



Multi-Family Investment

750-754 & 756 Main Street East, Hamilton,

Opportunity for Sale

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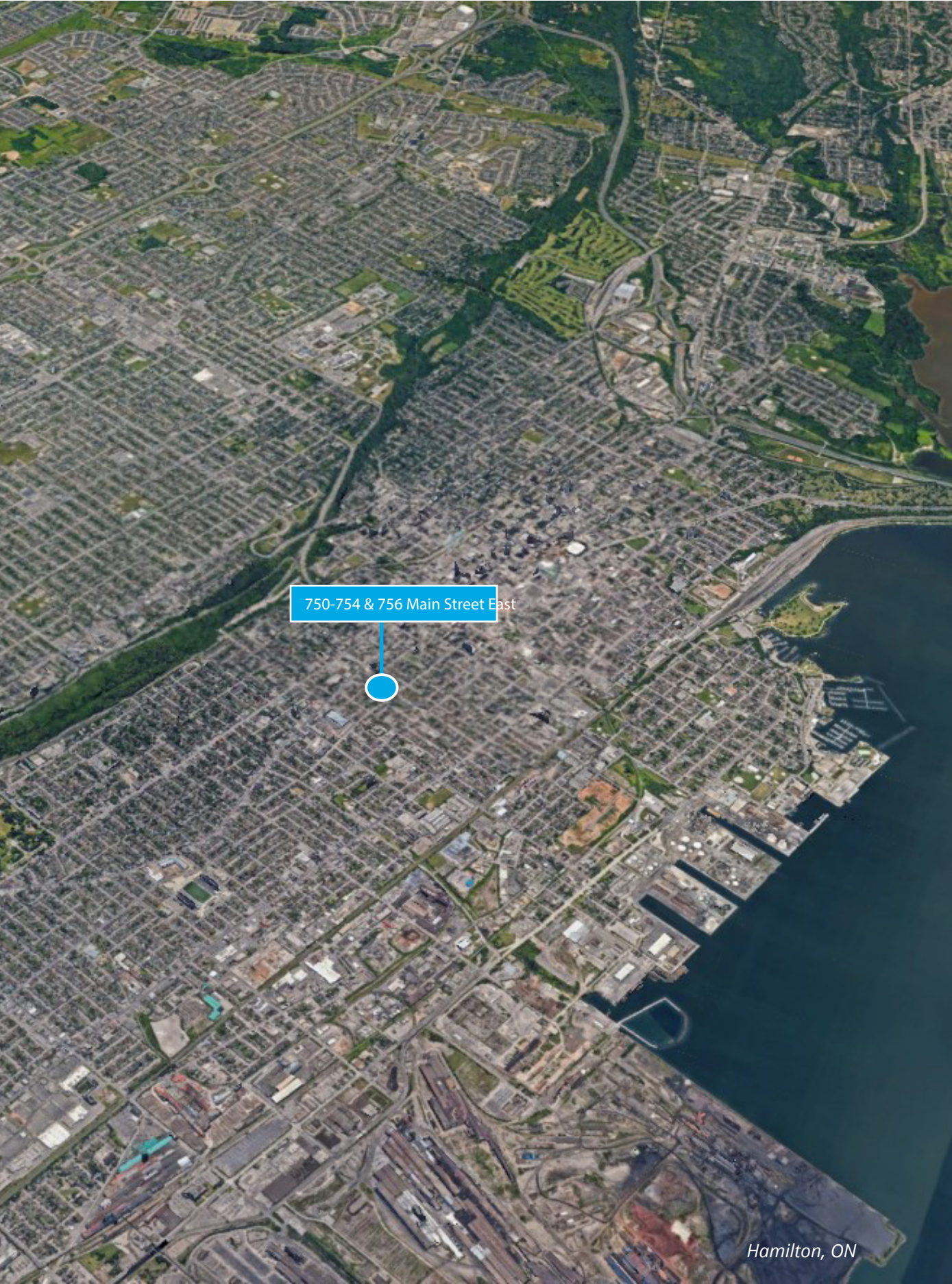


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Property Overview

Colliers (the “Agent”) has been retained the Vendor as exclusive agent to arrange for the offering and sale of a 100% freehold interest in a multifamily residential building municipally described as 750-754 & 756 Main Street East, Hamilton, Ontario, L8M 1L1 (the “Property”).

