

**8,700 SF  
MIXED-USE SPACE**

**BACK ON THE MARKET!**



**737 BARTON STREET EAST  
HAMILTON, ON**

**Michael Di Berardo, Sales Representative**  
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**Royal LePage® Macro Realty, Brokerage**  
2247 Rymal Road East, Unit #250,  
Stoney Creek, ON  
Independently Owned & Operated

FOR SALE

**NEW LOWER PRICE \$2,595,000**

## Property Features

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- Sports Bar & Family Restaurant on Main Floor
- Short Term Boarding House on Second Floor
- Completely Renovated Property (Over \$1M Spent)
- Steps from Tim Horton's Field
- Close to Lots of Amenities
- Easy Hwy Access
- All Chattels Included
- Plenty of On-site Parking
- Excellent 8.5% CAP rate

PROPERTY OVERVIEW



# PROPERTY PHOTOS





# PROPERTY PHOTOS



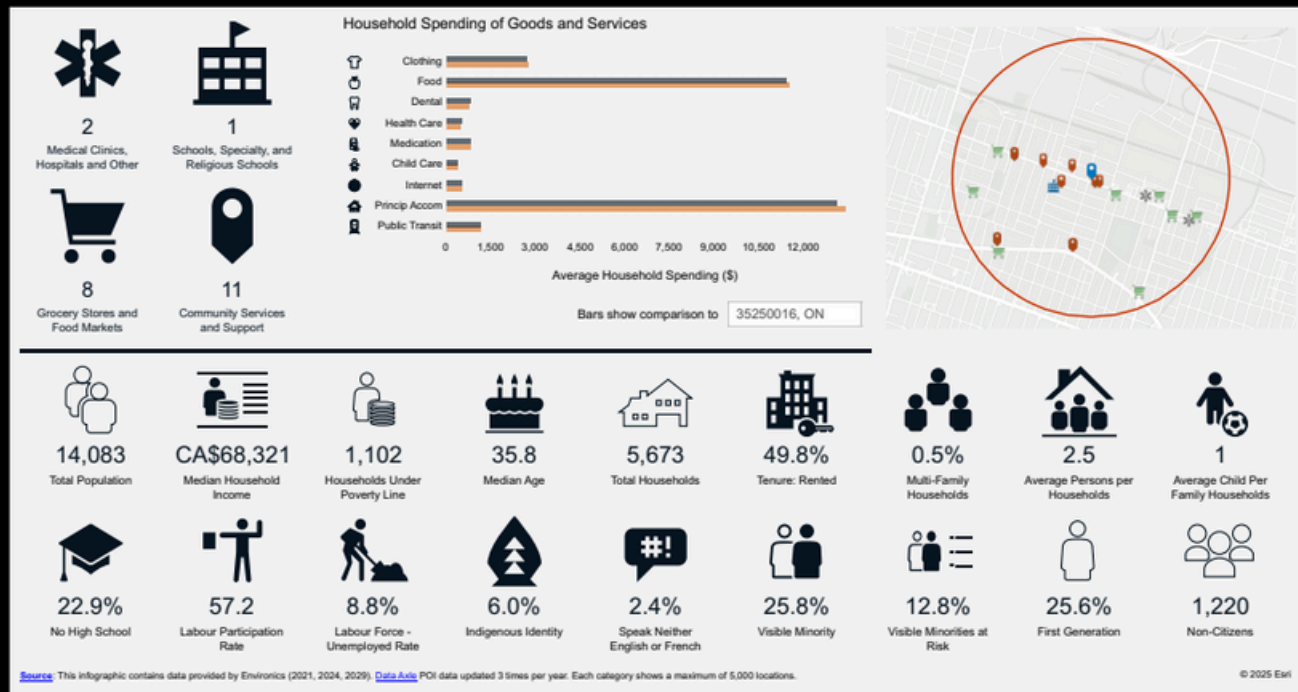


# PROPERTY PHOTOS



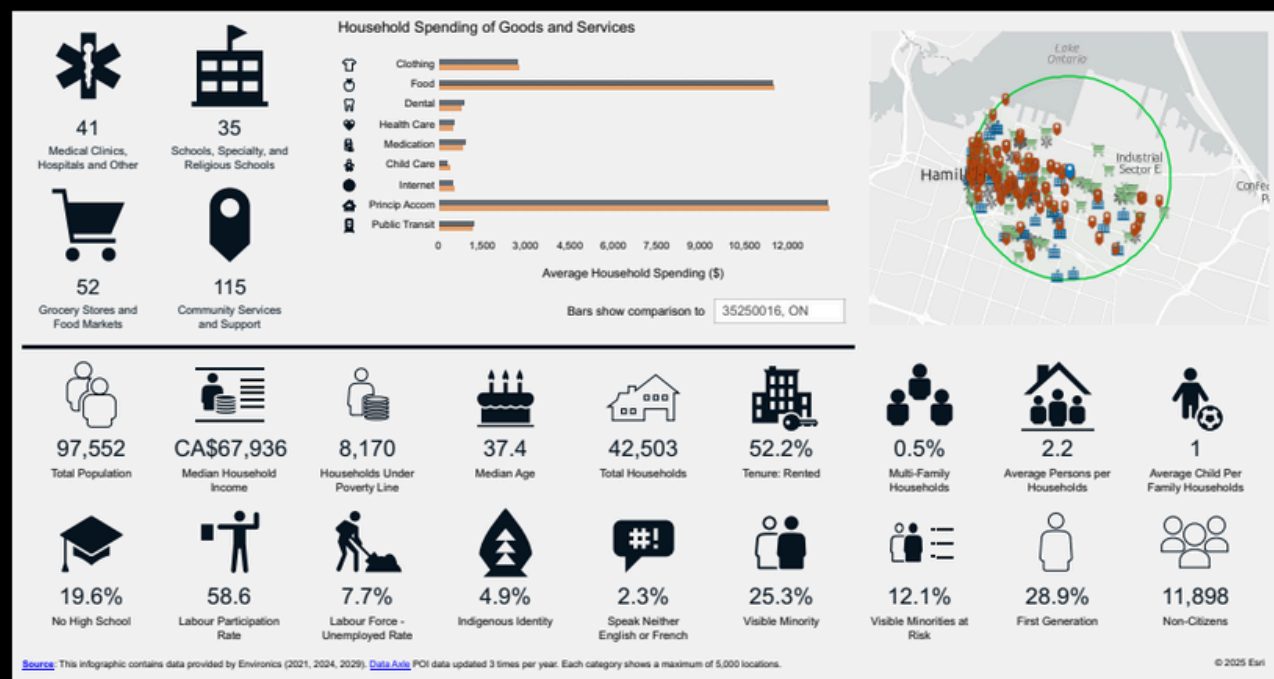
# Community Risk & Equitability Report

## 1KM



# Community Risk & Equitability Report

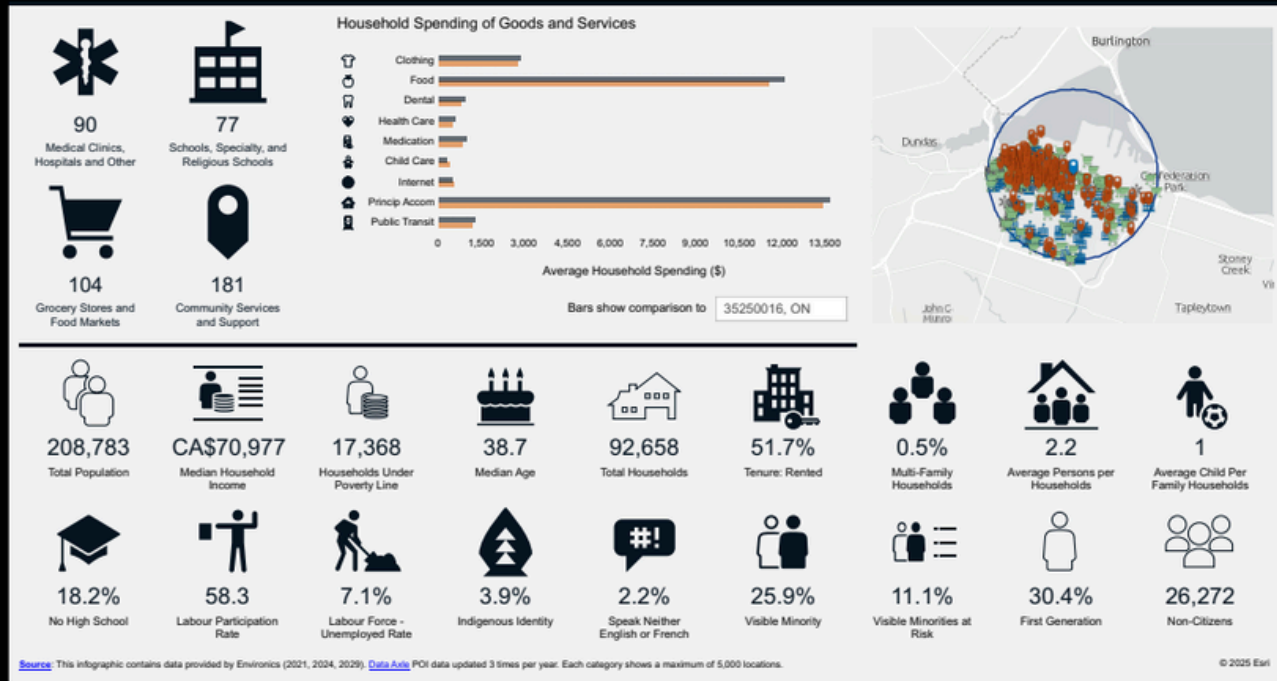
## 3KM





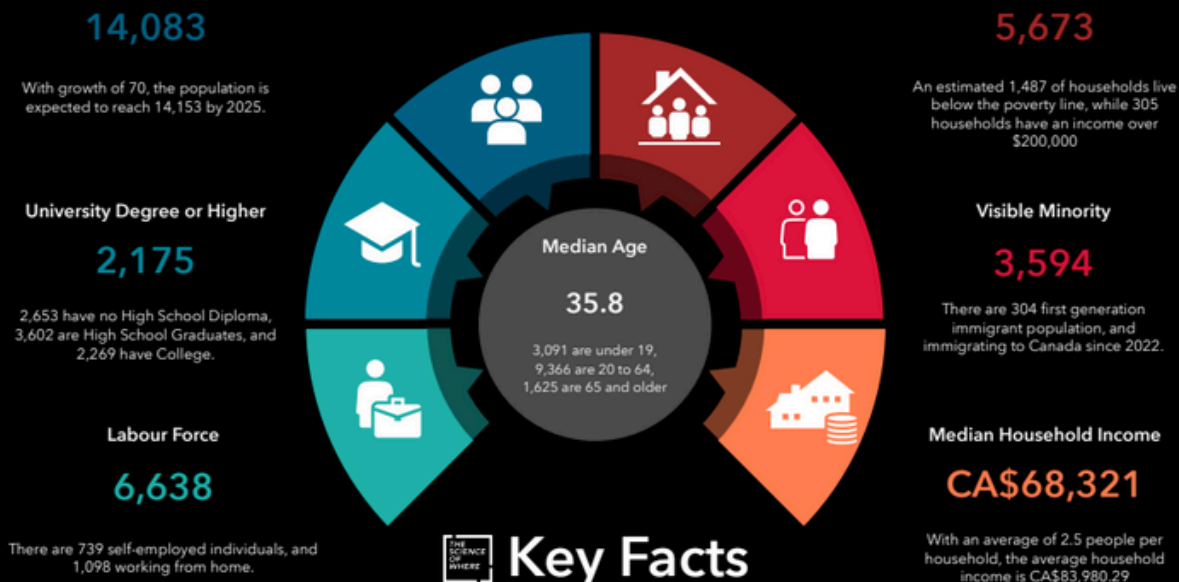
# Community Risk & Equitability Report

## 5KM



## Key Facts

### 1KM



## Key Facts

### 3KM

97,552

