

# INVESTMENT OPPORTUNITY

216-220 KING ST W | HAMILTON, ON



**RE/MAX**  
COMMERCIAL®

ALEXANDRA BORONDY & CONRAD ZURINI  
REALTORS®

RE/MAX ESCARPMENT REALTY INC., BROKERAGE  
INDEPENDENTLY OWNED & OPERATED  
905.545.1188 | ABOBONDY@RMXEMAIL.COM



# INVESTMENT HIGHLIGHTS

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**ASKING PRICE:** \$3,199,900

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**ZONING:** D2 HOLDING: H21

Downtown Mixed Use – Pedestrian Focus

To maintain the character of these streets the D2 Zone requires that commercial uses be located at the street level and allows for residential uses above the ground floor. The intent of the D2 Zone is to provide a range of uses and built form that creates an inviting pedestrian experience.

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**LOT SIZE:** 0.138 ACRES (50.10' X 120.49')

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**RENTAL MARKET INSIGHTS** (as of Fall 2024 for Hamilton provided by CMHC)

**VACANCY RATE:** Hamilton 2.4%

**ANNUAL % CHANGE IN AVERAGE RENT:** + 2.3%

**AVERAGE RENT:** \$1,632 per month for a two bedroom apartment and is expected to rise to \$1,670 by the end of 2025, \$1,700 in 2026, and \$1,740 in 2027.

**DEMOGRAPHICS:**

*On Their Own Again* – consists of older singles living in high-rise rental apartments in urban centres such as London, Ottawa, and Hamilton. Many residents are aged 65 or older and live independently due to life changes such as the loss of a partner or divorce. This segment includes many newcomers from diverse cultural backgrounds, primarily from Asia and the U.K., contributing to a rich and varied neighbourhood dynamic. Residents often express concerns about their financial future, leading to a cautious approach to spending. Leisure activities are typically solitary and low-cost, focused on reading and media consumption, with some engagement in health and wellness routines. They strive to balance modest purchases for their homes and hobbies with a strong emphasis on financial prudence and long-term security.



Average Household Income – \$85,000  
House Tenure: Rent

Occupation: White Collar/Service Sector  
Commute Method: Public Transit

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## BUILDING FEATURES

- 9 Outdoor Parking Spaces
- 3 Residential Units ( All Month to Month Tenants)
- 3 Commercial Units (1 Rented \$1,500 + HST month to month)
- Approx Square Footage: 4,449 sq.ft.
- Separately Metered Hydro & Gas
- Annual Estimated Property Taxes: \$23,699/2025
- Built in 1895



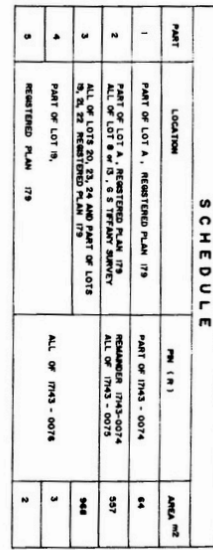




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SCHEDULE			
PART	LOCATION	PG. ( N )	AREA, m <sup>2</sup>
1	PART OF LOT 9, REGISTERED PLAN 179	PART OF 1794 - 0074	64
2	PART OF LOT 9, REGISTERED PLAN 179 ALL OF LOT 9, 20 S. CLIFF PARK DRIVE ALL OF LOT 9, 20 S. CLIFF PARK DRIVE	REMARKS: 17945-0074 ALL OF 17945 - 0075	557
3	ALL OF LOTS 21, 22, 24 AND PART OF LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	968	
4	PART OF LOT 19,		3
5	REGISTERED PLAN 179	ALL OF 17943 - 0076	2

STREET

4

I HEREBY THIS PLAN TO BE  
DEPOSITED UNDER THE REGISTRY  
ACT

DATE \_\_\_\_\_

OCTOBER 16, 2001

*Edward B. Burch*

EDWARD BURCH

PLAN 62R-15975  
RECEIVED AND DEPOSITED  
DATE 01.08.10-22 --  
Y Shigeta noze  
AND RESTITUTION FOR THE REESTIMATE DIVISION

THESE PLANS AND METERS CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**METRIC**

**BEARING NOTE**  
THE PLANS AND ARE REFERRED TO THE NORTH-VEY LINE OF HIGHWAY 22, REGISTERED PLAN 179 & LOT 8 or 15, G. S. TERRY SURVEY (unregistered)

**PLAN OF SURVEY OF**  
LOTS 19, 20, 23, 24 & part of LOT 4 & part of LOT 22, REGISTERED PLAN 179 &

**CITY OF HAMILTON**

SCALE 1 : 250

EDWARD BARRICH OLS

20 METERS

10 0 10 20

OCTOBER 16, 2008

*Edward Barrich*

EDWARD BARRICH  
ONRARD LAND SURVEYOR

**SURVEYOR'S CERTIFICATE**

2

THE SURVEY WAS COMPLETED ON THE 8TH DAY OF OCTOBER, 2008

**LEGEND**

1 SURVEY MONUMENT FOUND  
2 SURVEY MONUMENT NOT FOUND  
3 STAKED FOR SALE  
4 SHORT STAKED FOR SALE  
5 CO  
6 CUT CROSS  
7 WITNESS DO NOT sign unknown

1 A CLAUDE G.S.  
2 J.P. PETERSON  
3 J. PETERSON  
4 EDWARD BARRICH OLS

16 PLAN 88- 814  
17 PLAN 88- 779  
18 Survey, Survey and Y-3545, April 29/2005, April 17/2005  
19 PLAN 820-450  
20 PLAN 820- 786

167: V4624502 Pg. 1743-0075

17 CHAIN LINK FENCE



# AREA HIGHLIGHTS

West Harbour GO Station is a regional rail station in the North End neighbourhood of Hamilton, Ontario, Canada. The station has been served by GO Transit's Lakeshore West line since July 9, 2015. Via Rail service may eventually be provided. On weekdays and weekends, Lakeshore West local trains operate hourly from West Harbour to Oshawa GO Station via Union Station. On weekdays during peak periods, West Harbour is also served by one daily express train operating between Niagara Falls and Toronto and two daily express trains operating between West Harbour and Toronto. The off-peak GO train service between Niagara Falls and Toronto passes by West Harbour station without stopping.

GO bus route 18K connects with select train arrivals, with service to Brock University via St. Catharines station. The station is also served by Hamilton Street Railway (HSR) bus routes 4 Waterfront and 20 A-Line Express on James Street North.



The Hamilton LRT project will play a key role in the revitalization of Hamilton's urban environment by transforming how residents travel across the heart of the city. Modern light rail service will connect key areas, destinations and institutions along Main Street, King Street and Queenston Road, creating a 14 kilometre multi-modal corridor and an enhanced streetscape.

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