

**910 BURLINGTON ST E**  
**HAMILTON**

PIN 172180166



### Report title

This report was prepared by:  
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# GeoWarehouse Property Report



## Property Details

GeoWarehouse Address:  
910 BURLINGTON ST E  
HAMILTON  
L8L4K4

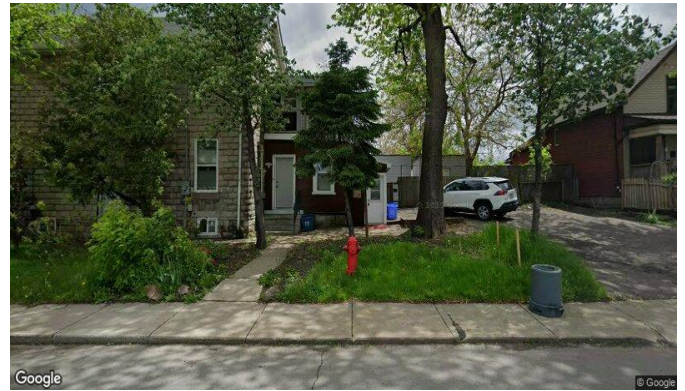
PIN: 172180166

Land Registry Office: HAMILTON WENTWORTH (62)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



## Ownership

Owner Name:  
SHAZ INVESTMENTS INC.

## Legal Description

LT 1 PL 453 BARTON; HAMILTON

### Lot Size

**Area:** 2507.99 sq.ft (0.058 ac)

**Perimeter:** 249.34 ft.

**Measurements:** 100.14ft. x 25.05ft. x 100.14ft. x 25.05ft.

**Lot Measurement Accuracy : LOW**  
These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



### Assessment Information

\* The Current Assessed Value indicated reflects the current state and condition of the property today, and may not be the same value returned to the local municipality for the current tax year. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value and the value based on the current state and condition.

\*\* The Phased-in Assessment reflects the property in the current state and condition and may not be the same value the local municipality used for taxation in the year indicated. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value, phased-in value, and the value based on the current state and condition.

**ARN**

251803027200730

Taxation Year	Previous Assessment	Phased-In Assessment**
2026	N/A	\$190,000
2025		\$190,000
2024		\$190,000
2023		\$190,000

Frontage: 25.0 ft.	Description: Duplex
Depth: 100.0 ft.	Property Code: 332
Based On: January 1, 2016	Current Assessment* : \$190,000

### Enhanced Site & Structure

**Structures:**

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplaces
322	1915	4	2	N/A	2	No part storey	No Split	N/A

