



FOR SALE

RYERSON PARK APARTMENTS Investment Summary

52 SULPHUR SPRINGS ROAD | ANCASTER, ON



Property Profile

5 2 S U L P H U R S P R I N G S R O A D

Colliers (the “Advisor”) is pleased to present an exclusive opportunity to acquire a prime multi-residential property at 52 Sulphur Springs Road, Ancaster, the ‘Ryerson Park Apartments’. This offering presents a unique chance to invest in a high demand market with substantial growth potential.

Ryerson Park Apartments is extremely well located to attract all profiles of residential tenants. Currently catering to the ‘Seniors Living’ demographic, the Property is tranquil and lush with greenery and abundant with open space. There is on-site parking and close to many amenities such as restaurants, grocery stores and other entertainment options. Hamilton is well known for their parks and waterfalls which are nearby, allowing work and life balance for tenants.

The Property has a healthy suite mix of 25 one-bedrooms and 5 two-bedrooms. The units feel spacious and there is ample storage capacity in each suite. There is even a pantry closet in each kitchen. Balconies are in good shape, and tenants can look out to a serene landscape of lush trees. Main floor tenants have ‘walk out’ terraces.

The main floor features a common area lounge/recreation room with a kitchen which tenants can rent out and use at their convenience. Additionally, there is a storage room on the lower level.

The Property enjoys a quiet yet prime location in the heart of Ancaster Village, one of the most picturesque and historically significant neighborhoods in the Hamilton area. This sought-after setting offers the perfect blend of small-town charm and modern convenience, surrounded by mature trees, heritage architecture, and scenic nature trails.

The Property has been professionally managed and well taken care of allowing a purchaser to acquire a turnkey asset.

Previous History of Property

They Property was originally owned and developed by the church members of Ryerson United Church. Previous to that, it was farm land. There is no environmental assessment completed for the site because no other intensification/ development has been completed nearby.



