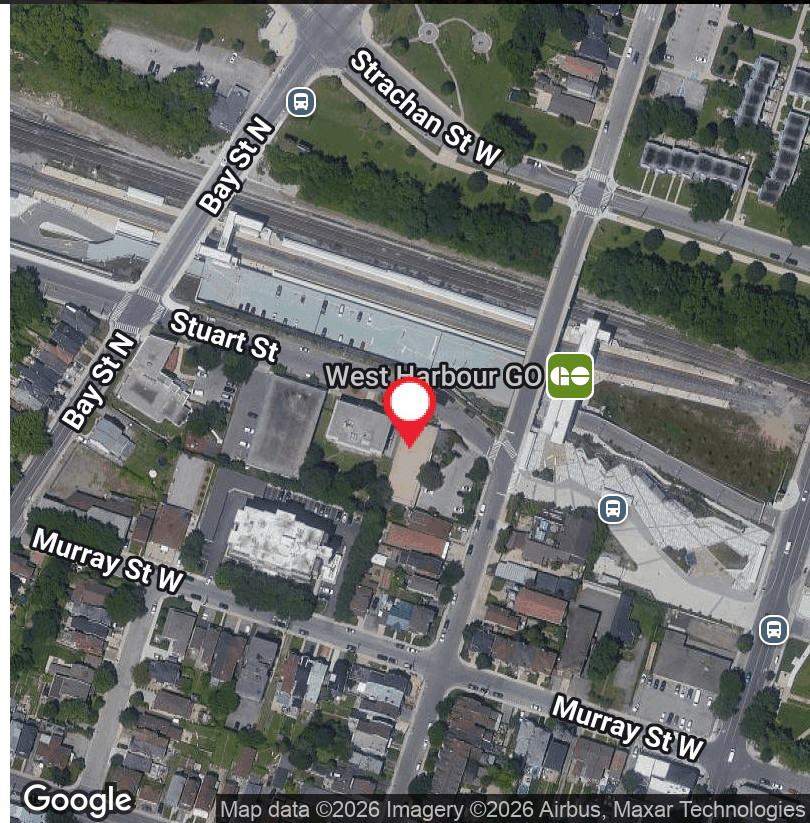
JACOB VANDERBREGGEN
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PROPERTY DESCRIPTION

Power of Sale: An opportunity to acquire a transit-oriented development site in Hamilton's rapidly transforming West Harbour GO district. Situated directly across from West Harbour GO Station, 41 Stuart Street is positioned within one of the city's most active intensification areas, offering immediate access to regional transit, downtown amenities, and the waterfront.

The property benefits from LPAT-approved Official Plan and Zoning permissions for a 10-storey mixed-use development with ground floor commercial uses and residential above. Previous development plans proposed approximately 87 residential units, with flexibility for a future purchaser to refine the unit mix and building design, subject to applicable approvals.

Surrounded by ongoing residential investment and significant public infrastructure improvements, this is an outstanding opportunity for developers, builders, and institutional investors seeking to deliver a boutique condominium or purpose-built rental project in a high-demand, transit-oriented location.

VIDEO

PROPERTY HIGHLIGHTS

- Power of Sale development opportunity
- LPAT-approved Official Plan Amendment and site-specific zoning in place
- Permitted for a 10-storey mixed-use building
- Previous development concept for approximately 87 residential units with ground floor commercial space
- Approx. 0.31-acre corner parcel directly across from West Harbour GO Station
- Opportunity to pursue a boutique condominium or purpose-built rental development

