

331 Dundurn St S
Hamilton, ON

FOR SALE



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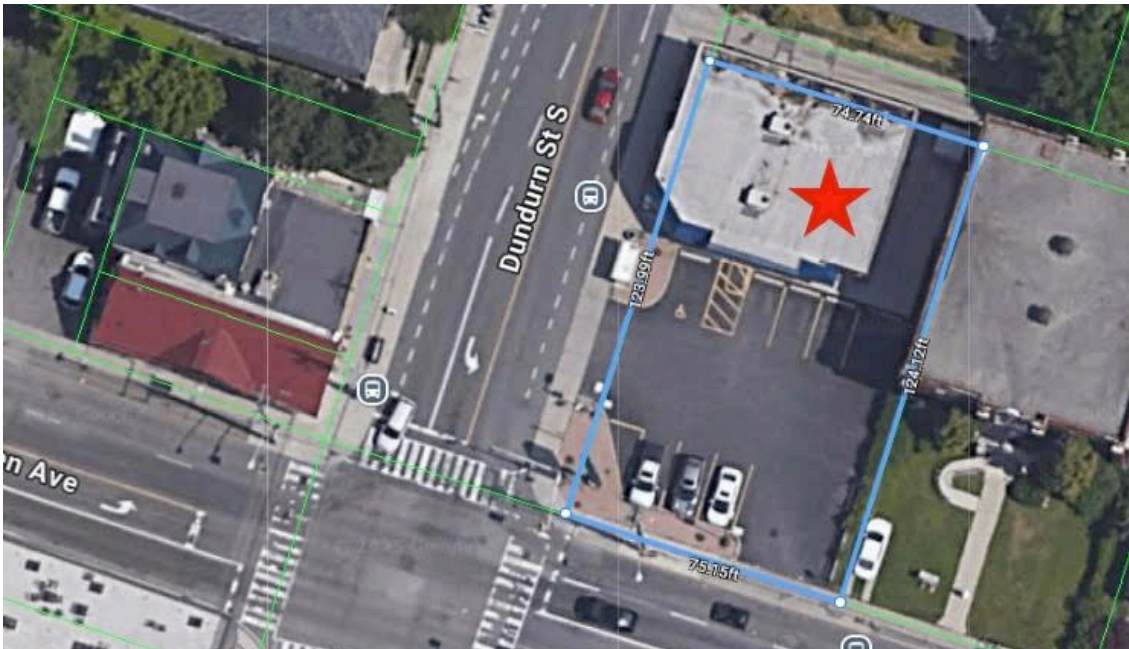
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The Opportunity






331 Dundurn Street South is a **Prime Commercial Investment Opportunity**.

This exceptional single-tenant commercial property presents a rare opportunity to acquire a turnkey investment in one of Hamilton's most sought-after neighborhoods. Anchored by a nationally recognized tenant with a lease extending through 2028, **this property offers stable income with significant future redevelopment potential**.

Tenant Profile & Lease Details: The property is occupied by a trusted national chain with an established presence in the Canadian market. **The current lease provides reliable cash flow through 2028**, offering investors peace of mind with a creditworthy tenant that has demonstrated long-term commitment to the location.



Property Features

	Square Footage	2,601 sqft
	Property Type	Commercial
	Zoning	C2
	Use	Commercial
	Price	Speak to Listing Agent



Property Condition & Recent Improvements

This well-maintained property reflects pride of ownership with significant recent capital investments including:

