

CBRE

**LAND
SPECIALISTS**

INFILL DEVELOPMENT OPPORTUNITY

APPROVAL IN FINAL STAGES FOR 47 UNITS (TOWNHOUSES & SEMI-DETACHED UNITS)



Rymal Road East

RR

164, 168, 176
RYMAL ROAD E

± 1.93 ACRES • HAMILTON, ON

VIEW SOUTH



THE OFFERING

The Site presents a compelling investment opportunity to acquire a development-ready, 1.93-acre land assembly along Rymal Road East on Hamilton Mountain, within a highly sought-after residential area. This property benefits from secured entitlements, with the approval in final stages for a diverse mix of 47 units, including 23 traditional townhouses, 2 semi-detached homes, and 22 stacked townhouses. Currently, the 3rd site plan submission is underway to satisfy final remaining conditions primarily related to landscaping. Strategically positioned steps from the Upper James corridor, the development offers a desirable infill product type in a prime location. Furthermore, the Site boasts excellent connectivity to public transit and major highways, providing unparalleled convenience for future residents and enhancing the project's overall appeal.

Address	164, 168, 176 Rymal Road E, Hamilton
Acreage	± 1.93 Acres
PIN's	169050024, 169050842, 169050841
Official Plan	Neighbourhoods
Zoning	Transit Oriented Corridor Multiple Residential TOC3 Exception 887; Holding: H165
Development	47 Unit Infill Development
Entitlement	Approval in Final Stages: 3rd Submission Underway
Servicing	Full Municipal Services

Highlights



Approval in Final Stages



Full Municipal Services Available



High Traffic Corridor



Highly Sought After Location



Saleable Ground-Oriented Product Type



DEVELOPMENT

This Site provides an excellent infill development opportunity within an established and highly-sought after residential community. There is a development concept with secured entitlements and approvals consisting of 23 traditional townhouses, 2 semi-detached homes, and 22 stacked townhouses, for a total of 47 units.

Statistics

Lot Area	± 83,571 sq. ft.
Total Units	47 units
Total Gross Floor Area (GFA)	± 63,636 sq. ft.
Townhouse Height	± 25.85 ft.
Stacked Townhouse Height	± 34.28 ft.
Heritage Height	± 36.09 ft. (existing)
Amenity Area	± 13,616 sq. ft.
Landscaped Area	± 18,126 sq. ft.
Building Coverage	± 29,547 sq. ft.

Parking

Total Parking	63 spaces (1.34 per unit)
On-Street	8 Spaces
Driveway	32 spaces
Garage	23 spaces
Bicycle Parking	25 spaces

SITE PLAN LEGEND		SITE PLAN LEGEND	
ENTRY ARROW		PROPERTY LINE	- - - -
2 STOREY TOWNHOUSES		VISUAL BARRIER	⊠
3 STOREY STACKED TOWNHOUSES		FIRE ROUTE SIGN	■
TOWNHOUSE PORCH		GARBAGE ENCLOSURE	□ □ □
STACKED TOWNHOUSES PORCH		WASTE STORAGE	BF
2 1/2 STOREY TOWNHOUSE ADDITION		BARRIER FREE PARKING	■ □ □
2 1/2 STOREY TOWNHOUSE EXISTING		TACTILE FLOOR	Ⓢ
LANDSCAPE		NO PARKING SIGN	HP
FLUSH CURB SIDEWALK		EXISTING HYDRO POLE	FP
ASPHALT ROADWAY		EXISTING FIRE HYDRANT	
SNOW STORAGE			
INTERLOCKING CROSSWALK			



Concept Renderings

2-Storey Towns

3-Storey Stacked Towns

Existing Semi



RYMAL ROAD E, HAMILTON ON | LAND FOR SALE

LOCATION

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Demographics



0-3km Radius

TOTAL POPULATION

2025 estimated: 66,684
2030 projected: 70,829
2035 projected: 76,454



TOTAL HOUSEHOLDS

2025 estimated: 22,646
2030 projected: 24,029
2035 projected: 25,871



AVG. HOUSEHOLD INCOME

2025 estimated: \$134,308
2030 projected: \$158,369
2035 projected: \$188,300

0-5km Radius

TOTAL POPULATION

2025 estimated: 162,590
2030 projected: 170,000
2035 projected: 179,053

TOTAL HOUSEHOLDS

2025 estimated: 57,551
2030 projected: 60,077
2035 projected: 63,150

AVG. HOUSEHOLD INCOME

2025 estimated: \$132,241
2030 projected: \$156,400
2035 projected: \$186,082

Drive Times



2.3 KM, 4 MINS
LINCOLN ALEXANDER PKWY



6.8 KM, 10 MINS
HIGHWAY 403



7.6 KM, 8 MINS
HAMILTON INT'L AIRPORT



7.2 km, 10 mins
HAMILTON GO CENTRE

Airport Employment Growth District
[Click here for more information](#)

McMaster University

Hamilton GO Centre

St. Josephs Healthcare Hamilton

Lime Ridge Mall

164, 168, 176 Rymal Rd E

Amazon Fulfillment Centre

Hamilton Airport

John C. Munro
Hamilton
International
Airport



Albion Falls (13 min from the Site)



Lime Ridge Mall (7 min)



Hamilton GO Centre (10 min)



McMaster University (20 min)



South Hampton Square @ Rymal Rd & Upper James St (<1 min)



164, 168, 176 RYMAL ROAD E

+ 1.93 ACRES • HAMILTON, ON

ONLINE PROPERTY LIBRARY & CONFIDENTIALITY AGREEMENT

Supporting material that is relevant to this Offering has been made available in CBRE's confidential online property library. All prospective purchasers and agent representation seeking access are both required to complete this offering's Confidentiality Agreement (CA) electronically using the CA submission button to the right:


**CA SUBMISSION
BUTTON**

DUE DILIGENCE

- Architectural Package (Including: Site Plan, Renderings, Elevations, Floorplans)
- Cultural Heritage Memo
- Landscape Plans & Markups
- Tree Management Plan Markups & Comments
- Multiple Unit Identification (MUI) Sign Specs.
- Legislative Approvals Memo
- Natural Heritage Letter
- Urban Design
- Waste Management
- Site Grading & Servicing Plans
- Functional Servicing Report
- Stormwater Management Report
- Surveys
- Planning/Zoning By-Law Amendments

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Please submit all offers electronically to Torey Ferrelli: torey.ferrelli@cbre.com

ASKING PRICE: \$4,400,000
OFFERS TO BE REVIEWED UPON RECEIPT

CONTACT US

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