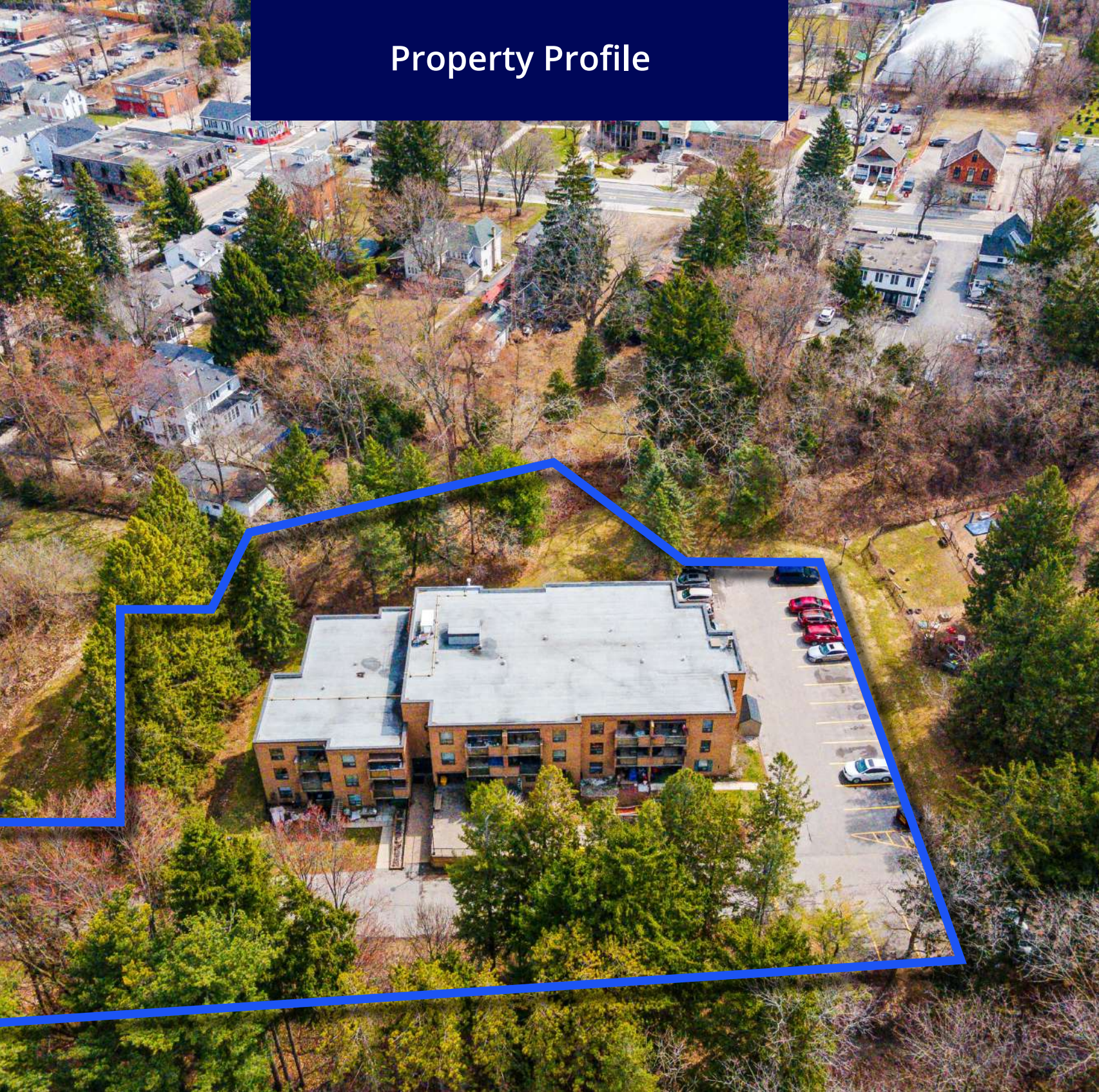
Laundry Room



Recreational / Communal Lounge Room

Property Highlights

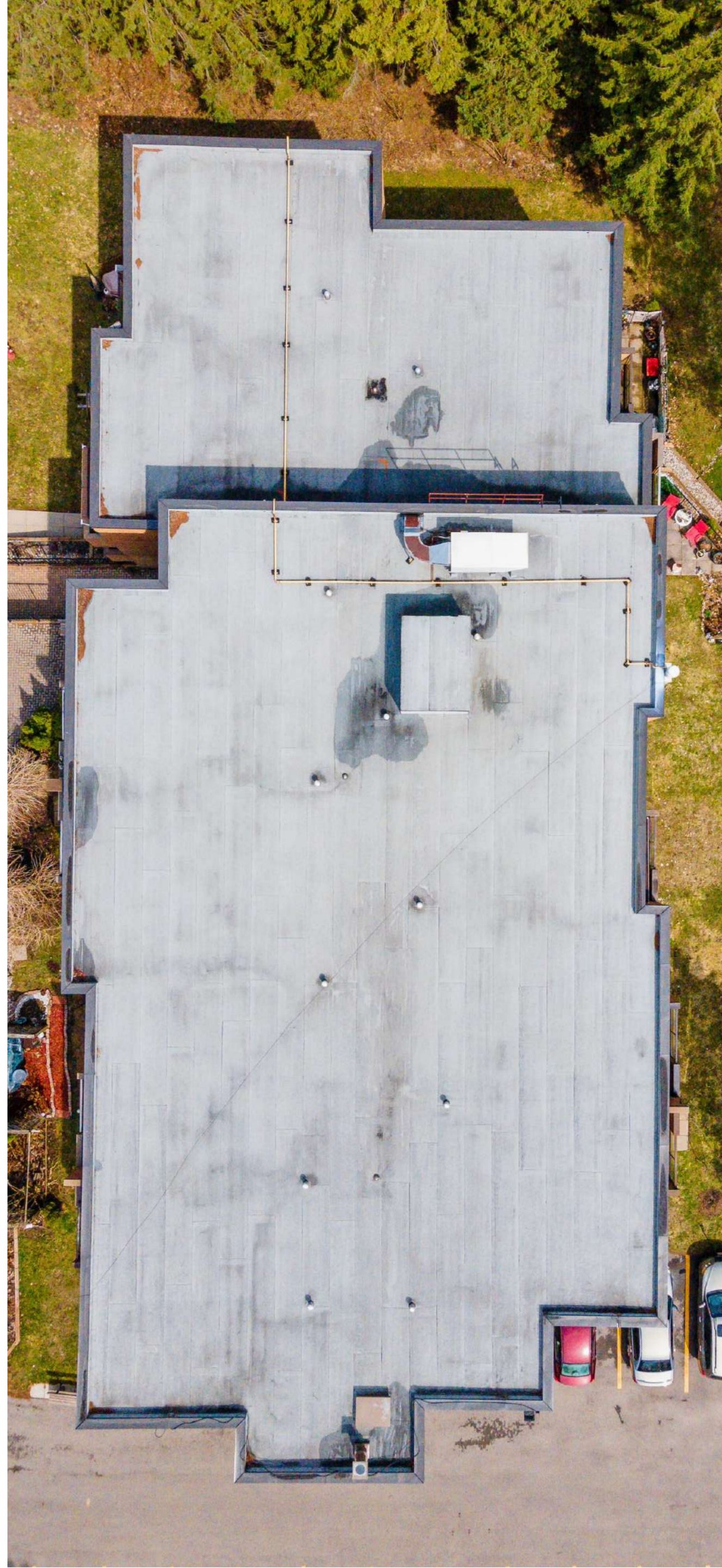
Municipal Address	52 Sulphur Springs Road, Ancaster, ON L9G 1L8
Legal Description	PT LT 44, CON 2 ANCASTER , PARTS 1, 2 & 3 , 62R6521 , S/T CD236195 ; ANCASTER CITY OF HAMILTON
PIN	174440018
Asset Type	Multi-family
Site Area	1.613 Acres
Frontage	68.79
Residential Units	Total of 30 units
	One Bedroom - 25 units
	Two Bedroom - 5 units
Note 1	2 units are handicap accessible
Note 2	There are 4 rent geared to income (RGI) units
Floors Above Grade	3
Waste	Municipal pickup
Management Office	Yes, on the 3 rd floor
Storage Locker	There is a large communal storage room on the lower level
Cable/Internet	Cogeco has TV control of the building. There is no other option at this time. Bell is hooked up in the building to offer Internet & phone.
Property Management	Effort Trust
Zoning	RM6-285
Current Average Rent	\$1,153
Average Market Rent	One Bedroom - \$1,950
	Two Bedroom - \$2,250
Year 1 Net Operating Income (NOI)	\$173,795
Price	Please ask agents for pricing guidance



