

Mixed-Use Multi-Family Portfolio Investment Opportunity

34-46 & 56-60 Walton Street, Port Hope ON



CBRE

**Firm
Capital**

Mixed-Use Multi-Family Portfolio Investment Opportunity

Property Highlights

On behalf of Firm Capital Mortgage Fund Inc., CBRE Limited is pleased to offer a mixed-use multi-family investment opportunity that includes both commercial and residential assets with a surplus of owned on-site parking located at 34-45 & 56-60 Walton Street, Port Hope, ON.

34-46 Walton Street | Property Specifications

Number of Residential Units	16
Number of Commercial Units	5
On-Site Parking	23

56-60 Walton Street | Property Specifications

Number of Residential Units	4
Number of Commercial Units	2
On-Site Parking	7

Portfolio Asking Price: \$5,690,000



Investment Highlights



Situated in the heart of Port Hope's historic charm, this site is a promising blend of modern living and classic elegance in one of the area's most desirable location



This vibrant mixed-use development at 34-46 & 56-60 Walton St in Port Hope is strategically located to draw in residents, commercial tenants, and customers for the long term



This site offers exceptional visibility and accessibility due its high daily traffic count and walk score. This high traffic exposure will appeal to tenants looking to serve the building residents and surrounding area.



This site benefits from its location in a mature residential node which experienced a robust population growth of over 5.0% in the last 5 years within 3 km range. This significant demographic expansion implies increased consumer demand, offering great potential for business growth and profitability.



Zoning & Permitted Uses



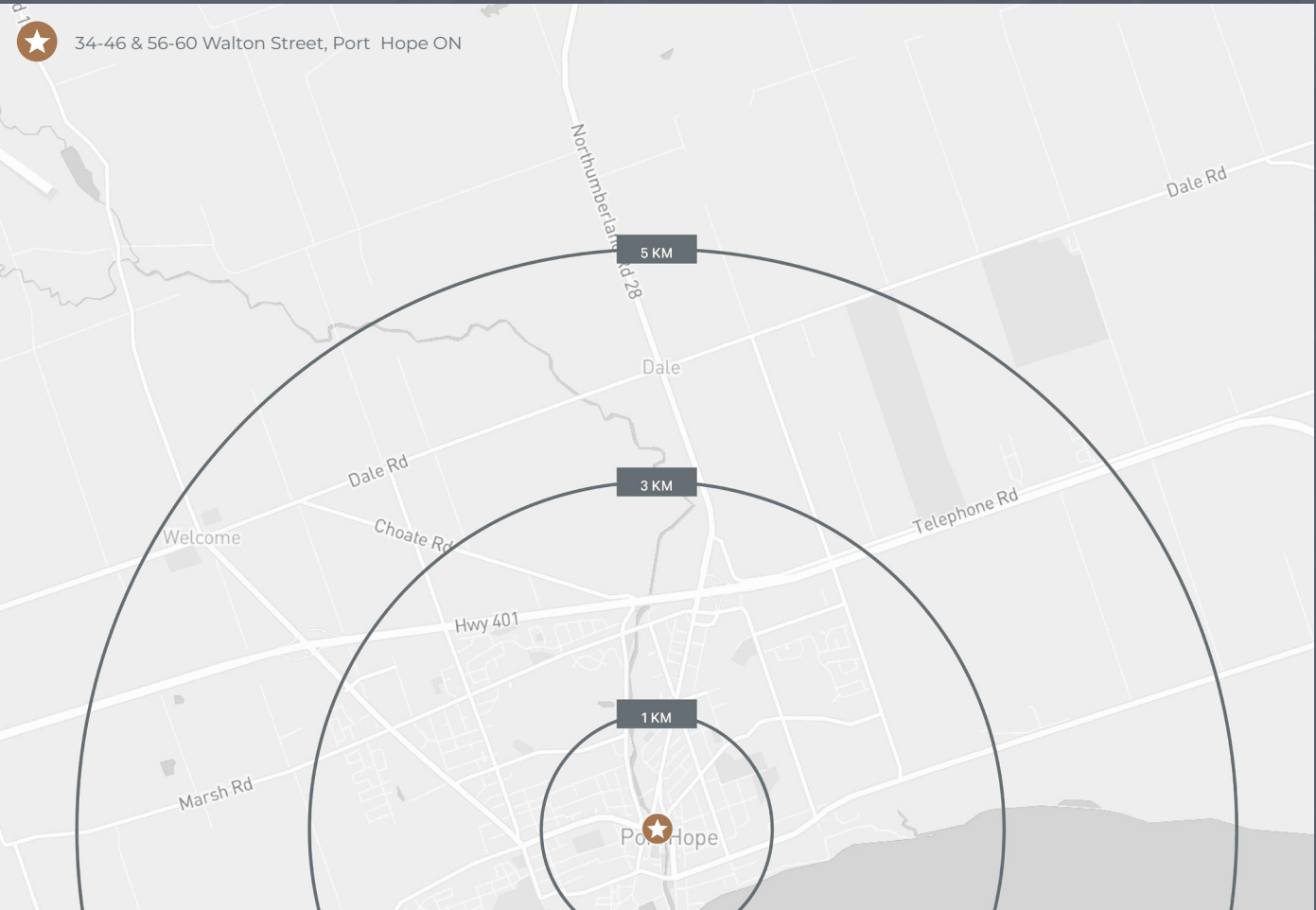
CLICK TO VIEW
COM3
PERMITTED USES





CLICK TO VIEW
MUNICIPALITY OF PORT HOPE
ZONING DEFINITIONS

PERMITTED COMMERCIAL USES INCLUDING BUT NOT LIMITED TO:

- Apartment Dwelling
- Art Gallery
- Assembly Hall
- Auctioneer's Establishment
- Billiard Hall
- Commercial Fitness Centre
- Child Care Centre
- Dry Cleaners Distribution Station
- Dwelling, Accessory
- Emergency Service Facility
- Financial Institution
- Hotel
- Laundry Establishment
- Library
- Medical Office
- Personal Service Shop
- Place of Entertainment
- Restaurant
- Restaurant, Take-Out
- Retail Store
- School, Commercial
- Service Shop
- Specialty Food Store
- Studio

Demographics



	 Total Population 2024	 Population Growth 2019-2024	 Daytime Population 2024	 Household Income 2024
1 KM	4,167	1.8%	3,803	\$101,575
3 KM	14,088	5.0%	13,389	\$112,447
5 KM	15,185	4.9%	14,213	\$112,711

Location & Amenities





34-46 WALTON STREET



56-60 WALTON STREET





FOR MORE INFORMATION, PLEASE CONTACT:

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