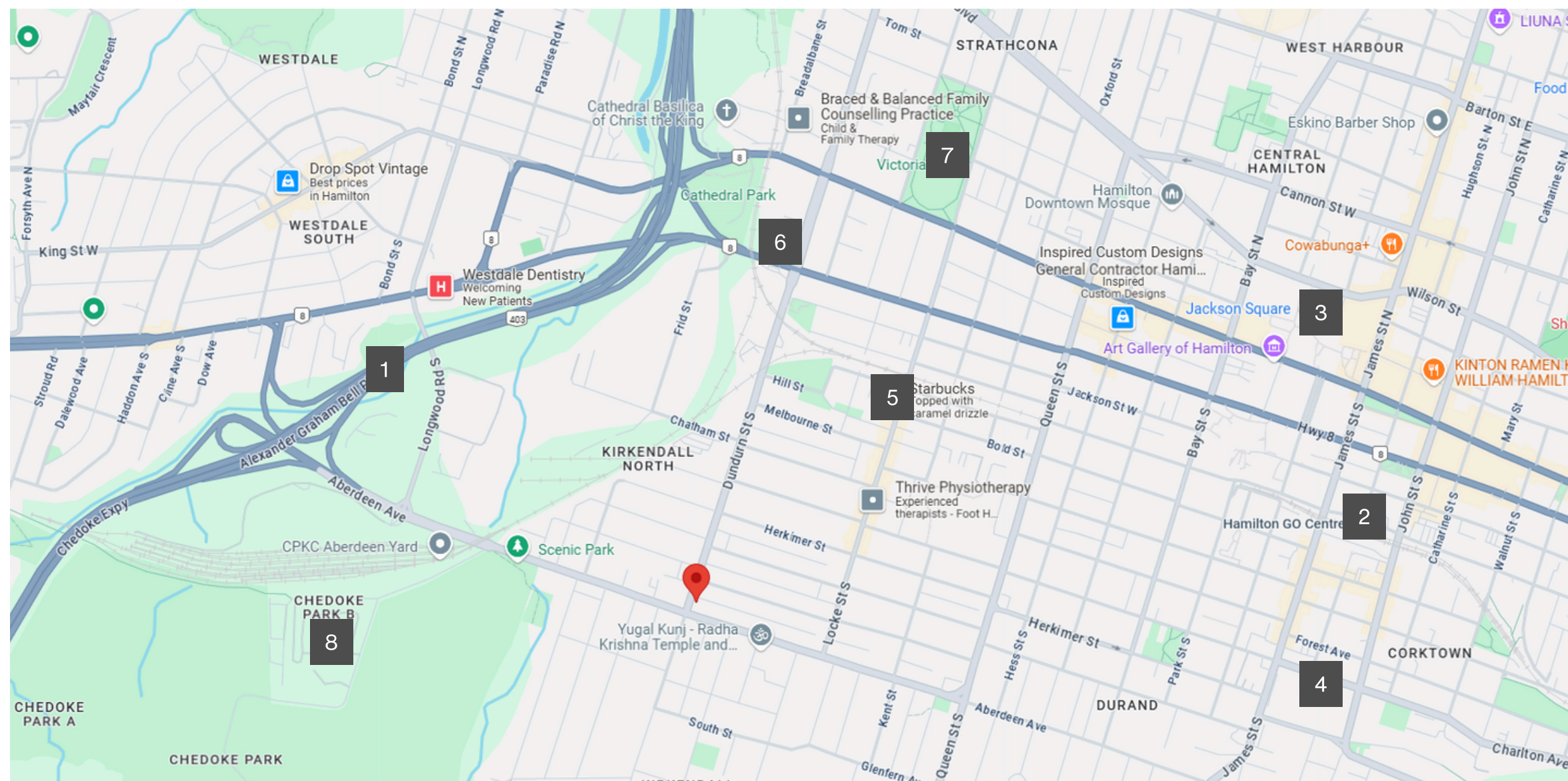
- New HVAC system ensuring optimal climate control
- Recently resurfaced parking lot providing professional curb appeal
- Updated roofing system offering long-term weather protection
- Well-preserved brick exterior maintaining strong street presence

The property's excellent condition minimizes immediate capital expenditure requirements, making it an ideal turnkey investment opportunity.

Strategic Location Advantages

Positioned on Dundurn Street South in one of Hamilton's premier neighborhoods, the property benefits from:

- High visibility location with strong street presence
- Convenient access to Highway 403 for enhanced connectivity
- Proximity to the planned LRT line, adding future transit accessibility
- Established residential catchment area ensuring consistent customer traffic
- Complementary mix of local businesses and services



- | | |
|---|---------------------------------|
| 1 | Access to Highway 403 |
| 2 | Hamilton GO Centre |
| 3 | Jackson Square |
| 4 | St Joseph's Healthcare Hamilton |
| 5 | Starbucks |
| 6 | McDonald's |
| 7 | Victoria Park |
| 8 | Chedoke Park |

Zoning & Development Potential

The property's C2 zoning designation provides exceptional flexibility, permitting a wide range of commercial uses. This versatile zoning creates significant opportunities for future redevelopment or expansion, positioning investors to capitalize on Hamilton's continued growth trajectory.





