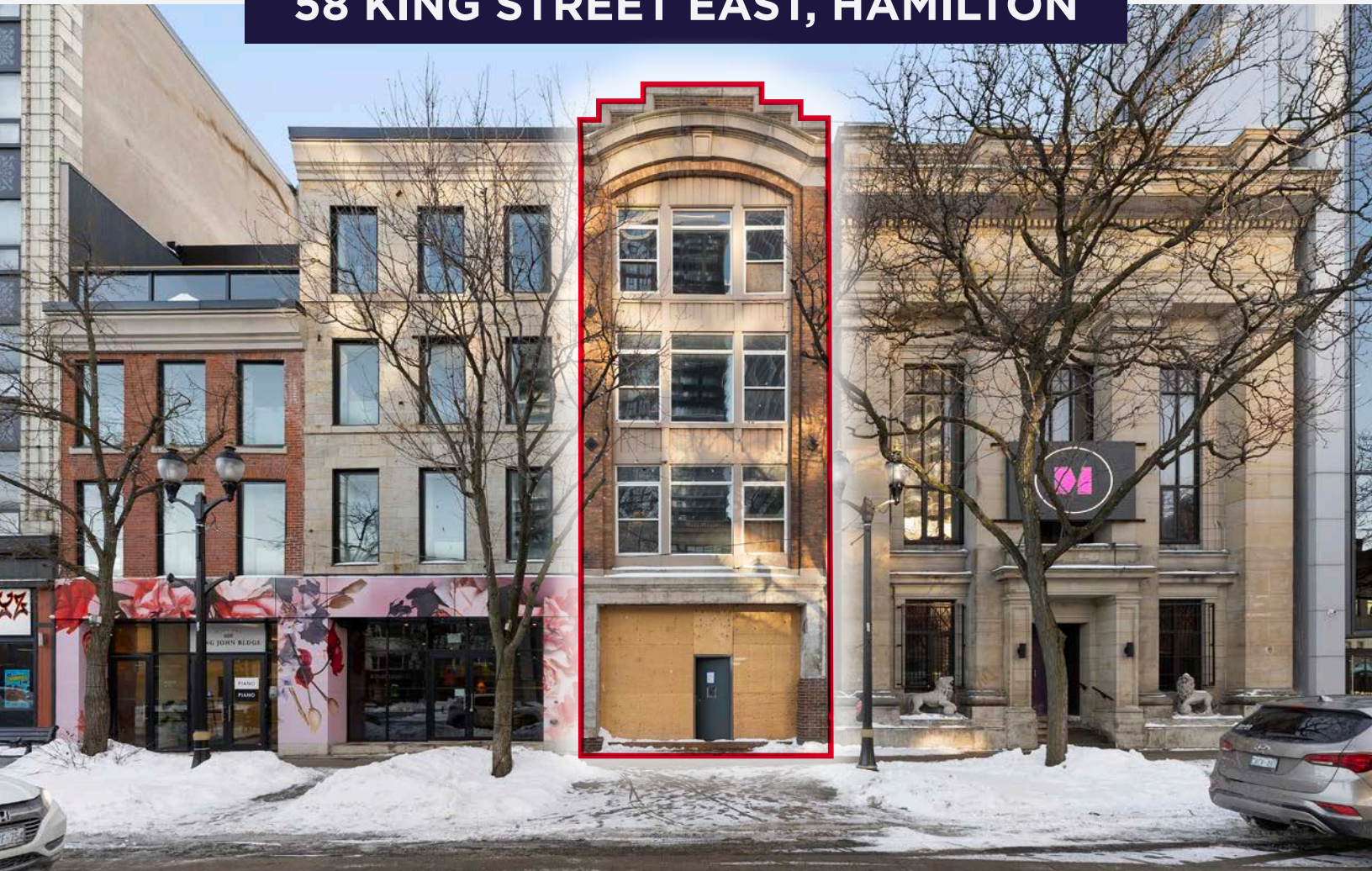




For Sale

by Court Appointed Receiver

58 KING STREET EAST, HAMILTON



8,820 SF ABOVE GRADE

**Prime Exposure Retail / Office Building
on Hamilton's Most Vibrant Block**

Investment Highlights



Value-Add Investment

- 4-storey mixed-use building offering both commercial and retail components.
- Ability to diversify income streams across ground-floor retail and upper floor commercial or residential conversion (subject to approvals).
- Positioned to benefit from ongoing downtown revitalization and intensification initiatives.
- Higher-yield uses such as boutique offices, medical, professional services are accommodated through zoning flexibility.
- Tenant configuration provides stability for long-term investor portfolio.



