

Mixed-Use Multi-Family Investment Opportunity

34-46 Walton Street, Port Hope, ON



CBRE

**Firm
Capital**

Mixed-Use | Multi-Family Investment Opportunity

Building Features

- The building features renovated residential units
- Significant frontage on Walton Street
- Potential to separately meter water consumption for individual residential units
- Property includes additional land, providing a surplus of owned parking
- The vendor is pleased to offer a Vendor Take-Back (VTB) mortgage
- Improved NOI with new commercial lease in place

34-46 Walton Street | Property Specifications

Number of Residential Units **16**

Number of Commercial Units **5**

Total Number of Units **21**

On-Site Parking **23**

Asking Price: \$5,450,000.00

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 34-46 Walton Street, Port Hope, ON.

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Investment Highlights



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



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



The vendor is pleased to offer a Vendor Take-Back (VTB) mortgage, providing an exceptional opportunity for qualified investors interested in this commercial mixed-use property. This direct financing option can make acquiring this valuable asset more accessible, especially for those seeking alternatives to traditional lending or looking for flexible capital solutions.



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

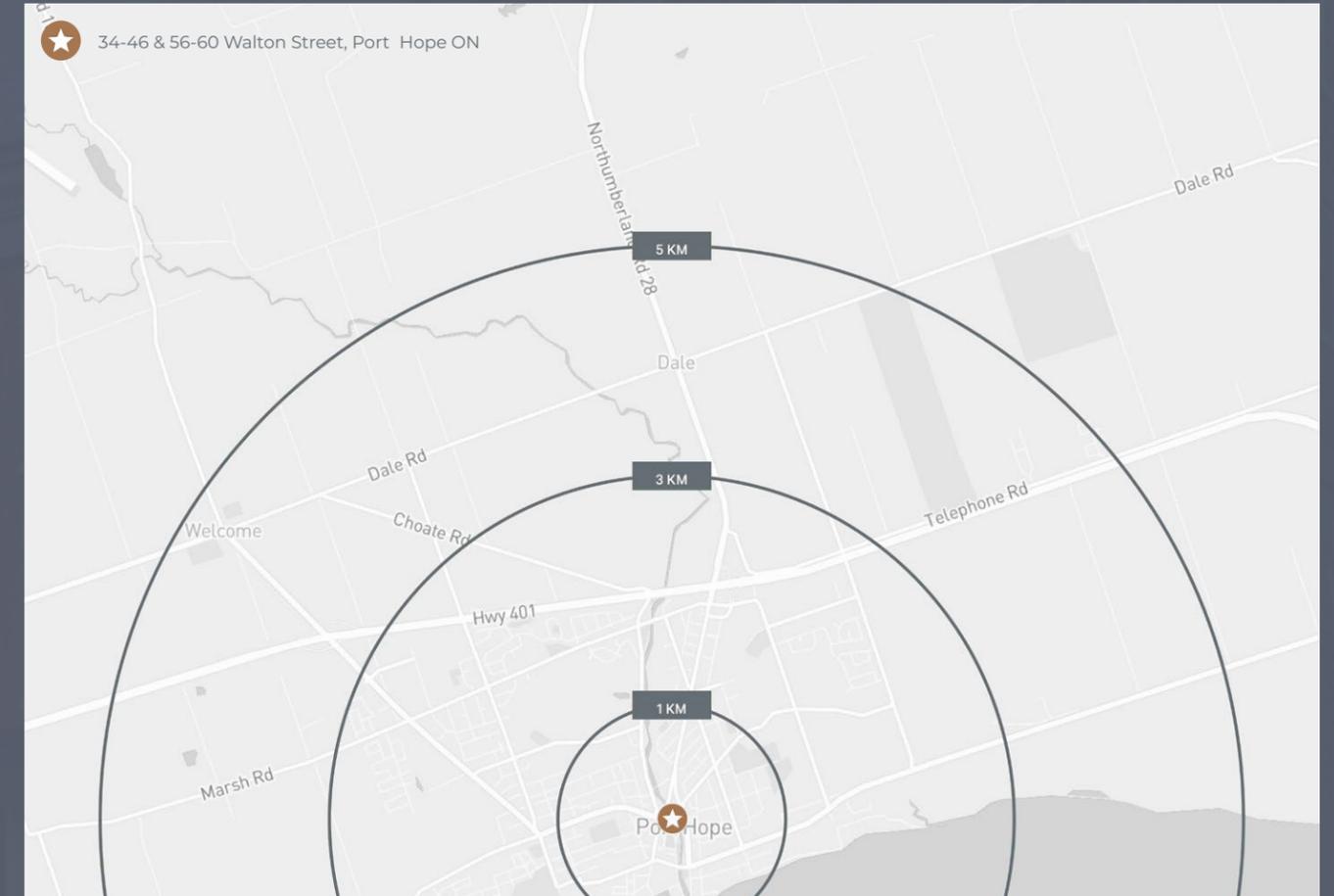
CLICK TO VIEW
MUNICIPALITY OF PORT HOPE
ZONING DEFINITIONS

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

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

Demographics



	 Total Population 2025	 Population Growth 2020-2025	 Daytime Population 2025	 Household Income 2025
1 KM	4,161	1.3%	3,913	\$108,776
3 KM	13,941	3.2%	13,301	\$124,067
5 KM	15,125	3.8%	14,199	\$124,055

Location & Amenities



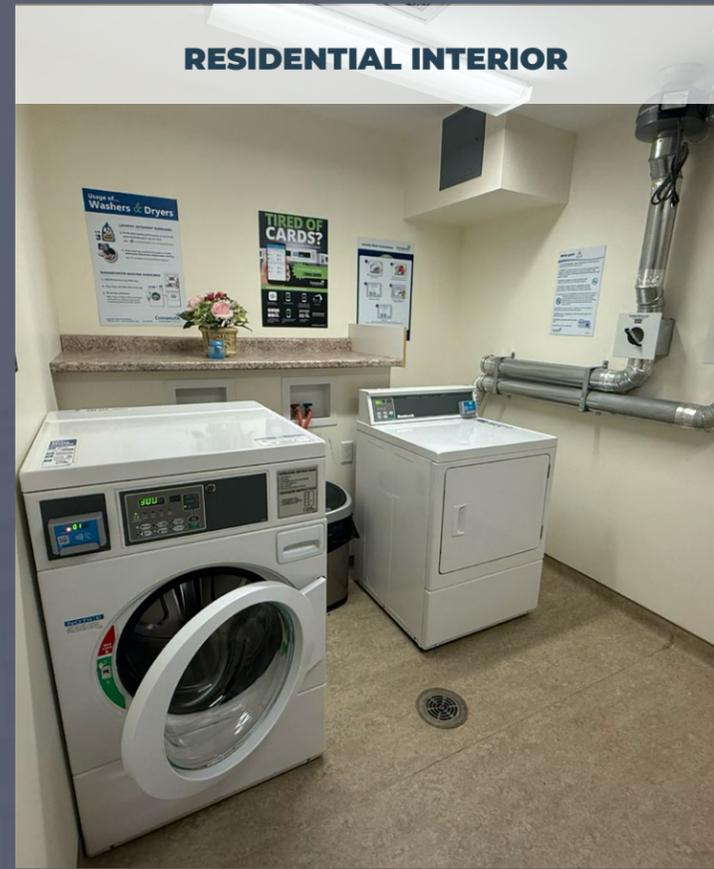
BUILDING EXTERIOR



RESIDENTIAL INTERIOR



RESIDENTIAL INTERIOR



REAR PARKING



REAR PARKING





FOR MORE INFORMATION, PLEASE CONTACT:

Adam Occhipinti*

Vice President

416 798 6265

adam.occhipinti@cbre.com**Matthew Pieszchala***

Vice President

416 805 3205

matthew.pieszchala@cbre.com**Karlyn Knafo***

Associate Vice President

905 234 0381

karlyn.knafo@cbre.com**Nicholas Regan***

Senior Sales Associate

416 801 1658

nicholas.regan@cbre.com

CBRE

CBRE Limited, Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5 *Sales Representative

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