This property is very well located to attract all profiles of both Residential and Commercial Tenants. It is located along transit which allows for excellent connectivity to many Hamilton employment and School nodes.

The individual unit metering allows for efficient management of utilities and the divers unit mix appeals to a broad tenant demographic.

All units are currently rented. This property is cash flowing from day 1 to prospective purchases.

Civic Address	750-754 & 756 Main Street East, Hamilton, L8M 1L1
Legal Description	LT 1, PL 466 ; HAMILTON
Property Type	Residential - Commercial
Site Area	Gross Floor Area Residential - 6,435 SF Gross Floor Area Commercial - 2,600 SF
Rental Units	Residential Units: 6 x 1 bedrooms 4 x 2 bedrooms 1 x bachelor
Asking Price	\$2,900,000
Net Operating Income	\$188,225
Parking	5 surface parking
Zoning	Residential Zone 4 (R4)
Utilities	Hydro is separately metered for Commercial and Residential tenants. Water is not separately metered
Frontage	756 Main Street - 45 feet 750-754 Main Street - 46 feet
Renovations	7 of 11 units have been updated with flooring, kitchen appliances, and bathrooms



Residential photos



Commercial photos



Area Overview

Uniquely situated between Hamilton’s downtown core, industrial sectors and the revitalized north end community featuring the West Harbour Go, and James Street N shops.

Although historically known across the land as Canada’s “Steel City” - a manufacturing leader for over a century - Hamilton has effectively transitioned to additional economic sectors such as life sciences, food and beverage production, information and communications technology and creative industries.



Transportation

- **GO Transit:** Hamilton is served by a GO Transit station, providing convenient commuter rail and bus services. This makes it easy for residents to travel to and from other parts of the Greater Toronto Area, including downtown Toronto.
- **Public Transit:** The neighborhood is well-connected by local public transit services, buses and bus stops throughout the neighbourhood.
- **Highway Access:** Hamilton has proximity to major highways, including the Queen Elizabeth Way (QEW) and 403, providing convenient access for residents who commute by car.
- **Walking and Cycling:** The neighborhood is pedestrian-friendly, and the presence of many Trails encourages walking, jogging, and cycling along the lake. This location is a walkers paradise.
- **John C. Munro Hamilton Airport:** The nearby highway connections make it relatively convenient for residents to access John C. Munro Hamilton Airport, being a 27 minute drive away.

Education

- Hamilton has a mix of public and private schools, offering education from elementary to secondary levels and close proximity to McMaster University. The area is served Hamilton Wentworth District School Board.
- 28.4% of the workforce in Hamilton has a University Degree.

Employment

- Industries such as manufacturing, technology, healthcare, and services play a role in the local job market.
- The neighbourhood has a significant presence of retail shops, restaurants, and hospitality services, contributing to local employment.