**Assessment Roll Legal Description:** PLAN 453 LOT 1

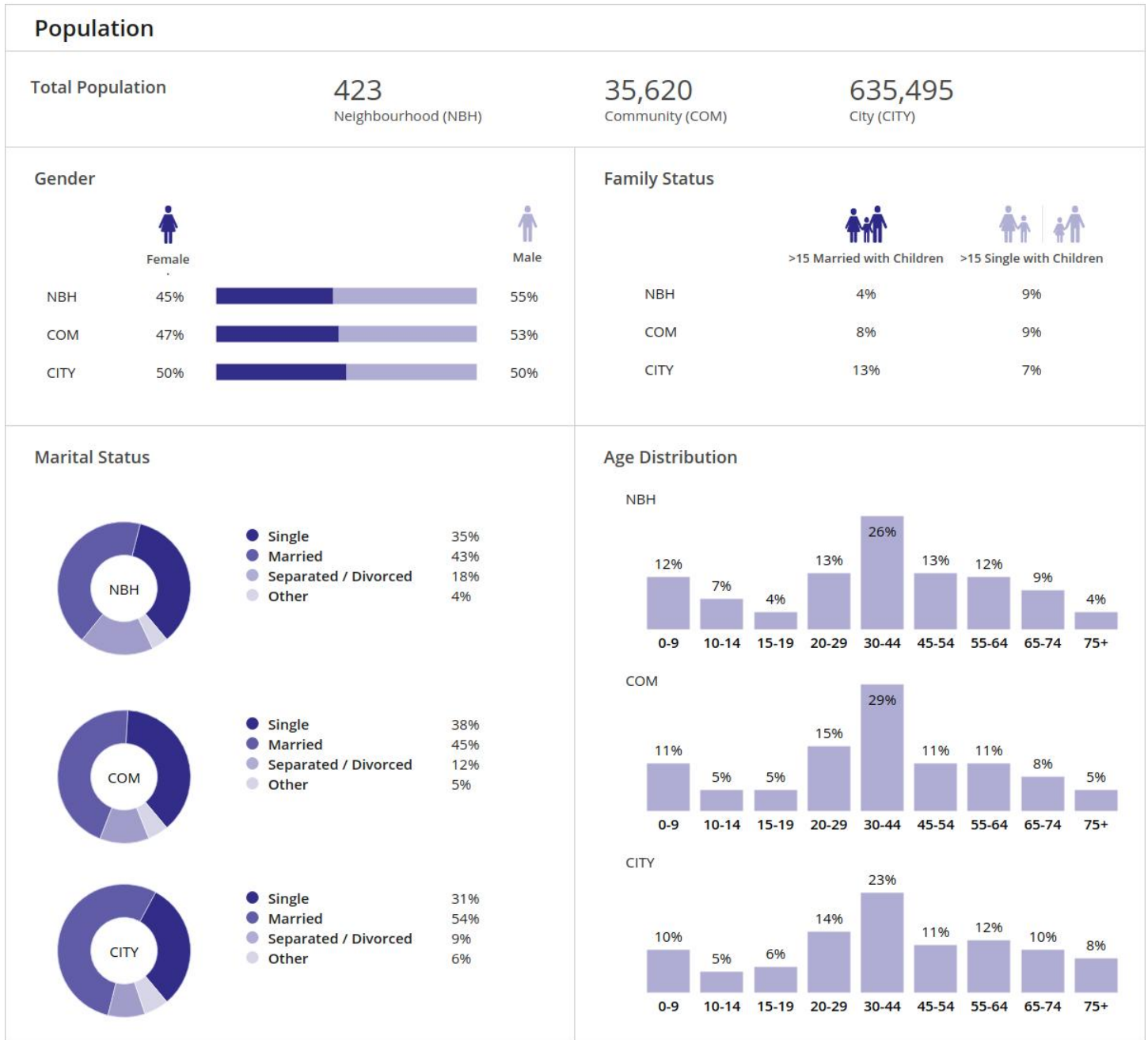
**Property Address:** 910 BURLINGTON ST E HAMILTON ON L8L4K4

<b>Zoning:</b>	M5
<b>Property Type:</b>	Residential
<b>Site Area:</b>	0.06A
<b>Site Variance:</b>	Regular
<b>Driveway Type:</b>	Separate or Private Driveway
<b>Garage Type:</b>	N/A
<b>Garage Spaces:</b>	N/A
<b>Water Service Type:</b>	N/A
<b>Sanitation Type:</b>	N/A
<b>Pool:</b>	Indoor :N, Outdoor :N
<b>RRF Appeal Date:</b>	2024-04-02
<b>About Details:</b>	TRAFFIC PATTERN - LIGHT
<b>Onsite Details:</b>	OFFICIAL PLAN DESIGNATED - EMPLOYMENT,CORNER LOT
<b>Proximity Details:</b>	PROXIMITY TO INDUSTRIAL,PROXIMITY TO HYDRO
<b>Waterfront Details:</b>	N/A
<b>Last Property Assessment</b>	2023-11-01

## Sales History



Sale Date	Sale Amount	Type	Party To	Notes
Mar 14, 2022	\$500,000	Transfer by Personal Representative	SHAZ INVESTMENTS INC.;	
Mar 14, 2022	\$0	Transmission by Personal Representative (Land)	TRIGATTI, LINO - ESTATE; SIKORA, LOUISE; TRIGATTI, ALIDA;	
Jun 01, 1987	\$40,000	Transfer	TRIGATTI, LINO;	

## Demographics



## Households

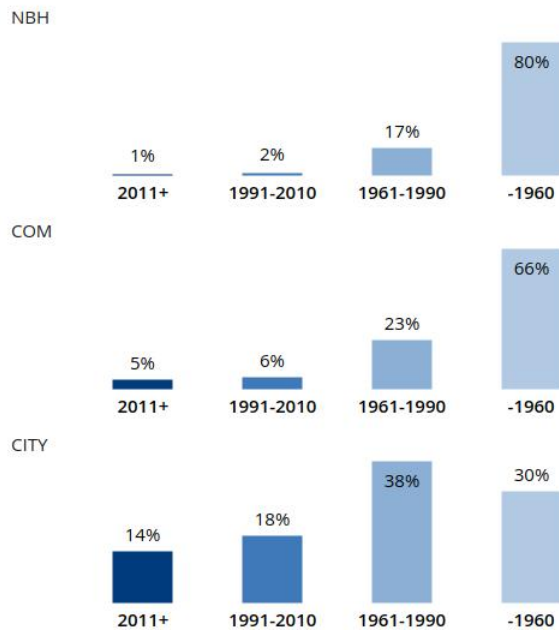
### Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	174	Before 1960
COM	14,035	Before 1960
CITY	241,785	Before 1960

