

FOR SALE | INDUSTRIAL INVESTMENT

180 CHATHAM STREET

HAMILTON | ON

 CB
METROPOLITAN



CB Metropolitan Commercial Ltd., is proud to present an opportunity to purchase a professionally managed industrial investment property with future redevelopment potential, situated adjacent to the vaunted [**McMaster Innovation Park \(MIP\)**](#) at McMaster University.

Located near HWY 403 and Main St W, in the Kirkendall North neighbourhood of Hamilton, 180 Chatham St is minutes from a large historic residential district. The surrounding area has recently experienced significant revitalization, driven by the growth and influence of MIP.

This single-tenant property offers a going-in CAP Rate of 5.9% with a strong Tenant Covenant, making it a compelling investment opportunity.





PROPERTY DETAILS

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Lot Size	38,696 SF (0.88 acres) 105.21' Frontage x 367.85' Depth
Building Details	13,650 SF
Zoning	M1 (Research and Development)
Official Plan	Designated Employment
Net Operating Income	\$201,338 (Blended)
Stabilized Capitalization Rate	5.9%
Lease Term	April 30, 2027 lease end date; One further option to extend for 5 years to 2032; corporate location.
Legal Description	PT LT 20, CON 3 BARTON , AS IN CD395683 EXCEPT HL238886, S/T & T/W CD395683 ; HAMILTON
Asking Price	\$3,390,000

CA available for data room access.



