



Relationships.
Advice.
Real Estate Profits.

THE LOYA GROUP

289-937-6601
www.rayloya.com



Multi-Residential Property For Sale



52 Barton Street E, Hamilton, ON L8L 2V8

SALE PRICE: \$1,489,900.00
TAXES: \$8,010.00 (2025)
SIZE: 2,674 SF above ground
1,083 SF below ground
3,757 SF +/- TOTAL
LOT SIZE: 24.77 ft x 100.19 ft
ZONING: H
PARKING: 2 plus, ample free on-street parking nearby

ADDITIONAL COMMENTS:

- * Please do not go direct or disturb any tenants
- * Contact listing agent for a private tour and additional information.

COMMENTS:

- Prime Hamilton Location
- Walking distance to all incredible restaurants and shops on James Street North, the downtown core and Jackson's Square.
- Quick access to major highways and the GO Train
- 5 Units Total (2 storey building plus basement)
- Ensuite Laundry, furnace and A/C, tankless water heaters in each unit.
- **Unit Mix:** 2 x 2 bedroom, 2 x 1 bedroom and 1 x commercial storefront unit.
- Everything is in excellent condition. Prime Turnkey Opportunity!

THE LOYA GROUP

www.RayLoya.com
Sales@RayLoya.com
905.906.5692

Relationships | Advice | Real Estate Profits

The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.



Relationships.
Advice.
Real Estate Profits.

THE LOYA GROUP

289-937-6601
www.rayloya.com



P & L and Proforma

Income and Expense					
Year End December 31	5 Units				
Income Details		2023 Actuals	2024 Actuals	2025 Actuals	Notes
Rental Income		\$ 90,764.00	\$ 106,584.00	\$ 109,080.00	
Laundry Income (n/a)			\$ -	\$ -	
Gross Income		\$ 90,764.00	\$ 106,584.00	\$ 109,080.00	
Less Vacancy and bad Debt		\$ 2,722.92	\$ 3,197.52	\$ 3,272.40	3% deducted as contingency
Effective Gross Income		\$ 88,041.08	\$ 103,386.48	\$ 105,807.60	
Expense Details					
Property Taxes		\$ 5,956.00	\$ 6,393.38	\$ 6,713.05	5% y/o/y Increase (est 2026)
Utilities & Equip. rental		\$ 2,640.00	\$ 2,772.00	\$ 2,910.60	5% y/o/y Increase (est 2026)
Insurance		\$ 6,675.00	\$ 6,912.00	\$ 3,729.00	new insurance provider in 2025
Laundry Rental (n/a)		\$ -	\$ -	\$ -	n/a
Superintendent (n/a)		\$ -	\$ -	\$ -	n/a
Repairs and Maint (est)		\$ 1,429.00	\$ 1,500.45	\$ 1,575.47	5% y/o/y Increase (est 2026)
Management (est)		\$ 1,704.00	\$ 1,789.20	\$ 1,878.66	5% y/o/y Increase (est 2026)
Total Expenses		\$ 18,404.00	\$ 19,367.03	\$ 16,806.78	
NET OPERATING INCOME		\$ 69,637.08	\$ 84,019.45	\$ 89,000.82	

Rent Roll (proforma 2025 rents)				
Unit	Type	Size +/-	Rent/mth	Rent/yr
#1	Commercial Unit	458 s.f.	\$ 1,700.00	\$ 20,400.00
#2	2 Bdrm (ground floor)	740 s.f.	\$ 1,950.00	\$ 23,400.00
#3	1 Bdrm (2nd floor)	639 s.f.	\$ 1,725.00	\$ 20,700.00
#4	2 Bdrm (2nd floor)	583 s.f.	\$ 2,125.00	\$ 25,500.00
#5	1 Bdrm (bsmt)	774 s.f.	\$ 1,590.00	\$ 19,080.00
	utility room (bsmt)	500 s.f.		
Total		3757 s.f.	\$ 9,140.00	\$ 109,080.00

← New Tenant as of June 15, 2025

THE LOYA GROUP

www.RayLoya.com
Sales@RayLoya.com
905.906.5692

Relationships | Advice | Real Estate Profits

The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.



Relationships.
Advice.
Real Estate Profits.

THE LOYA GROUP

289-937-6601
www.rayloya.com



Photos



THE LOYA GROUP

www.RayLoya.com
Sales@RayLoya.com
905.906.5692

Relationships | Advice | Real Estate Profits

The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.



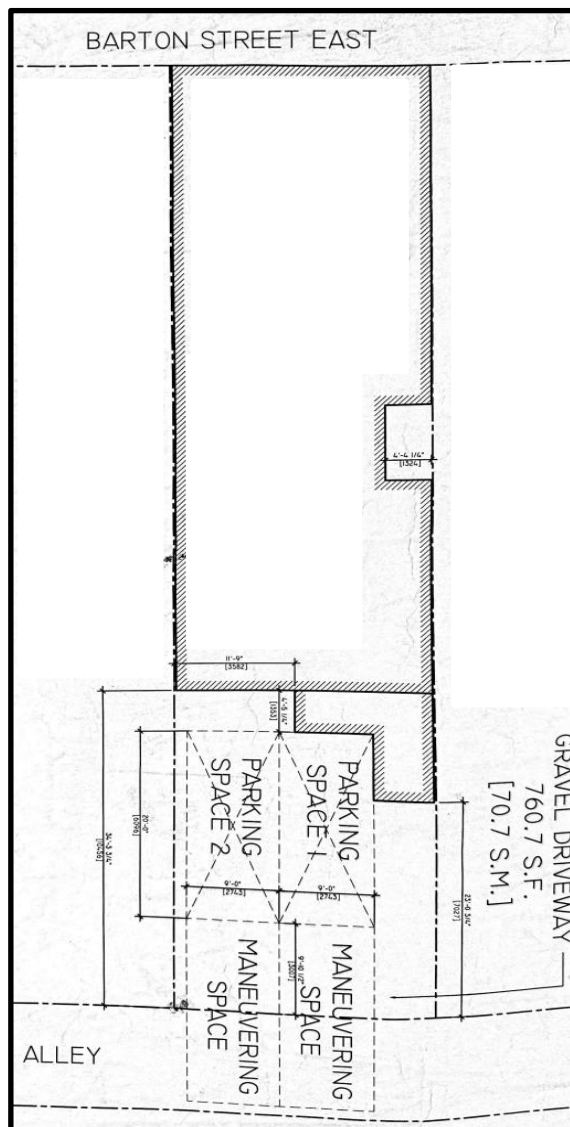
Relationships.
Advice.
Real Estate Profits.

THE LOYA GROUP

289-937-6601
www.rayloya.com



Survey / Site Plan and Additional Photos



THE LOYA GROUP

www.RayLoya.com
Sales@RayLoya.com
905.906.5692

Relationships | Advice | Real Estate Profits

The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.