

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 | aborondy@rmxemail.com

INVESTMENT HIGHLIGHTS

ASKING PRICE: \$3,199,900

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.

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

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.

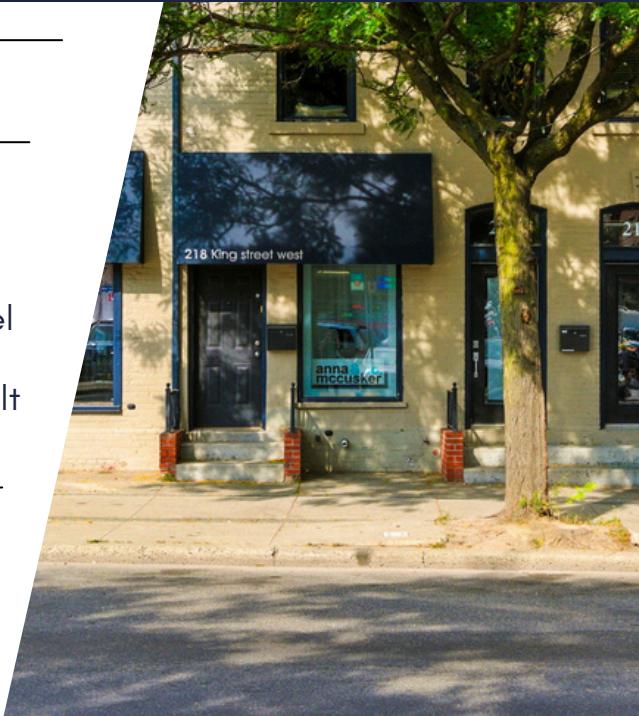
Average Household Income - \$85,000

House Tenure: Rent

Occupation: White Collar/Service Sector

Commute Method: Public Transit

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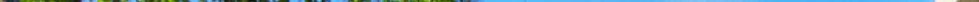


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BUILDING FEATURES

- 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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PLAN 17143 - 0142
PIN 17143 - 0142
REGISTERED AS D-8 JUNE 16, 1975
PLAN BA - 654

MARKET STREET

HESS STREET

CAROLINE STREET

NORTH

PLAN 17143 - 0143
PIN 17143 - 0073 (R)
REGISTERED AS INSTRUMENT 701 CO, JAN. 13, 1976
PLAN BA - 777

PLAN 17143 - 0143
PIN 17143 - 0143
REGISTERED AS INSTRUMENT 703 CO
PLAN BA - 779

PLAN 17143 - 0144
PIN 17143 - 0144
REGISTERED AS INSTRUMENT 703 CO

**EDWARD BARTH SURVEYOR
STONEY CREEK 643-1502**

LEGEND

SURVEYORS' CERTIFICATE

CITY OF HAMILTON

PLAN 62R-15975

PLAN 62R-15975

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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