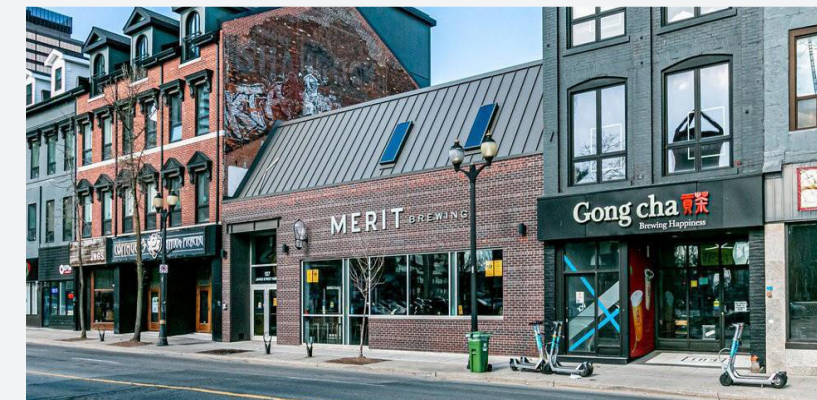
Prime Location

- Located in the heart of Downtown Hamilton.
- There are multiple transit stops and hubs in easy walking distance.
- Great Proximity to major highways in a growing urban node.



Surrounding Area Amenities

- Positioned along Hamilton's most notable retail strip, adjacent to national and notable tenants such as the Flagship Starbucks, Tim Hortons, Piano Piano, Pizza Piza, Scotiabank, Anytime Fitness, RBC, Burrito Boys, CIBC and along the highly walkable Gore Park.



Property Details

PIN	171670087
Legal Description	PT LT 11 PL 1431 GEORGE HAMILTON SURVEY AS IN AB246041, T/W INTEREST IN VM271941 CITY OF HAMILTON
Lot Size	2,842 SF
Building Size	8,820 SF above grade
Third Floor	2,940 SF
Second Floor	2,940 SF
Ground Floor	2,940 SF
Lower Level	2,940 SF
Frontage	20.54 FT on King Street East, Depth of 138.58 FT
Zoning	D2 (Downtown Mixed Use)
Property Taxes	Approx. \$26,000 per annum
Asking Price	Contact Listing Agents

Permitted Uses for D2

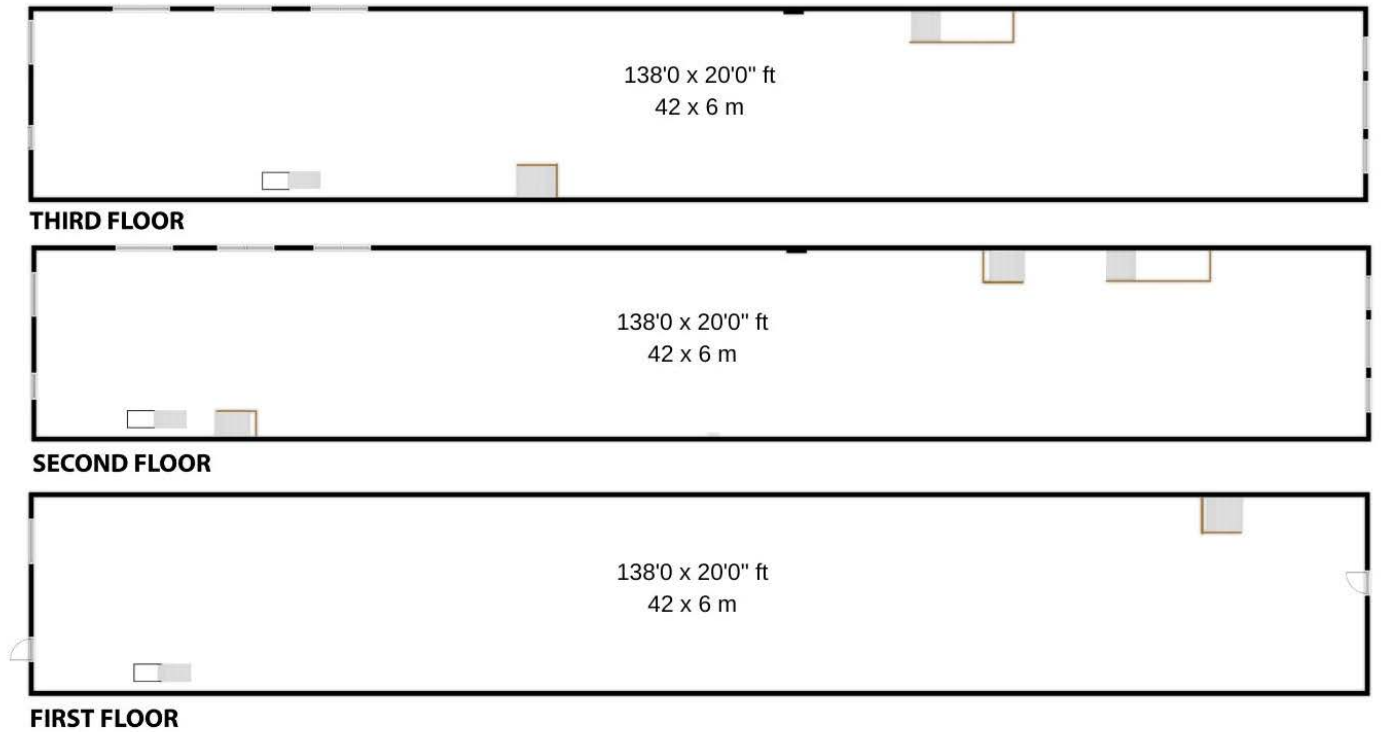
Commercial Uses:

- Retail (general retail shops)
- Restaurant
- Personal Service
- Financial Establishment
- Office
- Craftsperson Shop
- Repair Service
- Commercial Recreation
- Commercial School
- Medical Clinic
- Microbrewery
- Beverage Making Establishment
- Tradesperson's Shop
- Child Care Centre
- Hotel
- Lodging House

Residential Uses:

- Dwelling Unit,
- Mixed Use (residential above ground floor in a mixed use building)

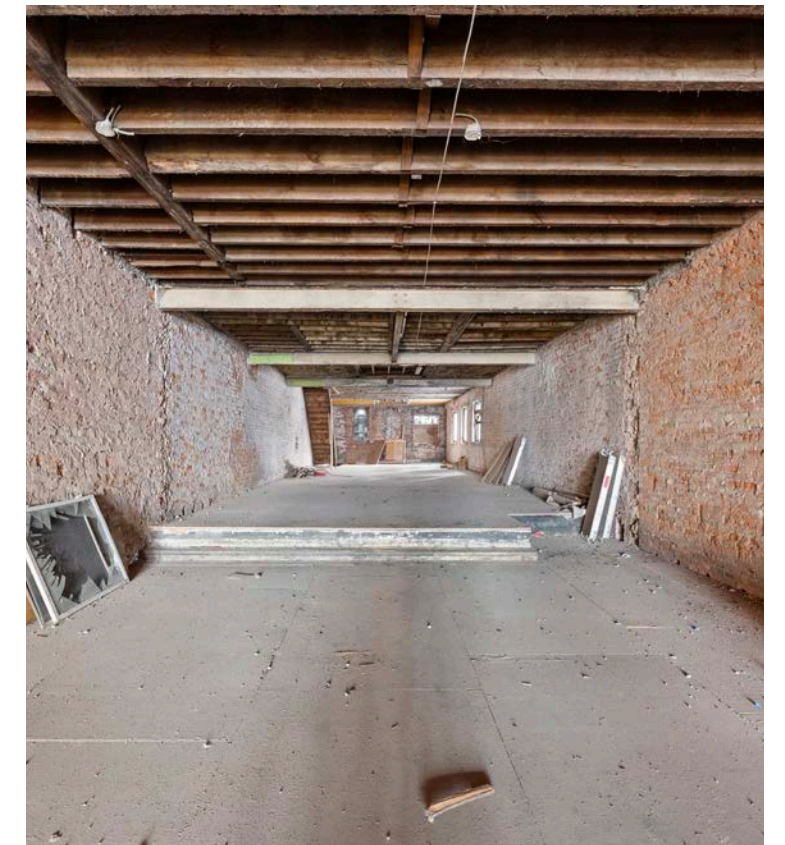
Floor Plans



Third Floor



Second Floor



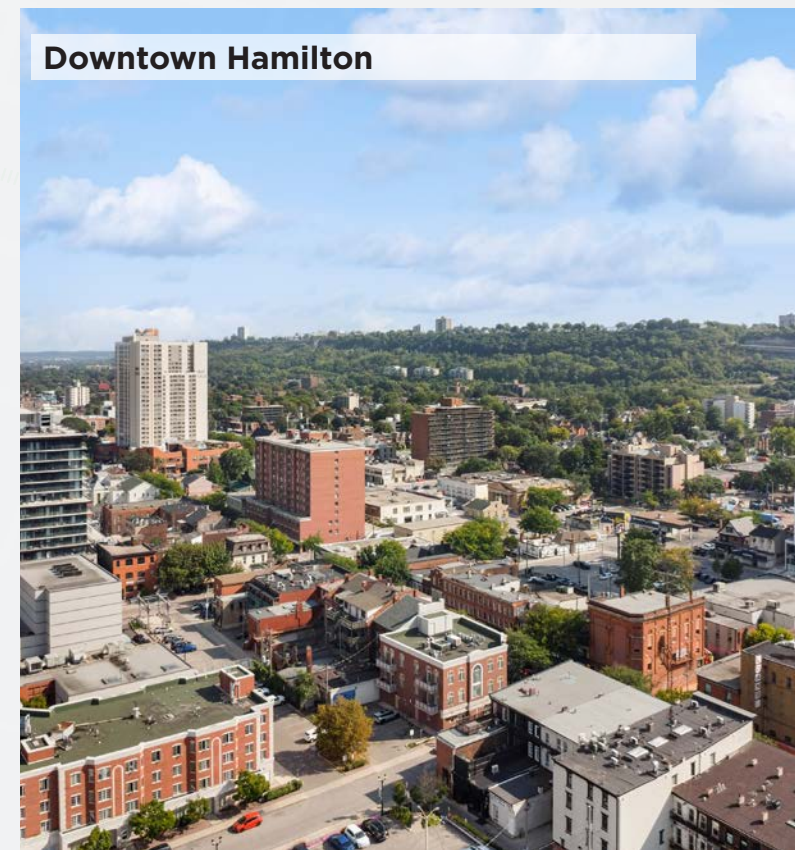
First Floor

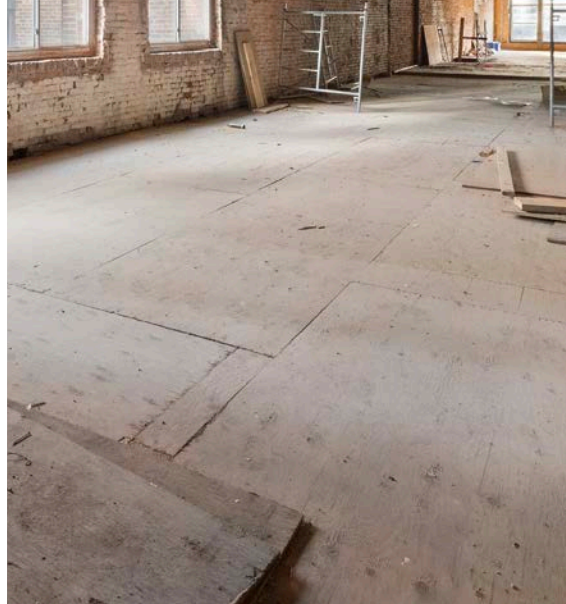
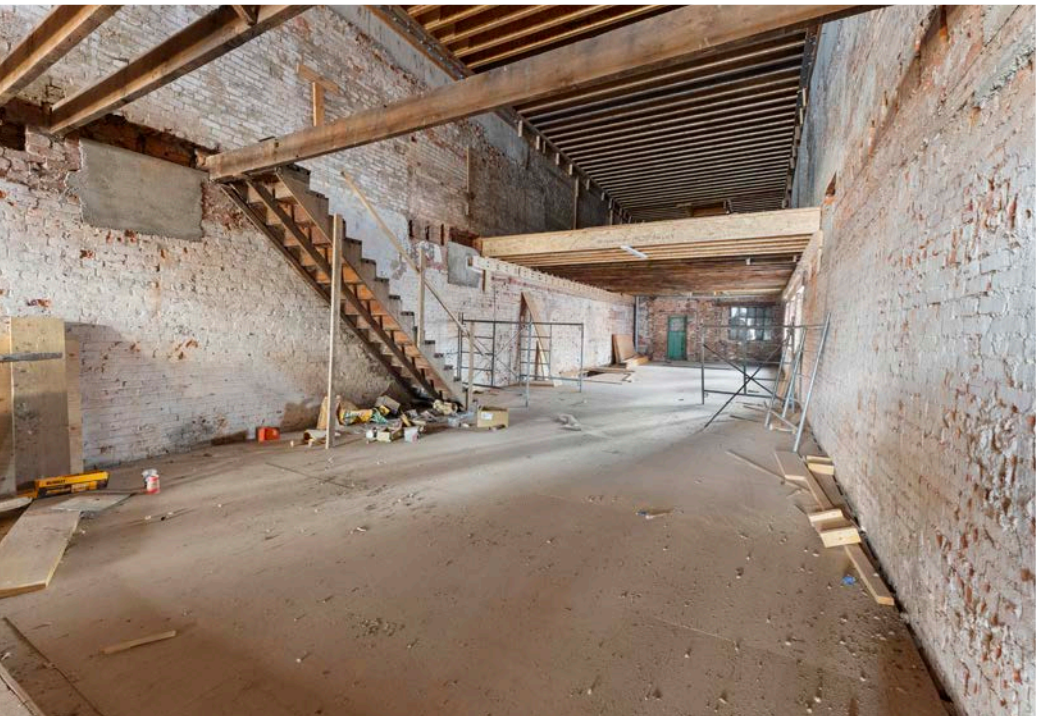
Location Overview