OFFERING SUMMARY

Sale Price	\$1
Lot Size	0.309 Acres

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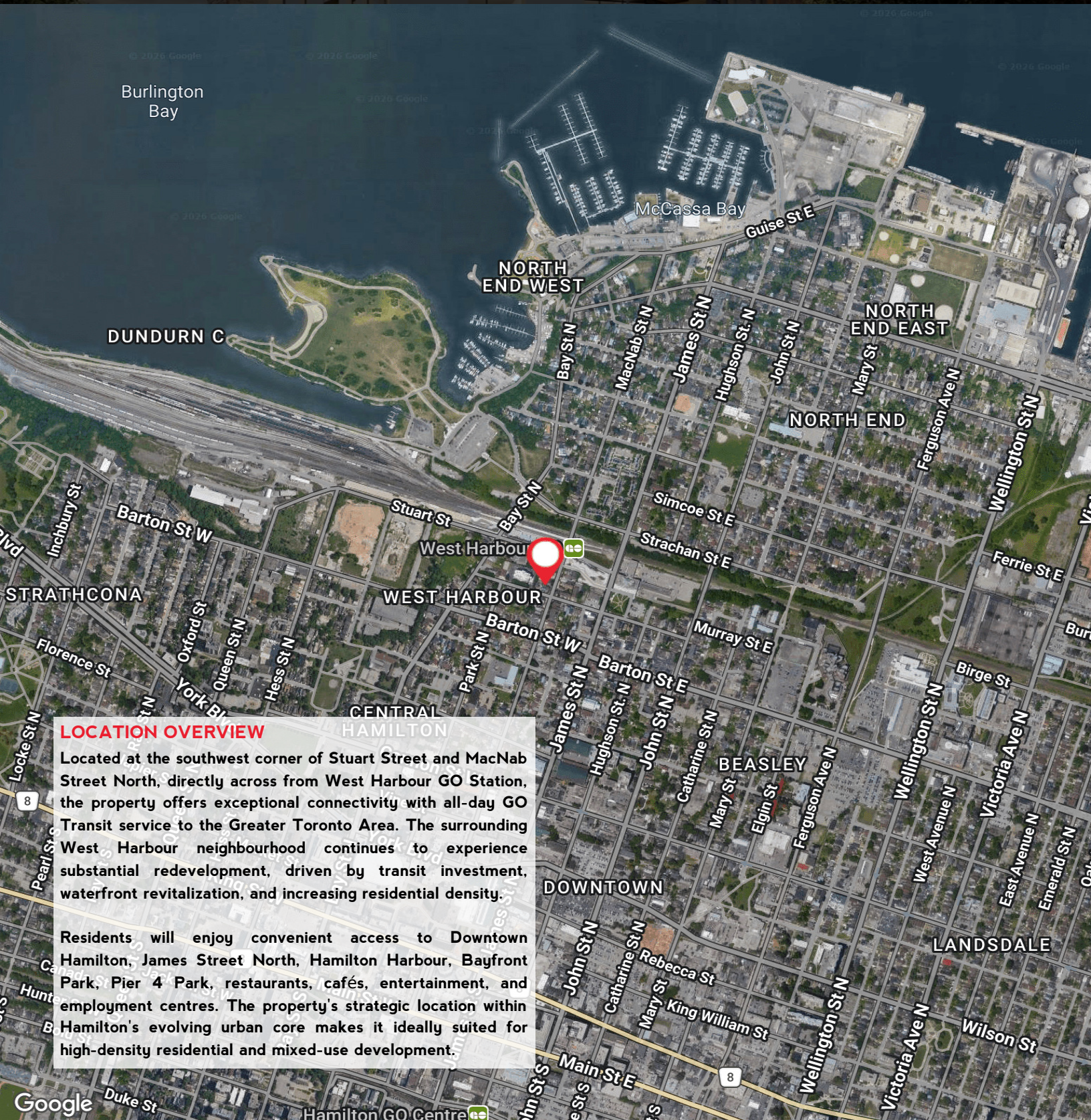
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LOCATION OVERVIEW

Located at the southwest corner of Stuart Street and MacNab Street North, directly across from West Harbour GO Station, the property offers exceptional connectivity with all-day GO Transit service to the Greater Toronto Area. The surrounding West Harbour neighbourhood continues to experience substantial redevelopment, driven by transit investment, waterfront revitalization, and increasing residential density.

Residents will enjoy convenient access to Downtown Hamilton, James Street North, Hamilton Harbour, Bayfront Park, Pier 4 Park, restaurants, cafés, entertainment, and employment centres. The property's strategic location within Hamilton's evolving urban core makes it ideally suited for high-density residential and mixed-use development.