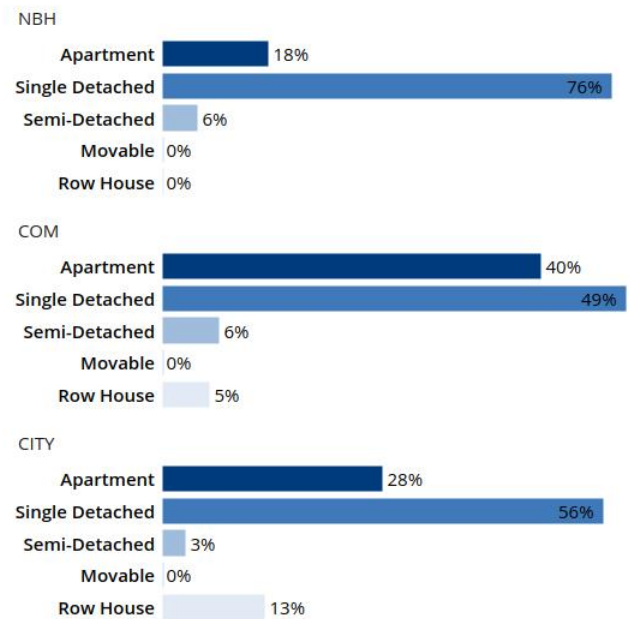
### Ownership

	 Owned	 Rented
NBH	64%	36%
COM	51%	49%
CITY	65%	35%

### Age of Home (Years)



### Structural Type



## Socio-Economic

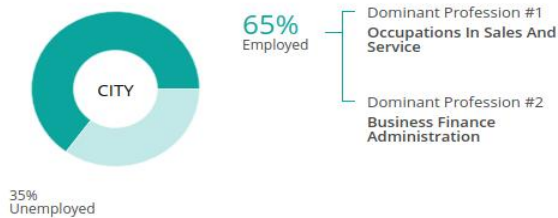
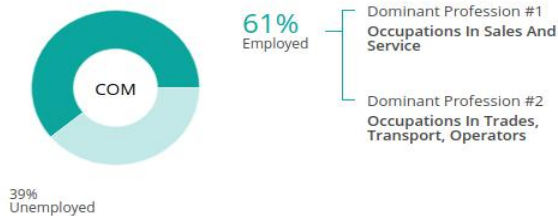
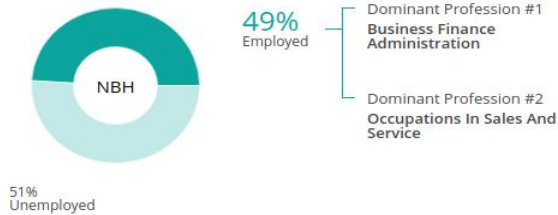
Avg. Household  
Income

**\$74,551**  
Neighbourhood (NBH)

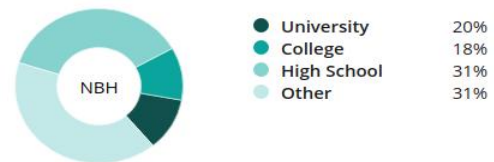
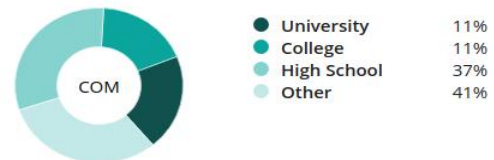
**\$91,016**  
Community (COM)