King St East is known of its mix of historic and newer commercial and residential buildings, including significant landmarks like the former Bank of Nova Scotia building (40 King St E), and the Cenotaph in Gore Park.

LOCAL AREA

- 1 Piano Piano
- 2 The Mule
- 3 Conversate Steak and Seafood
- 4 Persona
- 5 The Diplomat
- 6 Theatre Aquarius
- 7 First Ontario Concert Hall
- 8 Art Gallery of Hamilton
- 9 Starbucks
- 10 Parma Restaurant
- 11 Mezza Café
- 12 Electric Diner





Offering Process

Terms of Sale

Cushman & Wakefield ULC, Brokerage (the "Advisor") has been retained by MSI Spergel in its capacity as court appointed receiver for 58 KING STREET EAST HAMILTON LTD and 2238394 ONTARIO LTD. (the "Receiver"), solely in its capacity of Court Appointed Receiver, to offer for sale 58 King Street East, Hamilton, ON (the "Property"). Interested Buyers will be required to execute and submit the Confidentiality Agreement ("CA") prior to receiving the information on the Property. This property is being sold on a completely as is where is basis, unpriced, and with no reps or warranties of any kind. Interested buyers to conduct their own due diligence. All sizes are approximate and to be verified by buyer.

Representation & Warranties

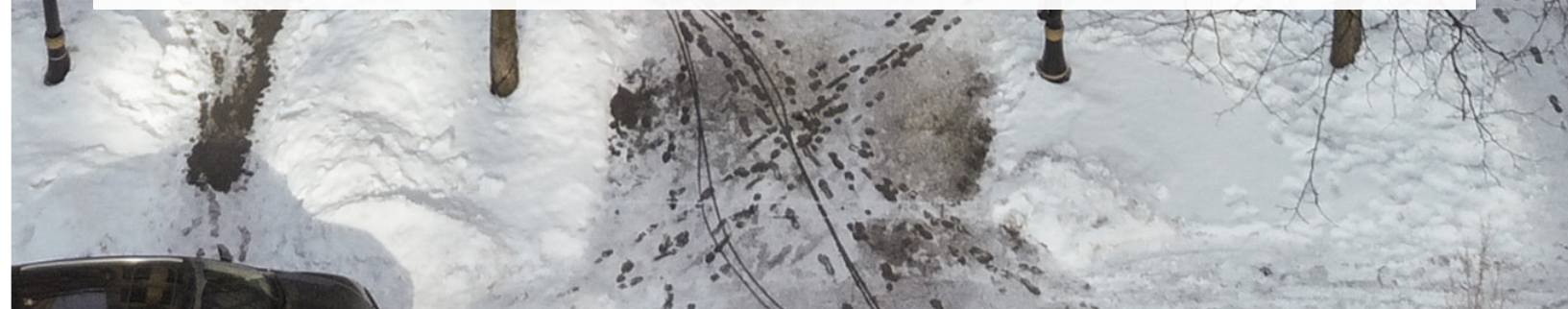
Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building, size of the land, building and environmental condition, zoning, and financial information. The Property will be sold on an "as-is where-is" basis and all parties will be responsible to perform their own investigations and due diligence.