Property Profile



Close proximity to Hamilton Golf & Country Club



Building Specifications & Recent Capital Expenditures

Construction Year	1983
Total Building Area	16,644 SF
Boilers	2023
Roof	Fully redone 2017
Elevator	1; replaced within last 5 years
Carpets in Common Areas	Completed December 2024
Painting in Common Areas	Completed February/March 2025
Lighting	Upgraded in all common areas
Unit Renovations	15 units are renovated, 15 units original
Parking Spaces	23 surface stalls with additional parking available at the Ryerson United Church
Balconies	<ul style="list-style-type: none">Every unit above grade has a balcony, and units at grade have walk out terraces
Suite Details	<ul style="list-style-type: none">15 units are renovated & 15 units are original.Every suite has a deep closet in the front hall which is used for storage. There is also a coat closet in this front hall.Kitchen has ample cabinet space, including a pantry for extra storage space.
Amenity Space Main floor lounge / Recreation Room	<ul style="list-style-type: none">Large common area/recreation room/lounge room for tenants to enjoy. There is a walkout sliding door to access outside and enjoy the fresh air. There is a kitchen in this room. There is often organized activities for tenants in this room. The room can be reserved by tenants for tenants use with a \$20 deposit. There are separate Mens & Womens bathroom on the main floor to accommodate use of the Lounge/Recreation room.

Residential Units

Ryerson Park apartments offer a quiet and serene setting for all current and future tenants.

This 30 unit multiresidential building sits on a 1.6-acre Property offering 25 one bedroom units and 5 two bedroom units.

The Property is catered towards the 'Senior' demographic. There is a large lounge / recreation room in the building used for tenant enjoyment and building community purposes and it even has a kitchen. This can be rented by tenants with a \$20 deposit.

