
22, 24, 26 EAST 25th St

HAMILTON, ON

Land & Investment Opportunity with Multiple Income Streams
± 0.565 acres with Redevelopment Potential



LAND
SPECIALISTS

CBRE



HAMILTON GO CENTRE

DOWNTOWN HAMILTON

22, 24, 26 EAST 25TH ST

CONCESSION ST

JURAVINSKI HOSPITAL

ABOUT

The Offering

This is a rare opportunity to acquire a premier multi-income stream real estate asset in a desirable and strategic location. The property features two large residential homes, a commercial-grade greenhouse facility, and eleven (11) tenanted parking spaces leased to Juravinski Hospital employees. This diversified asset provides stable cash flow, upside potential, and long-term appreciation. The Property benefits from a strategic growth corridor which enhances the Property's long-term value.

Total Land Area of all 3 Sites ± 0.565 ac.

Address 24 East 25th Street, Hamilton

PIN 170570216

Total Land Area ± 0.376 ac.

Building Area ± 1,460 sq. ft.

Official Plan Neighbourhoods

Zoning R1 - Low Density Residential

Current Use Residential Dwelling

Address 26 East 25th Street, Hamilton

PIN 170570217

Total Land Area ± 0.099 ac.

Building Area ± 940 sq. ft.

Official Plan Neighbourhoods

Zoning R1 - Low Density Residential

Current Use Residential Dwelling

Address 22 East 25th Street, Hamilton

PIN 170570218

Total Land Area ± 0.090 ac.

Building Area ± 8,374 sq. ft.

Warehouse Area ± 7,374 sq. ft.

Retail Area ± 1,000 sq. ft.

Official Plan Neighbourhoods

Zoning D/S-1822 - Urban Protected Residential

Current Use Greenhouse

DIVERSIFIED INCOME STREAMS



PRIME LOCATION



VALUE-ADD POTENTIAL



STABLE TENANT BASE



LAND APPRECIATION



OVERVIEW

Greenhouse & Key Investment Highlights

This portfolio consists of two single detached residential units and a tenanted commercial building located in a prime, high-traffic area of Hamilton, Ontario. The properties offer strong income potential and growth opportunities, making them ideal for both seasoned investors and first-time buyers.

1. Strong Income-Generating Properties

- **Stable Cash Flow:** The residential units are currently tenanted, providing consistent rental income. The vendor will lease back the commercial building to run their business for 1-3 years (flexible).
- **Opportunity for Rental Growth:** Hamilton's rising rental demand offers room for lease renegotiations or potential rental increases.

2. High-Traffic, Prime Location

- **Commercial Appeal:** The commercial building is strategically located on a busy street, ensuring excellent visibility and accessibility.
- **Desirable Residential Area:** The detached residential units are situated in a sought-after neighborhood, appealing to long-term tenants.
- **Proximity to Amenities:** Close to schools, transit, shopping centers, and other amenities that attract tenants and customers.

3. Market Potential in Hamilton

- **Rapid Growth:** Hamilton has emerged as a fast-growing city, attracting residents and businesses from Toronto due to its affordability and development initiatives.
- **Low Vacancy Rates:** Hamilton's tight rental market ensures high occupancy rates for both residential and commercial properties.

4. Potential for Value-Add Opportunities

- **Renovation and Modernization:** Opportunity to upgrade the properties to increase market value and rental rates.
- **Zoning Flexibility:** The mixed-use potential of the commercial property could allow for future redevelopment or expansion.
- **Market Appreciation:** Hamilton's real estate market has shown consistent appreciation, making this a solid long-term investment.



OVERVIEW

Residential Dwellings - Exterior Images



26 East 25th Street - Front View



Both Properties - Front View



24 East 25th Street - Front View



26 East 25th Street - Rear View



Both Properties - Rear View



24 East 25th Street - Rear View



OVERVIEW

Residential Dwellings - Interior Images

24 East 25th Street

- 1,460 sq. ft. above grade
- 4 Bedrooms, 1 Bathroom
- 34 ft. Frontage
- 153 ft. Depth