With growth of 3,030, the population is expected to reach 100,582 by 2025.

University Degree or Higher

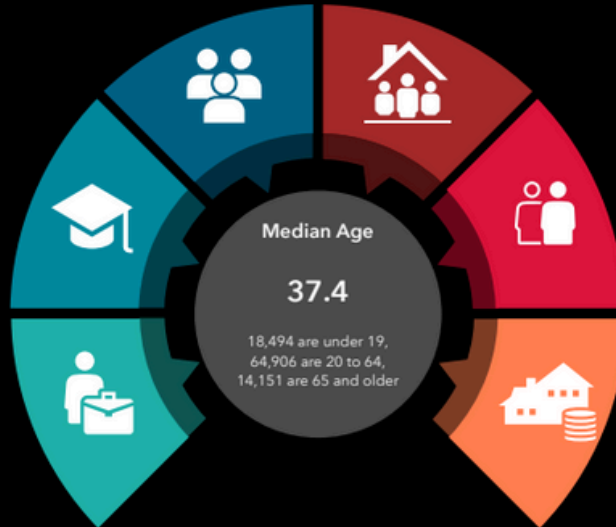
17,960

15,963 have no High School Diploma, 24,358 are High School Graduates, and 17,327 have College.

Labour Force

47,700

There are 5,032 self-employed individuals, and 8,022 working from home.



## Key Facts

42,503

An estimated 11,710 of households live below the poverty line, while 2,408 households have an income over \$200,000

Visible Minority

24,090

There are 2,416 first generation immigrant population, and immigrating to Canada since 2022.