**\$132,163**  
City (CITY)

### Employment

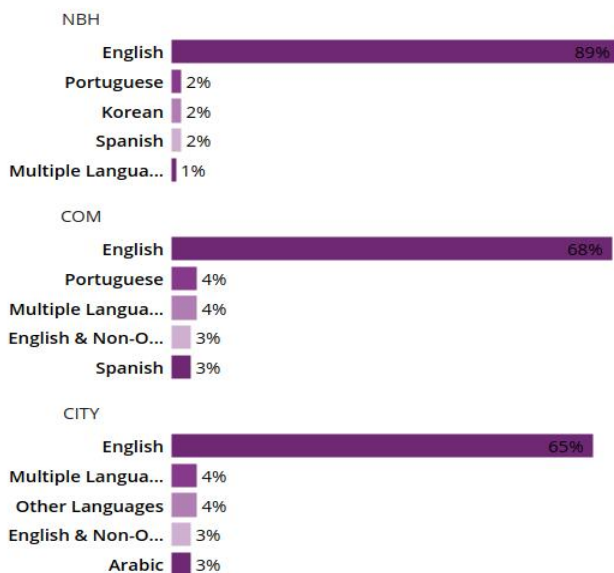


### Highest Level of Education

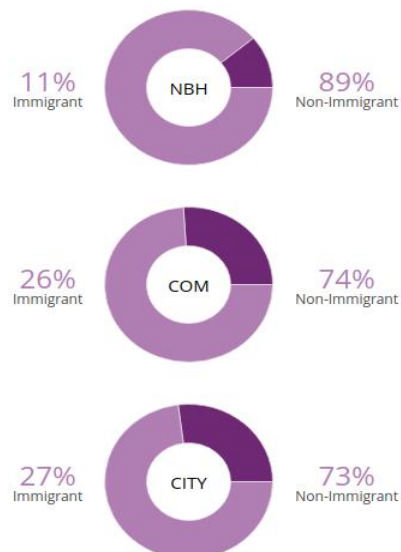


## Cultural


### Dominant Language

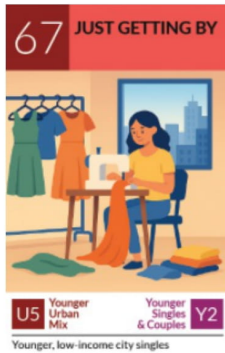


### Immigration Status



## Dominant Market Group

 PRIZM®	Step 1: Select a Category* PRIZM® segment	Step 2: Select an individual segment or a group 67 - Just Getting By	U5		
	<b>67 - Just Getting By</b> Younger, low-income city singles <small>This PRIZM® segment represents 1.8% of Canada's population and 2.2% of households.</small>		Y2		
Overview	Who They Are	How They Think	What They Do	How to Reach Them	Glossary



Just Getting By features younger adults and single-parent families living in large urban centres. These high-density neighbourhoods are typically composed of renters in low-rise apartment buildings. With education levels generally not extending beyond high school, residents earn low incomes through jobs in sales, services, trades, or manufacturing. Financial constraints shape their day-to-day lives, leading them to participate in affordable leisure activities such as billiards, bowling, and visiting video arcades. They tend to prioritize shared experiences over material goods and exhibit a strong sense of community and empathy. Despite limited means, this segment is marked by resilience, diverse interests, and aspirations for personal and professional growth.

PRIZM®

Step 1: Select a Category\*

PRIZM® segment

Step 2: Select an individual segment or a group

67 - Just Getting By

U5

**67 - Just Getting By**

Younger, low-income city singles

This PRIZM® segment represents 1.8% of Canada's population and 2.2% of households.

Y2

Overview


Who They Are

How They Think

What They Do

How to Reach Them

Glossary



**Household & Family**

Maintainer age	25 - 34
Household size	1 - 2
Children at home	29.4%
Age of children at home	<15

**Education & Occupation**



Household income	\$75K
Education	High School/Grade 9/College
Occupation	Service Sector/Blue Collar
Commute method	Car

**Dwellings**

Dwelling type	Low Rise Apt/Single Detached
Tenure	Rent
Households moved into a new residence in the past year	53.0%

**Diversity**

Diversity	Low
Official language	English
Immigrants to Canada (since 2022)	3.4%

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Overview

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What They Do

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Glossary

### Key Mindsets

Environment	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 50%; transform: translate(-50%, -50%); width: 10px; height: 10px; background-color: #4a4a8a; border-radius: 50%;"></div></div>
Diversity & Inclusion	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 50%; transform: translate(-50%, -50%); width: 10px; height: 10px; background-color: #e67e22; border-radius: 50%;"></div></div>
Technology Adopter	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 30%; width: 10px; height: 10px; background-color: #4a4a8a; border-radius: 50%;"></div></div>
Early Adopter	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 15%; width: 10px; height: 10px; background-color: #4a4a8a; border-radius: 50%;"></div></div>
Peer Influencer	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 30%; width: 10px; height: 10px; background-color: #4a4a8a; border-radius: 50%;"></div></div>
Status Seeker	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 20%; width: 10px; height: 10px; background-color: #4a4a8a; border-radius: 50%;"></div></div>