AERIAL MAP

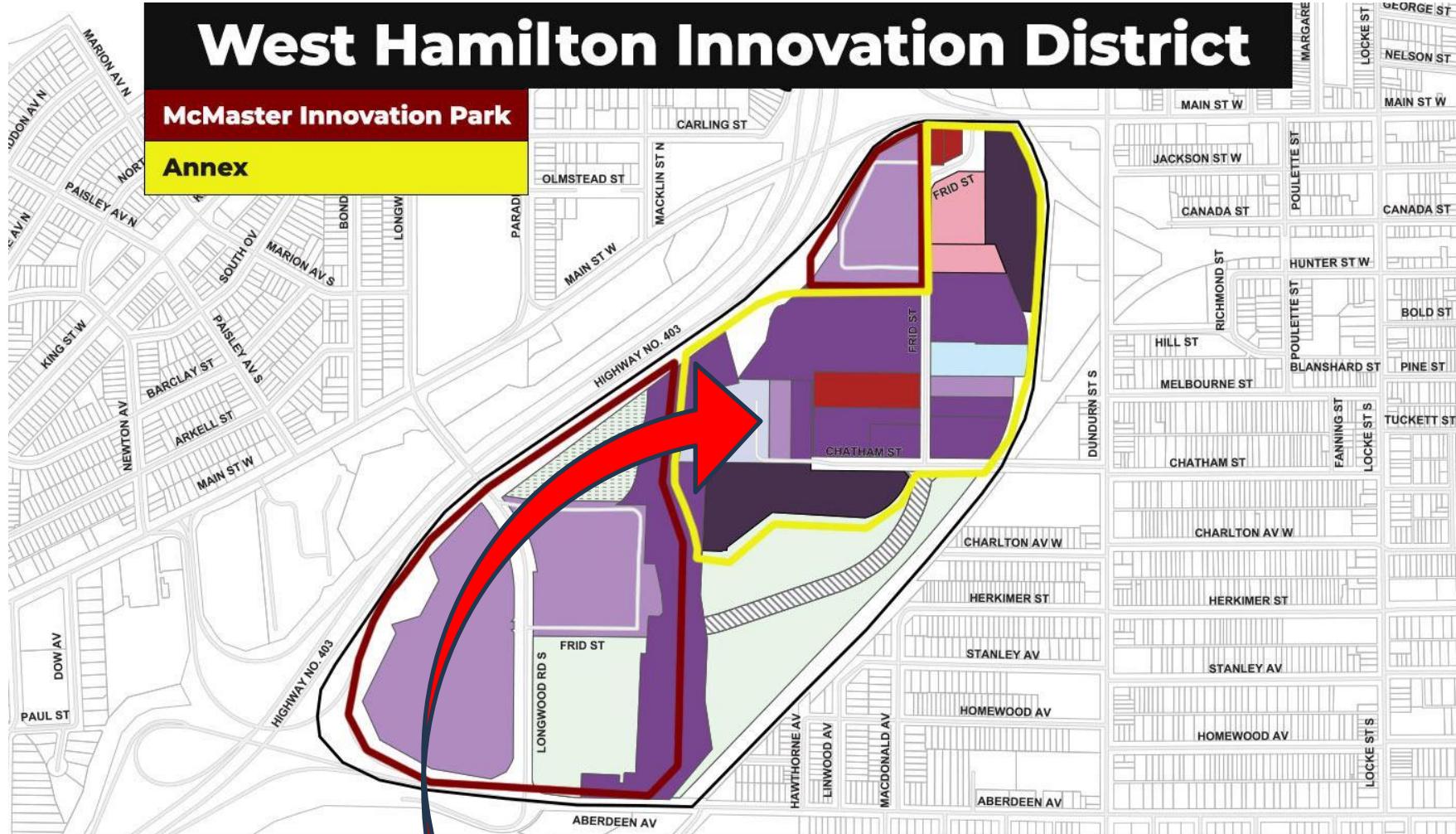


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West Hamilton Innovation District

McMaster Innovation Park

Annex



- Employment Area Boundary*
- Farm with Retail/Industrial Use
- Industrial - Heavy
- Industrial - Light
- Industrial - Medium

- Institutional
- Non-Developable
- Office
- Parking Lot
- Potential Area for Redevelopment
- Residential < 1ac
- Retail

Legend

- Utilities
- Vacant Land
- Warehouse/Storage
- Parcel Fabric

West Hamilton Innovation District 2018 Land Use

Source Date: December 31, 2018	
0 Meters	100 200 300

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
INFRASTRUCTURE PLANNING - GROWTH MANAGEMENT

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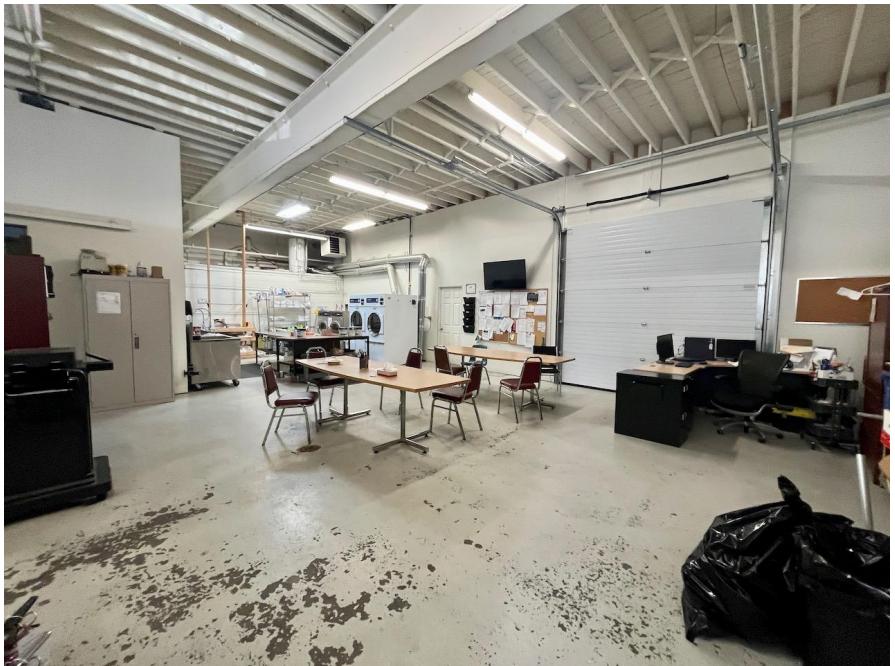
1. The Atrium	2. Hyatt House	3. Marc	4. New Office Buildings
5. CCRM Building	6. Building 606 and Glass Warehouse	7. New parking garage	8. 44 Frid St (The Spec)
9. ANNEX70	10. ANNEX150	11. LRT Storage Facility	



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PHOTOS



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**CB
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