



# Aberdeen Apartments: A Substantially Upgraded Multi-Family Asset

Welcome to Aberdeen Apartments, located at 450 Aberdeen Avenue in PRIME west -central Hamilton. This property offers an exceptional investment opportunity with over 20% rental upside and the potential to add a suite in the basement.

Aberdeen Apartments is a well-maintained, solid concrete, multi-family asset that has undergone substantial upgrades in recent years. The property boasts a prime location, with easy access to local amenities, transportation, and the vibrant downtown core of Hamilton. This is one of Hamilton's PREMIER residential neighbourhoods.

Over the past decade, asset upgrades have included improvements to the building's exterior, common areas, and individual suites. These enhancements have significantly increased the property's curb appeal and living experience for tenants, positioning Aberdeen Apartments as a desirable option in the local rental market.

The property boasts 15 larger all two bedroom suites of which 11 have been totally gutted and renovated with high quality materials and workmanship. The suites are about 800 sf in size and have great layouts. The remaining unrenovated suites will need a total gut and reno on turnover and the rental lifts here will be huge.

# Key Investment Highlights

1

## Rental Upside

Over 20% rental upside on existing stream with turnover.

2

## Well Maintained Asset

Over 70% of suites have been renovated and asset is in good shape – little cap ex needed

3

## Low Maintenance Asset

No elevators, balconies, underground garage which are expensive to maintain.

4

## Add A Suite

Potential to add a one bedroom suite in the basement.

5

## Strong Financials / Suite Mix

Solid financial performance and growth potential. ALL two bedroom suites.





**Lorenzo Diganfelice, AACI**

Broker of Record    D: 416-417-9098

E: [ldiganfelice@cfrealty.ca](mailto:ldiganfelice@cfrealty.ca)

**Mitchell Chang**

President, Sales Representative

E: [mchang@cfrealty.ca](mailto:mchang@cfrealty.ca)

**Jake Ringwald**

Associate Vice President, Sales Representative

E: [jringwald@cfrealty.ca](mailto:jringwald@cfrealty.ca)

# Commercial Focus Realty Inc.

801 Eglinton Avenue West, #403  
Toronto, Ontario, M5N 1E3  
[www.cfrealty.ca](http://www.cfrealty.ca)

We make no representations or warranties, expressed or implied, as to the accuracy of the information.

References to square footage, age, suite mix, property details, etc. are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