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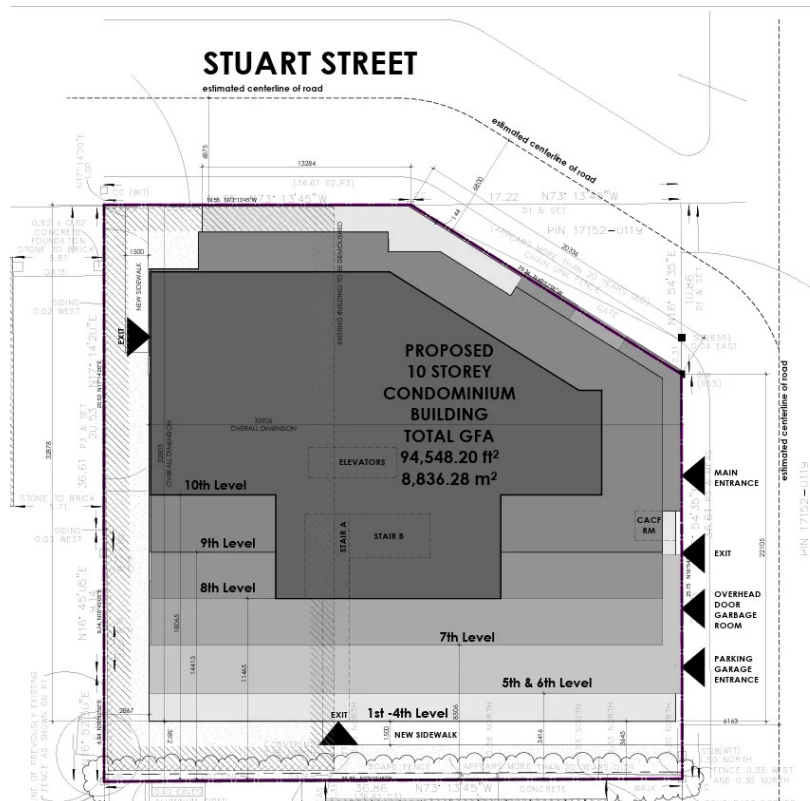
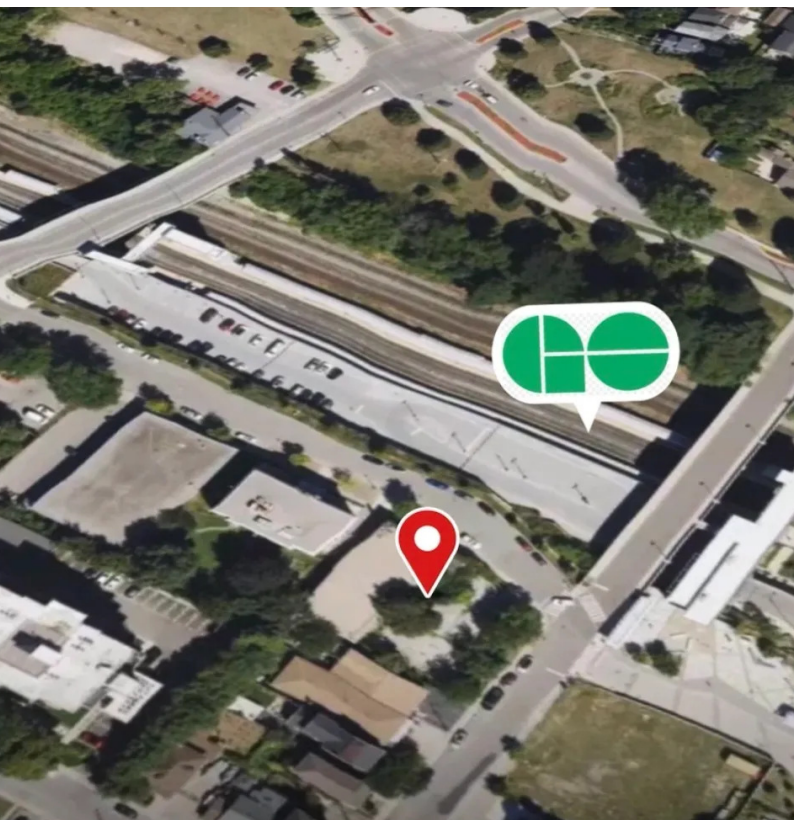
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PROFESSIONAL BACKGROUND

Jacob Vanderbreggen specializes in land and development transactions across the Greater Golden Horseshoe, with experience in land assemblies, infill redevelopment sites, and structured sale processes including power of sale and receivership. He works closely with developers, investors, and lenders to position assets, drive competitive interest, and execute land deals across evolving urban markets.

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