

1254 FENNELL AVE E HAMILTON

PRESENTED BY THE BORONDY GROUP



BORONDY
REAL ESTATE GROUP

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PROPERTY HIGHLIGHTS

1254 FENNELL AVE E, HAMILTON L8T 1T4

Neighbourhood: Hamilton Mountain

Number of Units: 9

Unit Mix: 6 - 2 Bedroom, 2 - 1 Bedroom,
1 Bachelor

Parking: 9 Spaces

Laundry: 2 Washers & 2 Dryers

Lot Size: 50.00' x 150.00'

Improvements/Inspections:

New Boiler - 2011

Front Overhang Roof - 2017 with a 10 Year
Warranty.

Full Flat Roof Replacement 2025.

Hot Water Tank Owned - 2019

Last Fire Inspection - January 2026

1254 Fennell Ave E,
Hamilton, ON L8T 1T4

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PROPERTY PROFORMA



1254 FENNELL AVE E, HAMILTON ASKING PRICE \$2,599,900

9 Apartments located in prime Hamilton Mountain neighbourhood with high rental demographic composition. Close proximity to parks, transit and highways. Low Vacancy.

UNIT	TYPE	MONTHLY INCOME	ANNUAL INCOME
1	BACHELOR	\$1,385.00	\$16,736.34
2	2 BDRM	\$1,888.85	\$22,666.20
3	2 BDRM	\$1,562.64	\$18,751.68
4	1 BDRM	\$1,072.69	\$12,872.28
5	2 BDRM	\$1,088.60	\$13,063.20
6	2 BDRM	\$2,010.00	\$24,288.84
7	1 BDRM	\$1,600.00	\$19,334.40
8	2 BDRM	\$1,231.09	\$14,773.08
9	2 BDRM	\$1,823.57	\$1,823.57
TOTAL GROSS RENTAL INCOME		\$13,662.44	\$164,368.86

LAUNDRY INCOME - APPROX \$200.00 per month or \$2,400.00/YEAR

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PROPERTY PROFORMA

ANNUAL OPERATING EXPENSES

Water & Hydro - \$8,043.00

Gas - \$4,252.87

Property Insurance - \$6,701.40

Property Taxes - \$21,694.51

TOTAL OPERATING EXPENSES
\$40,691.78

TOTAL NET INCOME
\$126,077.08

CAP RATE
4.85%

DEMOGRAPHIC INFORMATION

MARTIAL STATUS

Single - 36%

Married - 40%

Separated/Divorced - 16%

Other - 8%

HIGHEST LEVEL OF EDUCATION

University - 25%

College - 22%

High School - 31%

Other - 22%

OWNERSHIP

Owned - 22%

Rented - 78%

EMPLOYMENT

Employed - 64%

Unemployed - 36%

AVERAGE HOUSEHOLD INCOME - \$69,951

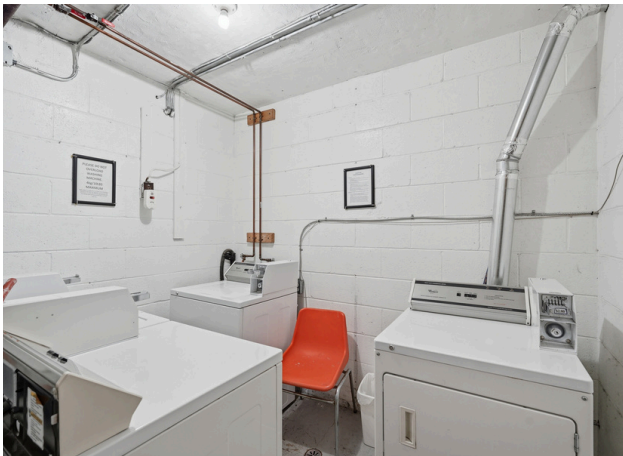
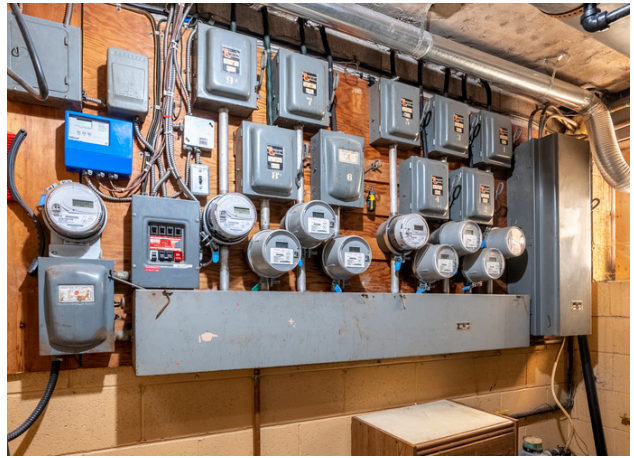
PROPERTY PHOTOS



1254 FENNEL AVE E, HAMILTON



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PROPERTY PHOTOS

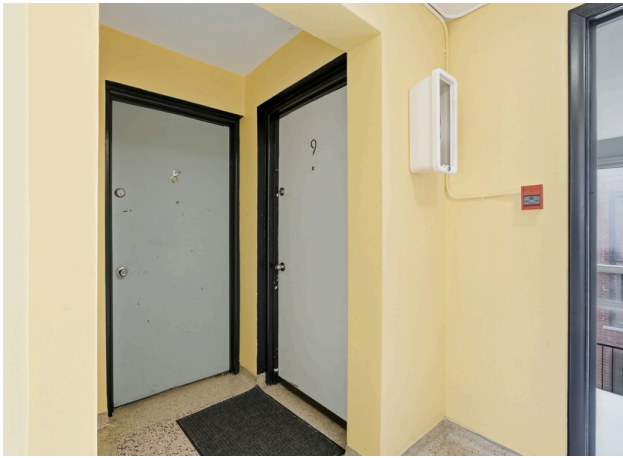
UNIT#7



1254 FENNEL AVE E, HAMILTON

PROPERTY PHOTOS

UNIT #9



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