Low High

### Purchase Influences

Advertising	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 60%; width: 10px; height: 10px; background-color: #4a4a8a; border-radius: 50%;"></div></div>
Appearance	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 50%; width: 10px; height: 10px; background-color: #4a4a8a; border-radius: 50%;"></div></div>
Brand	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 50%; width: 10px; height: 10px; background-color: #4a4a8a; border-radius: 50%;"></div></div>
Enjoyment	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 70%; width: 10px; height: 10px; background-color: #4a4a8a; border-radius: 50%;"></div></div>
Prestige	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 20%; width: 10px; height: 10px; background-color: #2980b9; border-radius: 50%;"></div></div>
Price & Utility	<div style="width: 100%; border-bottom: 1px solid #4a4a8a; position: relative;"><div style="position: absolute; top: -5px; left: 75%; width: 10px; height: 10px; background-color: #e67e22; border-radius: 50%;"></div></div>

Low High

### Green Living

<p><b>Green Lifestyle</b></p> <ol style="list-style-type: none"> <li>1. Reduce car-related emissions</li> <li>2. Use alternative energy</li> <li>3. Buy organic</li> </ol>	<p><b>Healthy Lifestyle</b></p> <ol style="list-style-type: none"> <li>1. Buy beverages with probiotics</li> <li>2. Eat vegetarian food</li> <li>3. Consume less meat &amp; cow's milk</li> </ol>
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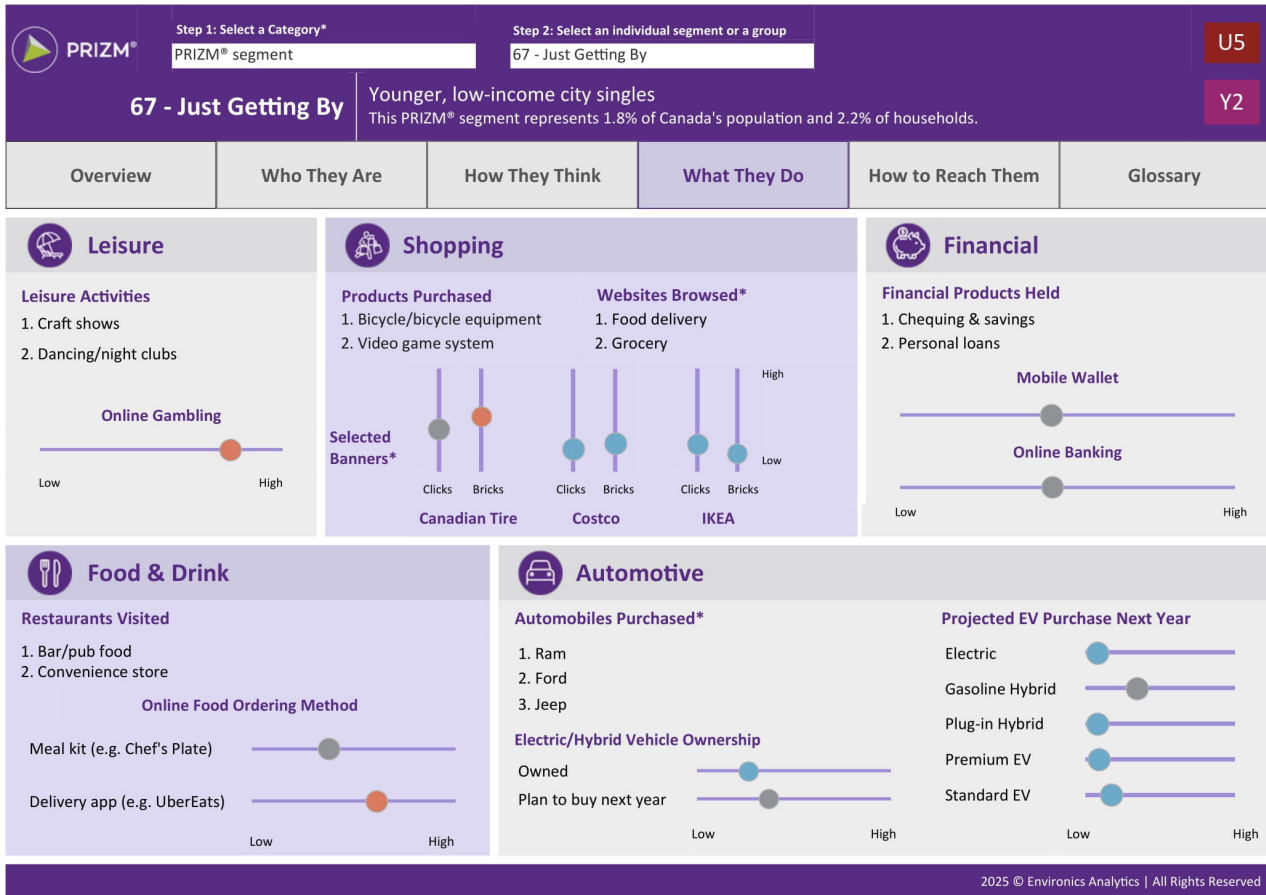
### Psychographics