26 East 25th Street

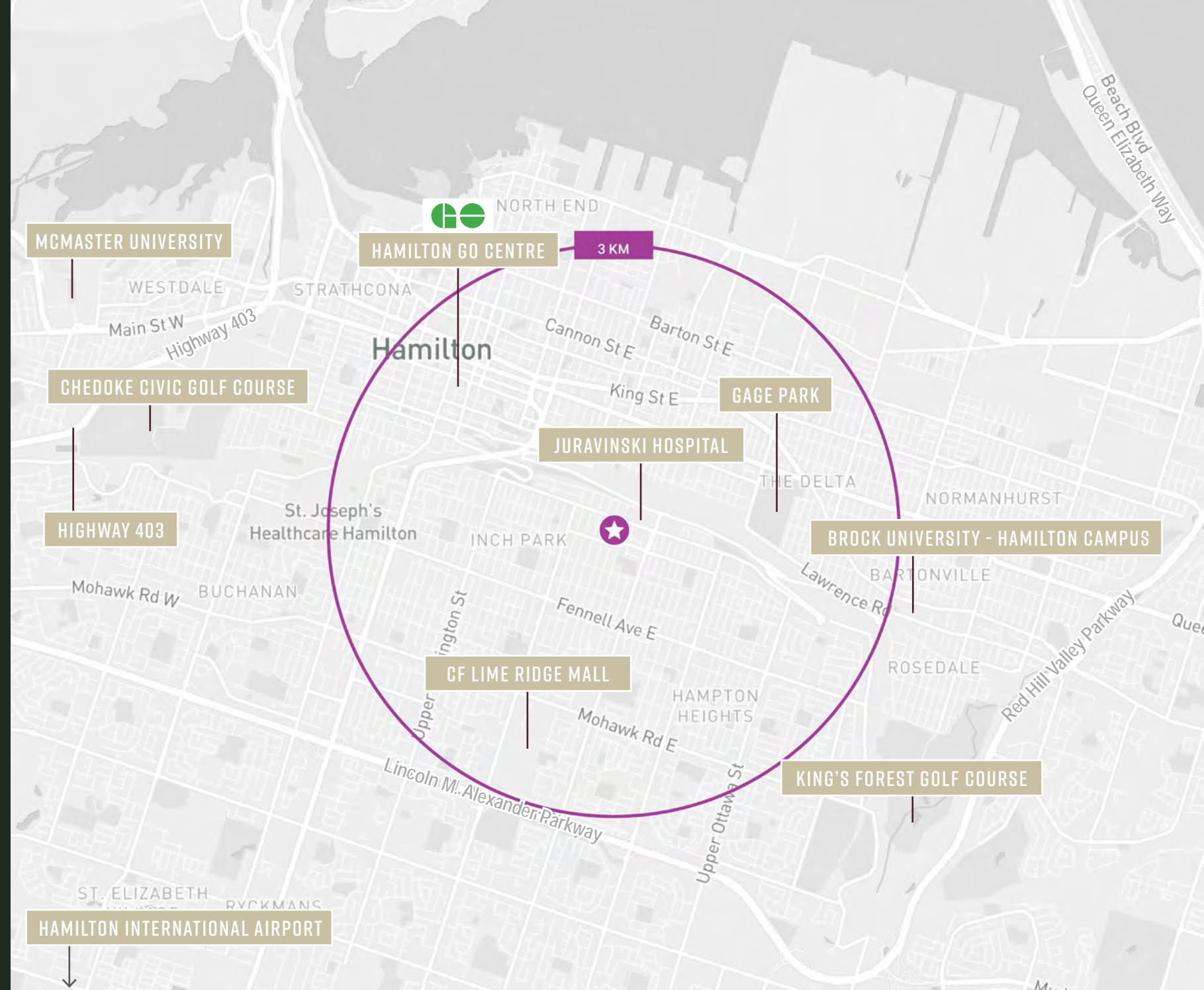
- 940 sq. ft. above grade
- 2 Bedrooms, 1 Bathroom
- 32 ft. Frontage
- 137 ft. Depth



DRIVE
TIMES



- 1-minute
260 m
Juravinski Hospital
- 6-minutes
2.2 km
CF Lime Ridge Mall
- 7-minutes
3.6 km
Hamilton GO
- 9-minutes
4.3 km
Lincoln A. Parkway
- 15-minutes
6.3 km
Highway 403
- 15-minutes
9.4 km
Queen Elizabeth Way
- 20-minutes
8.1 km
McMaster University



LOCATION

& Amenities Overview



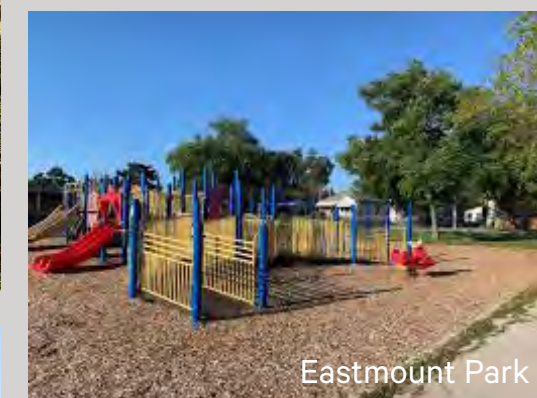
Historic Downtown Area



Vibrant Shopping & Dining



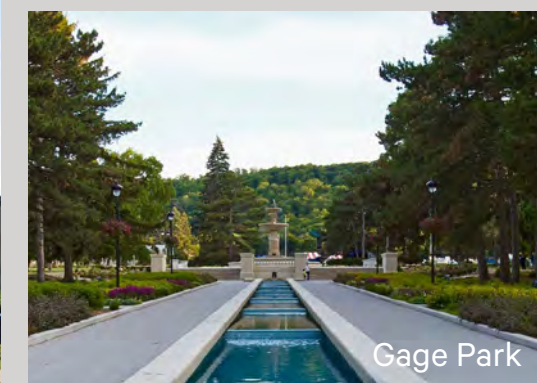
McMaster University



Eastmount Park



Hamilton GO Centre



Gage Park

DEMOGRAPHICS: 0-3 KM RADIUS FROM THE SITES

	137,802	143,283	+4.0%		\$88,104	\$102,776	45.0%	55.0%
	2024 ¹ Total Population	2029 ² Total Population	Population Change 2024-2029 ²		2024 ¹ Average Household Income	2029 ² Average Household Income	2024 ¹ Owned Dwellings	2024 ¹ Rented Dwellings

DEMOGRAPHICS: CITY OF HAMILTON, ON (PROPER)

	858,656	923,608	+7.6%		\$134,624	\$157,932	67.6%	32.4%
	2024 ¹ Total Population	2029 ² Total Population	Population Change 2024-2029 ²		2024 ¹ Average Household Income	2029 ² Average Household Income	2024 ¹ Owned Dwellings	2024 ¹ Rented Dwellings

¹ Estimated ² Projected

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CBRE Limited has been exclusively retained to represent the Seller in the sale of this Property. All inquiries into the property should be directed to CBRE. All offers are requested to be submitted electronically by email to: torey.ferrelli@cbre.com

OFFERING

Process & Due Diligence



Click here to submit a:
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AGREEMENT**

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