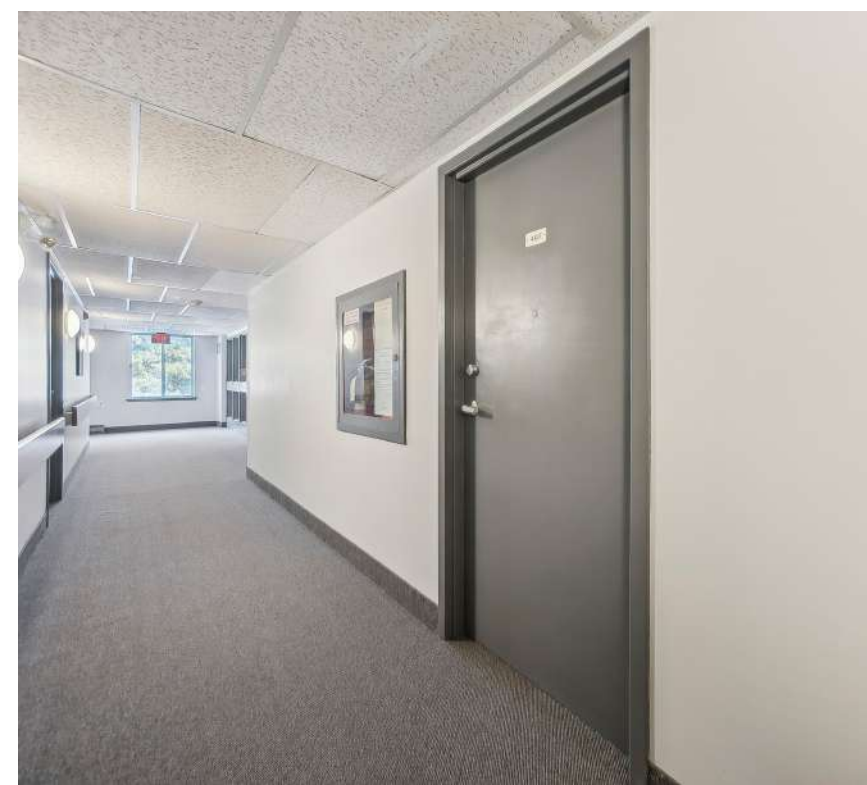
There is no immediate capital expenditure required for the building.

Laundry: Located on the 4th floor; 2 washing machines and 2 drying machines

Hydro: Separate Meters for Tenants

Water: No cost to Tenants

Gas: No cost to Tenants



Ancaster Overview

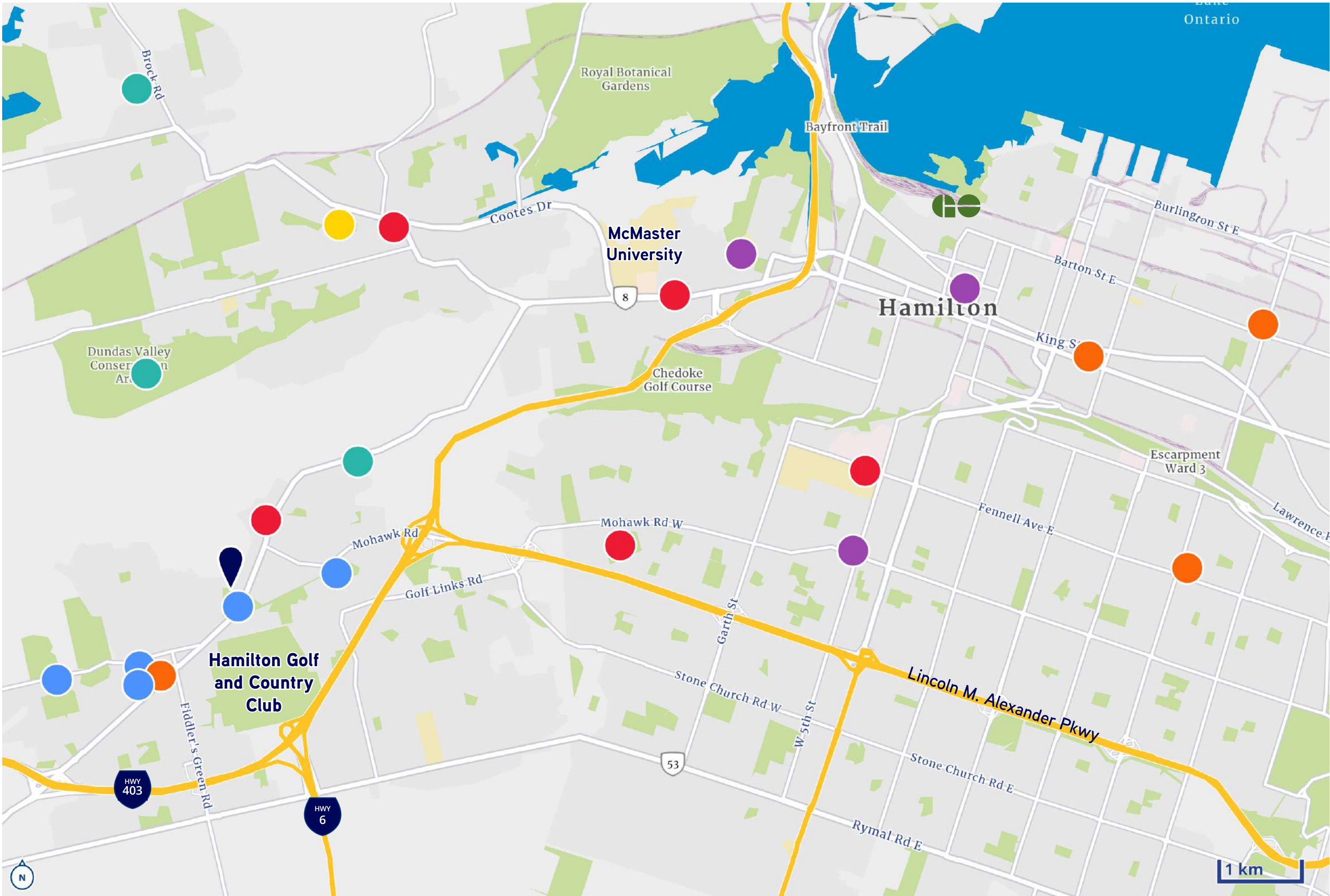
Located in the historic community of Ancaster, within the City of Hamilton, this area offers residents the perfect balance of small-town charm and big-city convenience. Ancaster is one of Ontario’s oldest and most established neighborhoods, known for its rich history, tree-lined streets, and strong sense of community. Though it retains a peaceful village atmosphere, residents enjoy access to all of Hamilton’s amenities, including healthcare, transit, and cultural institutions—all just a short drive away.