"I like to share my opinions about products and services by posting reviews online."

"Out-of-Home or outdoor advertising affects how I see a brand."

"I worry about not having enough money to retire."

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U5

Y2

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Younger, low-income city singles

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Glossary

**Traditional Channels**

Television ●

Radio ●

Newspaper ●

Magazine ●

Direct ●

Low High

**Trusted Information Sources**

Television ●

Radio ●

Printed Newspaper ●

Printed Magazine ●

News Website ●

News App ●

Social Media ●

Low High

**Preferred Streaming Services**

Tubi, YouTube Premium,  
Paramount+/CBS All Access

**Preferred Social Media**

Snapchat, TikTok, Reddit

**Internet Usage**

Low High

**Online Activities**

1. Streaming videos
2. Podcast
3. Respond to an ad

**Preferred Categories Browsed in 2024**

1. Food & drink
2. Technology
3. Arts & entertainment

**Privacy & Compliance**

"I am very comfortable sharing my personal information with social media sites."

Low High

**Influencer Impact**

Likely to Be Influenced by:

Celebrity ●

Online Product Review ●

Online influencer when:

- accepting opinion ●
- considering recommendation ●
- Influencer when purchasing ●

Low High

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### Methodology

**Benchmark:** Canada

**Slider bar and dot colour** indicate a score range that can be used to determine how a PRIZM® segment "behaves" compared to the Canadian average for a specific variable.

Red - at least 10% above the Canadian average

Grey - on par with the Canadian average

Blue - at least 20% below the Canadian average

**Ranks** are based on highest index in descending order with a minimum of 5% composition. Maintain Age has a minimum of 10% composition and Automobile Purchased has a minimum of 2% composition.

**Social Group** defines the urbanity of the PRIZM® segment ranging from Urban (U), Urban Fringe (F), Suburban (S), Town (T) and Rural (R). The lower the social group number, the greater the affluence. Urban segments are found in large- and medium-sized cities. Urban Fringe segments reflect once-suburban areas that, over the last 30 years, have been absorbed by urban sprawl. Suburban segments tend to consist of communities located on the outskirts of cities and can often be found in the core neighbourhoods of smaller cities and larger towns. Town neighbourhoods are found in smaller towns across the country. Rural neighbourhoods reflect areas that are smaller than towns and include very small towns, villages, hamlets, and rural farms and isolated areas.

**Lifestage Group** divides the PRIZM® segments into Young (Y), Family (F) and Mature (M). They are then further subdivided: The Young group is divided into three subgroups according to the presence of singles, couples or starter families. Families are split into three sets based on the age of children: the very young, tweens, teens and twenty-somethings. The Mature group is divided into two based on the age of maintainers and the presence of children at home.

### Additional Info

For more details about the 67 lifestyles and to look up your PRIZM® segment, visit: <https://prizm.environicsanalytics.com/>

**PRIZM® Definitions:** <https://environicsanalytics.com/docs/default-source/prizm-handbook/PRIZM-Definitions.pdf>

For more information, contact us at: <https://environicsanalytics.com/en-ca/contact-us>

For more information about our products and services, please visit our website:

- **EA Products & Databases:** <https://environicsanalytics.com/en-ca/data>
- **Community Site (for database and software information):** <https://community.environicsanalytics.com/hc/en-us/sections/360006982352-Canadian-Data>

### Sources & Copyright

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