Confidentiality

By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Receiver and Advisor. This information is provided solely for evaluating a potential purchase of the property.

Online Data Room

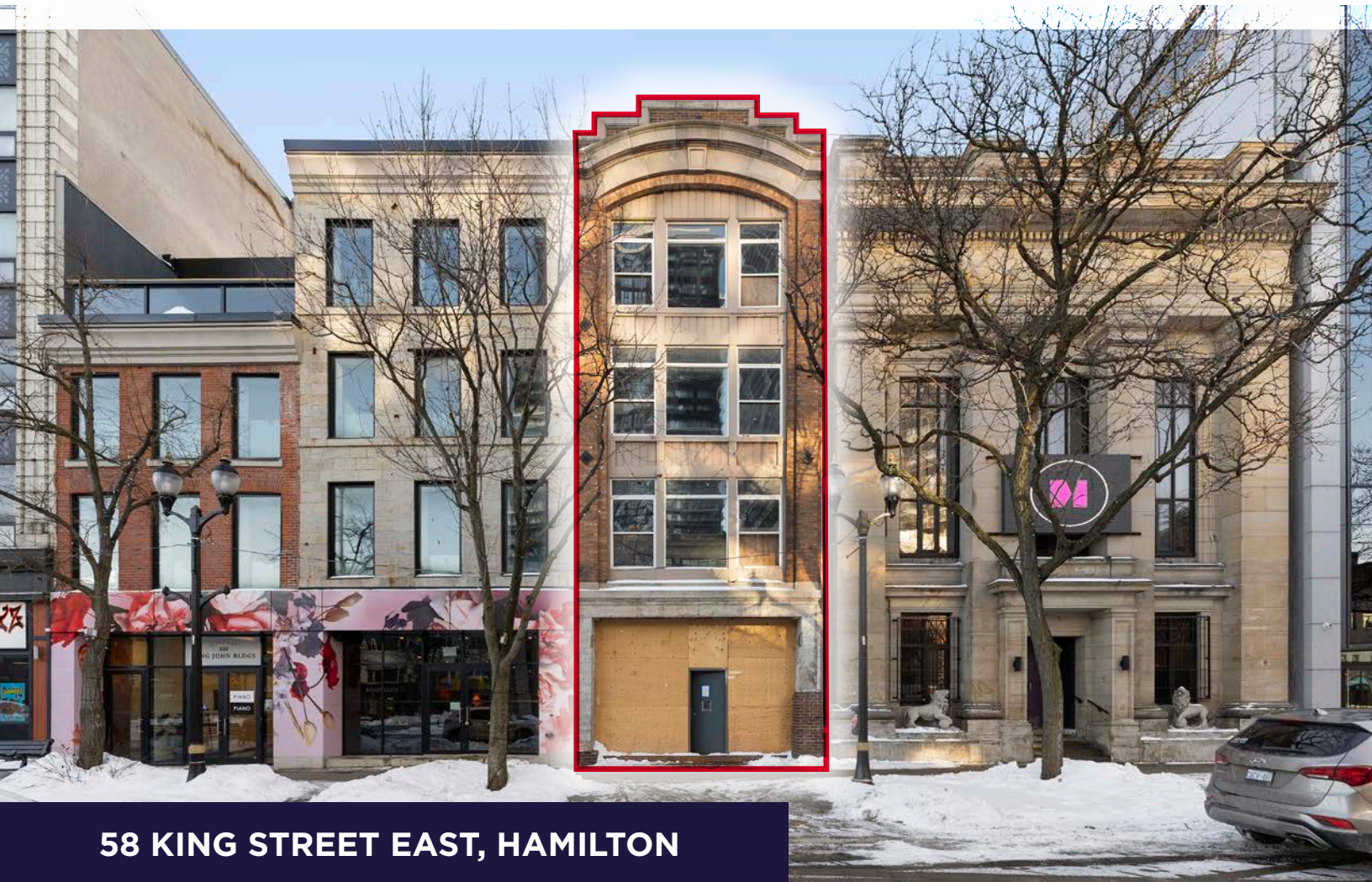
Upon request, the Advisor shall provide access to an online data room to those prospective buyers who have executed the Advisor's Confidentiality Agreement. The data room shall include documents for the review of prospective buyers. Relevant information related to the Property will be included therein for consideration of prospective buyers.





Prime Exposure Retail / Office Building on Hamilton's Most Vibrant Block

FOR SALE



58 KING STREET EAST, HAMILTON

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