Ancaster has a vibrant and deeply rooted cultural identity. The community is proud of its heritage, showcased through beautifully preserved architecture, local artisan shops, and annual events like Ancaster Heritage Days and the Ancaster Fair. Just down the street, the Fieldcote Memorial Park & Museum serves as a cultural hub, offering rotating art exhibits, historical displays, and live summer concerts in a scenic outdoor setting.

When it comes to education, Ancaster is home to some of the region’s top-performing schools. Families can choose from highly regarded public and Catholic schools, including Ancaster High School, St. Joachim Catholic Elementary, and C.H. Bray School. For higher education, McMaster University—one of Canada’s leading research institutions—is conveniently located nearby, making the area ideal for students and academics alike.

Outdoor recreation is one of Ancaster’s defining features. The neighborhood is just minutes from the breathtaking Dundas Valley Conservation Area, where residents can enjoy access to the Bruce Trail, picturesque waterfalls, and lush woodland paths perfect for walking, cycling, and hiking. The area also boasts nearby golf courses, tennis courts, and recreation centers that offer programs for all ages and lifestyles.

Perhaps the most defining aspect of life in Ancaster is its strong community spirit. Whether it’s shopping at the local farmers’ market, attending seasonal festivals, or enjoying a coffee in the village core, there’s a genuine sense of connection among residents. Living in Ancaster means becoming part of a warm, welcoming, and engaged community that values heritage, education, and quality of life.



Highways

Schools

Parks/Conservation Area

Libraries

Mall/Plaza

Recreation Centres





Offering Process

Exclusive Listing Agents

Alexander Silver*

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Tut Ruach*

Broker
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Steven Fontes

Sales Representative
+1 416 831 2161
steven.fontes@colliers.com

The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 52 Sulphur Springs Road, Ancaster, Ontario (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the “LOI”) or Agreement of Purchase and Sale (the ‘APS’) to the Advisor.

Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

Confidentiality Agreement

OR

Please print the CA, complete, sign and scan an email copy to the Advisor.

Offering Guidelines

Offers will be presented to Vendors as they are submitted for Vendor consideration.

An offer should outline the terms for the purchase of the property and should include, at a minimum, the following information and items:

1. Purchase price;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser’s financial ability to complete the transaction;
4. Confirmation that the property will be purchased on an “as is, where is” basis;
5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Offers should be directed to:

Alexander Silver

alexander.silver@colliers.com

Tut Ruach

tut.ruach@colliers.com

Steven Fontes

steven.fontes@colliers.com

Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

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Reach out to get started.

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