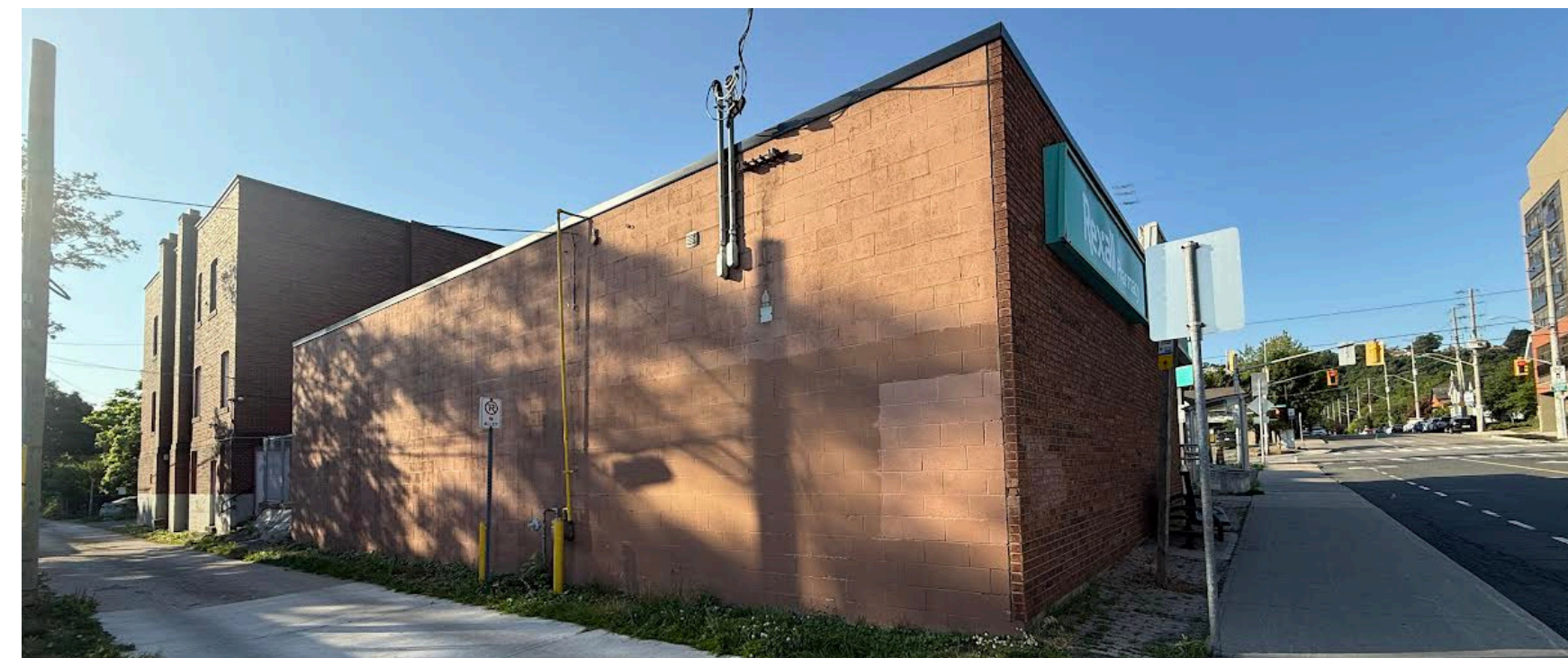
Investment Highlights

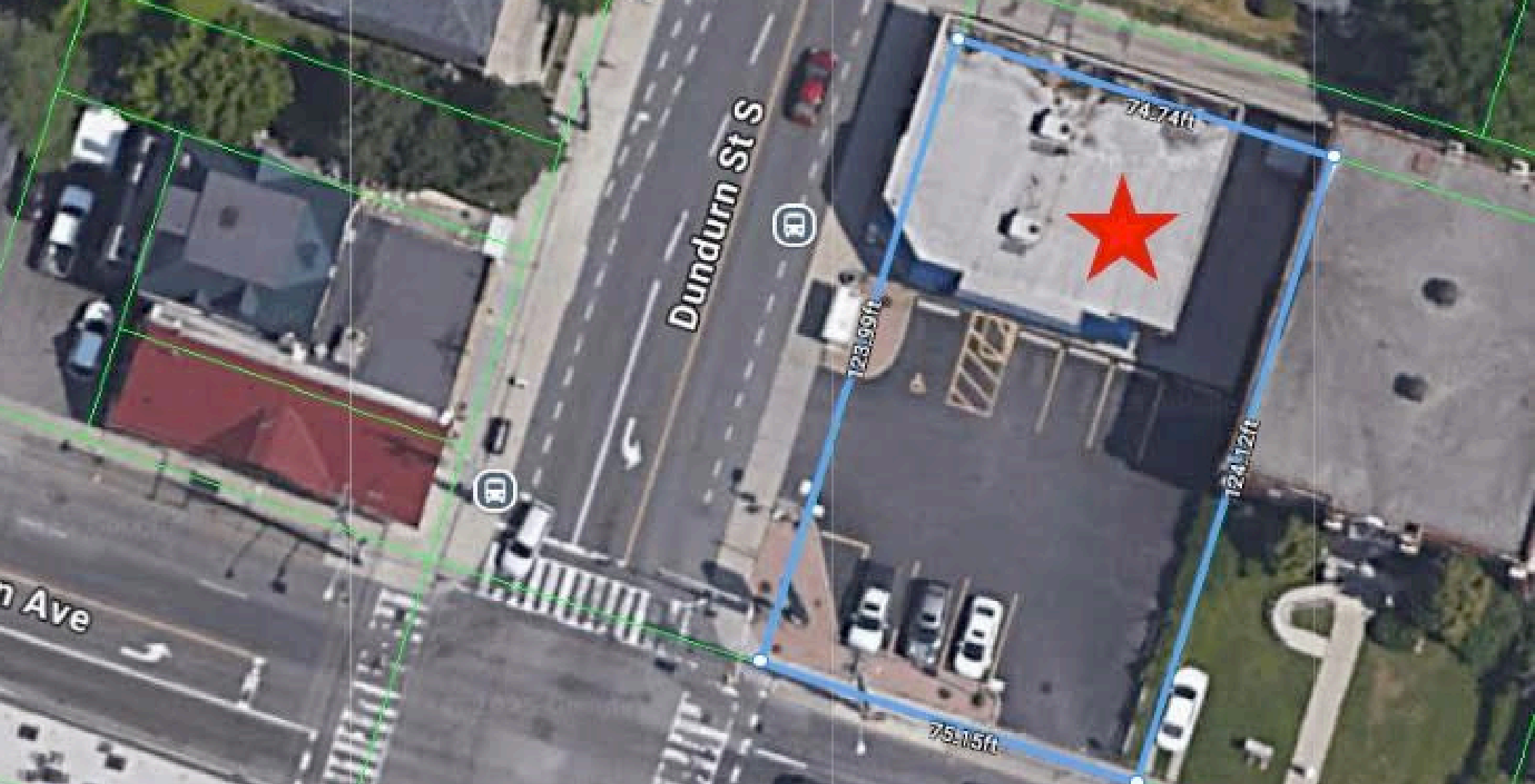
- **Stable Income Stream:** Established national tenant with lease through 2028
- **Turnkey Operation:** Recent improvements minimize immediate capital requirements
- **Prime Location:** Situated in one of Hamilton's top neighborhoods
- **Future Growth Potential:** Positioned to benefit from LRT development and urban intensification
- **Flexible Zoning:** C2 designation allows for diverse future use options
- **Strong Fundamentals:** Well-maintained property in an established commercial corridor

Market Opportunity

With Hamilton's ongoing development and infrastructure improvements, including the LRT expansion, this property is strategically positioned to benefit from increased property values and development opportunities. The combination of stable current income and future redevelopment potential makes this an attractive addition to any commercial real estate portfolio.

In conclusion, 331 Dundurn Street South represents a compelling investment opportunity that delivers both immediate returns and long-term appreciation potential. The property's excellent condition, prime location, and quality tenant make it an ideal acquisition for investors seeking stable commercial real estate with upside potential.





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