

**3,000 SF
MIXED USE PROPERTY**



**1499 MAIN ST. E.
HAMILTON, ON**

Michael Di Berardo, Sales Representative
905.574.3038 | michaeldiberardo@royallepage.ca

Royal LePage® Macro Realty, Brokerage
2247 Rymal Road East, Unit #250,
Stoney Creek, ON
Independently Owned & Operated

FOR SALE

Property Features

- Mix of commercial and residential tenants.
- Over 7% CAP rate.
- All tenants willing to stay long term.
- Each unit is separately metered (hydro, gas, water, & HWT).
- Well maintained building.
- Close to amenities.
- Residential units and one commercial unit recently renovated.



PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



1499 Main St E, Hamilton, Ontario, L8K 1C9

1499 Main St E, Hamilton, Ontario, L8K 1C9

Ring of 1 kilometer

Population

15,653

With growth of +28, the population is expected to reach 15,625 by 2025.

University Degree or Higher

2,284

2,404 have no High School Diploma, 4,365 are High School Graduates, and 3,204 have College.

Labour Force

8,215

There are 725 self-employed individuals, and 1,366 working from home.

Households

6,594

An estimated 1,338 of households live below the poverty line, while 384 households have an income over \$200,000

Visible Minority

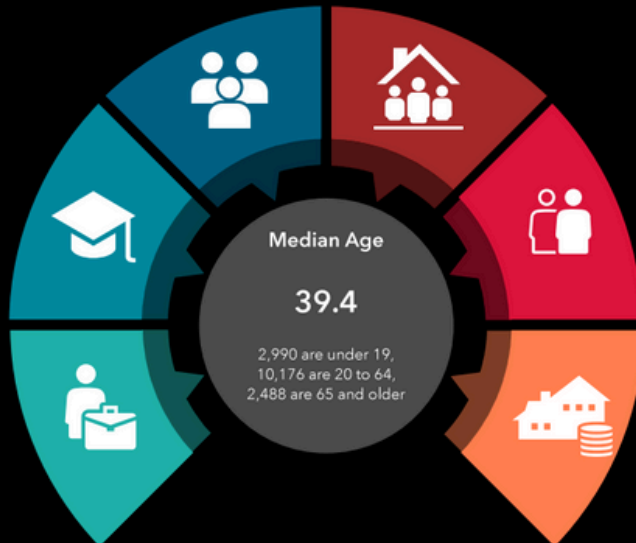
2,230

There are 258 first generation immigrant population, and immigrating to Canada since 2022.

Median Household Income

CA\$80,232

With an average of 2.4 people per household, the average household income is CA\$94,435.74



Key Facts

LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemark Real Estate Services Inc. and Bridgemark Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemark Real Estate Services Manager Limited. All rights reserved.