Median Household Income

CA\$67,936

With an average of 2.2 people per household, the average household income is CA\$85,356.07

## Key Facts

### 5KM

208,783

With growth of 7,707, the population is expected to reach 216,490 by 2025.

University Degree or Higher

41,657

32,240 have no High School Diploma, 52,315 are High School Graduates, and 38,142 have College.

Labour Force

103,468

There are 11,267 self-employed individuals, and 17,662 working from home.



## Key Facts

92,658

An estimated 24,366 of households live below the poverty line, while 6,493 households have an income over \$200,000

Visible Minority

53,144

There are 5,358 first generation immigrant population, and immigrating to Canada since 2022.

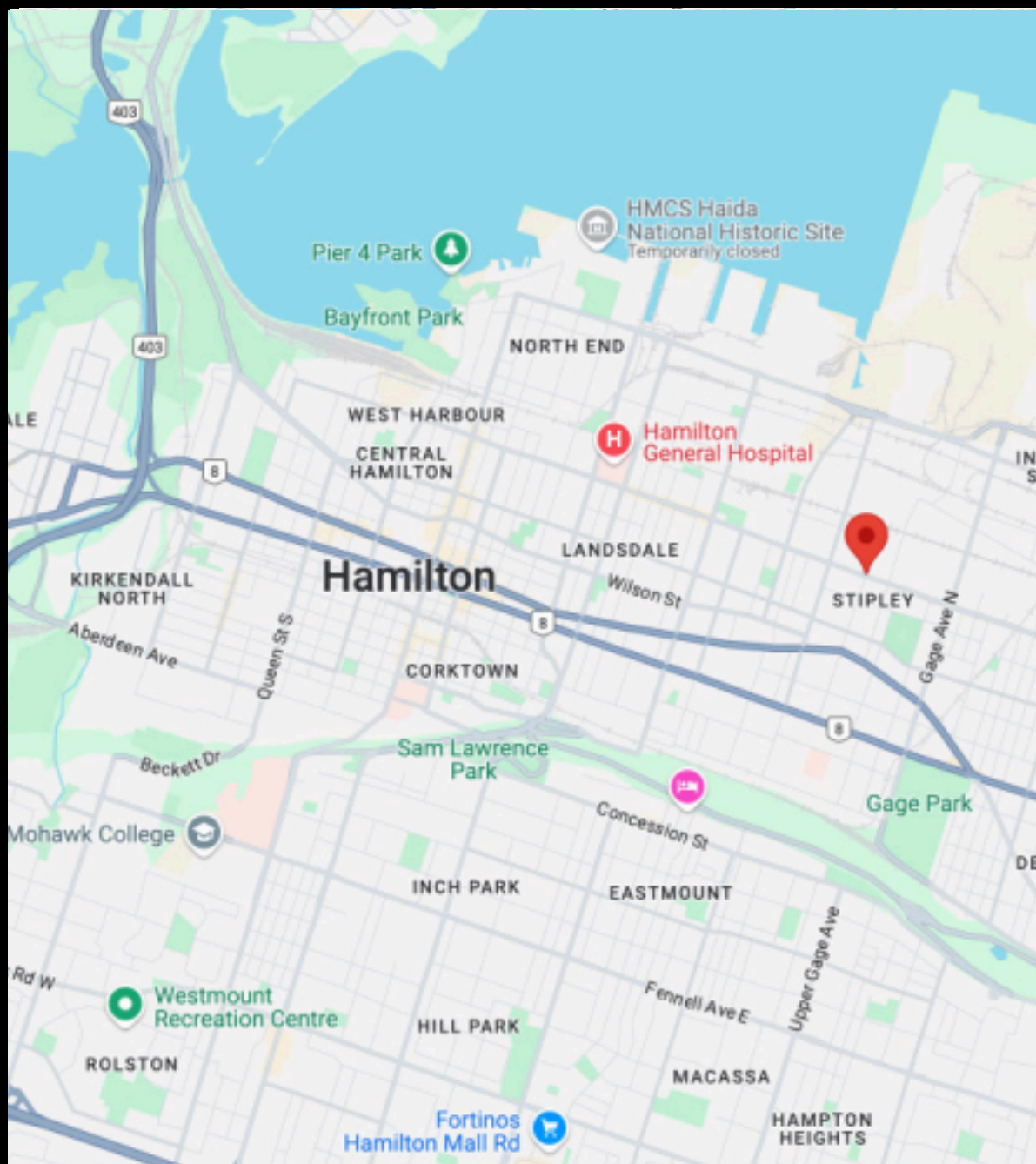
Median Household Income

CA\$70,977

With an average of 2.2 people per household, the average household income is CA\$90,686.28



# LOCATION MAP



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