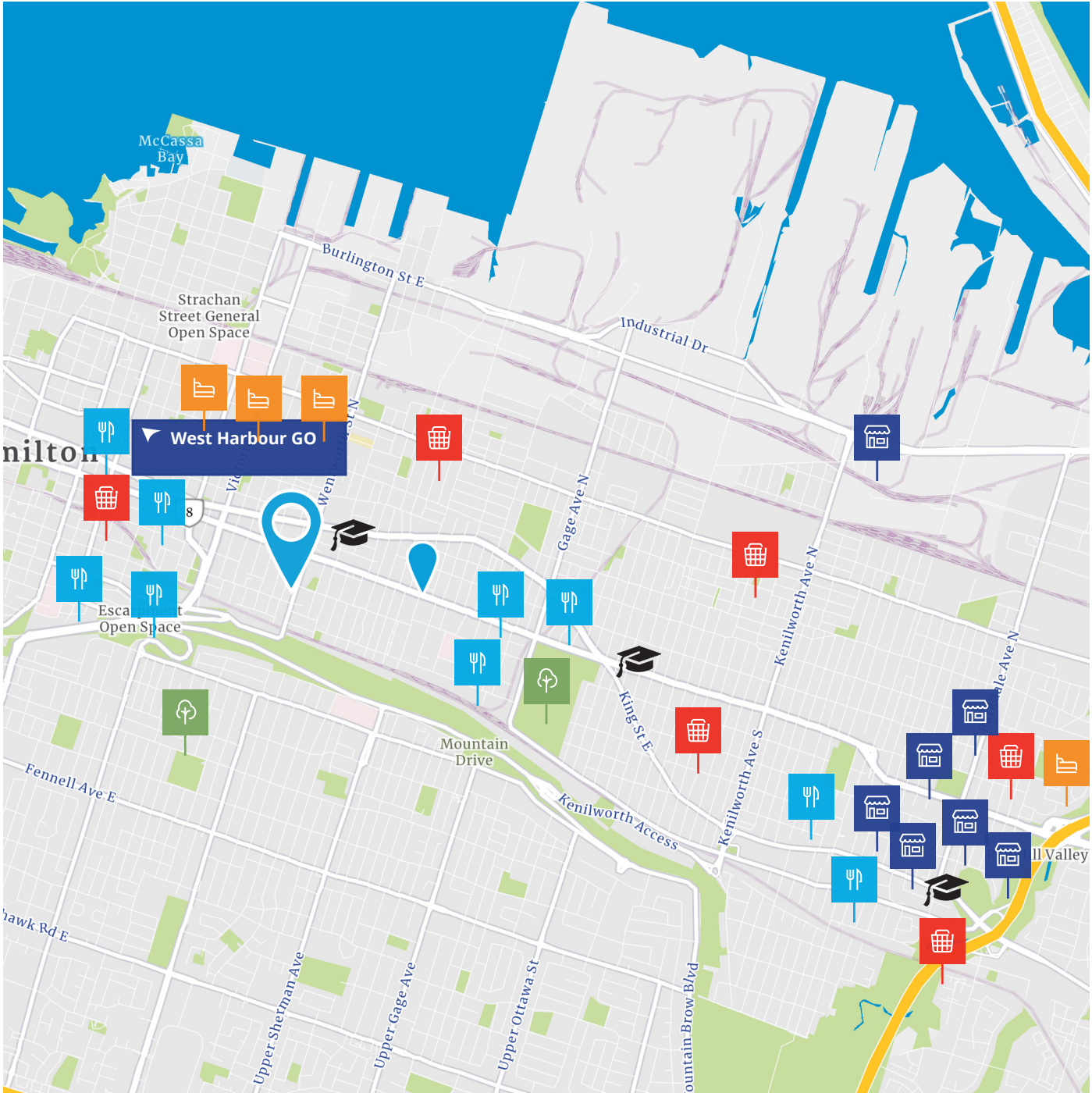
Queen Elizabeth Way
14 minutes



John C. Munro Airport
27 minutes



Downtown Hamilton
5 minutes



Legend



Restaurant/ Cafe



Grocery store



Park



Retail shop



Hotel



School

Transit Score Walk Score Bike Score

59 90 71



Offering Process

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The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 750-754 & 756 Main Street East, Hamilton, ON, Canada, L5H 1G8 (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the “LOI”) or Agreement

The purchaser with the most attractive overall terms (based on the Vendor’s sole discretion) will be selected to negotiate a binding APS. Purchasers are encouraged to complete as much pre-offer due diligence on The Property as possible based on information provided.

Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

CONFIDENTIALITY AGREEMENT

OR

Please print the confidentiality agreement, complete, sign and scan an email copy to the Advisor.

Offering Guidelines

An offer should outline the terms for the purchase of the property and should include, at a minimum, the following information and items:

1. Purchase price;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser’s financial ability to complete the transaction;
4. Confirmation that the property will be purchased on an “as is, where is” basis;
5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Offers should be directed to:

Alexander Silver
alexander.silver@colliers.com

Justin Venacio
justin.venacio@colliers.com

Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

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