

FOR SALE

1165 CANNON STREET EAST

Hamilton, ON



LB

Lucie Brusse

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luciebrusse@royallepagecommercial.com

Royal LePage Burloak Real Estate Services, Brokerage
3060 Mainway, Burlington, ON
Independently Owned & Operated

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PROPERTY OVERVIEW

Property Summary

Opportunity to redevelop a 100 X 100 (10,031.95 SF) site within 100 metres to the bustling Ottawa St corridor and 700 metres to the future Hamilton LRT.

This location offers the buyer the ability to develop a mixed-use medium density (C2 Zoning) project, while benefiting from short-term holding income.

Looking for a Live-Work property? This mixed-use property also offers a modern 2,150 SF, 3 Bdrm 2.5 bath home on the 2nd & 3rd floor of the property, with a rooftop terrace. The property was fully renovated between 2018-2020 including a new flat roof, all new mechanicals, and full environmental review. Property currently has a section 25' X 100' that is completely vacant.

There are a number of opportunities with this incredible corner site.



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PROPERTY OVERVIEW

Property Details

Property Type:	Mixed-Use property available for redevelopment
Current # of Units:	3 Units
Stories:	2.5 stories
Zoning:	C2 – Neighbourhood Commercial
Lot Area:	10,031.95 SF (0.230 Acres)
Frontage:	100.21 FT
Depth:	100.21 FT
Parking:	On-Site parking + Laneway access
Legal Description:	LTS 265, 266, 267 & 268, PL 378 ; HAMILTON

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PROPERTY OVERVIEW

Current Property Set-Up

The property is currently set-up as One (1) Artist Gallery unit on the main floor, One (1) Artist Studio on the main floor + One Residential unit on 2nd & 3rd floor.

Permitted Uses

- Artist Studio
- Catering Service
- Commercial School
- Craftsperson Shop
- Day Nursery
- Dwelling Units, Mixed Use (By-law No. 21-189, October 13, 2021)
- Emergency Shelter
- Financial Establishment
- Medical Clinic
- Motor Vehicle Service Station
- Office
- Personal Services
- Repair Services
- Restaurant
- Retail
- Social Services Establishment
- Veterinary Service

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Projected Holding Income

Space	Size	Lease Rate	Annual Rent
Main Floor Gallery	1,700 SF	\$12.00/SF	\$34,000.00/Year Net
Main Floor Studio	1,500 SF	\$13.52/SF	\$20,280.00/Year Net
Residential Unit	2,150 SF	\$2,500.00/Month	\$30,000.00/Year
Total Annual Net Income			\$76,780.00/Year

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PROPERTY PHOTOS

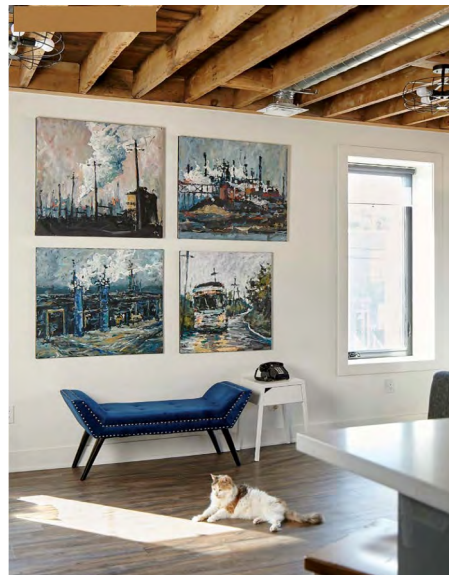
Art Gallery



Residential Terrace



Residential Unit



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AERIAL PHOTOS

Overhead View

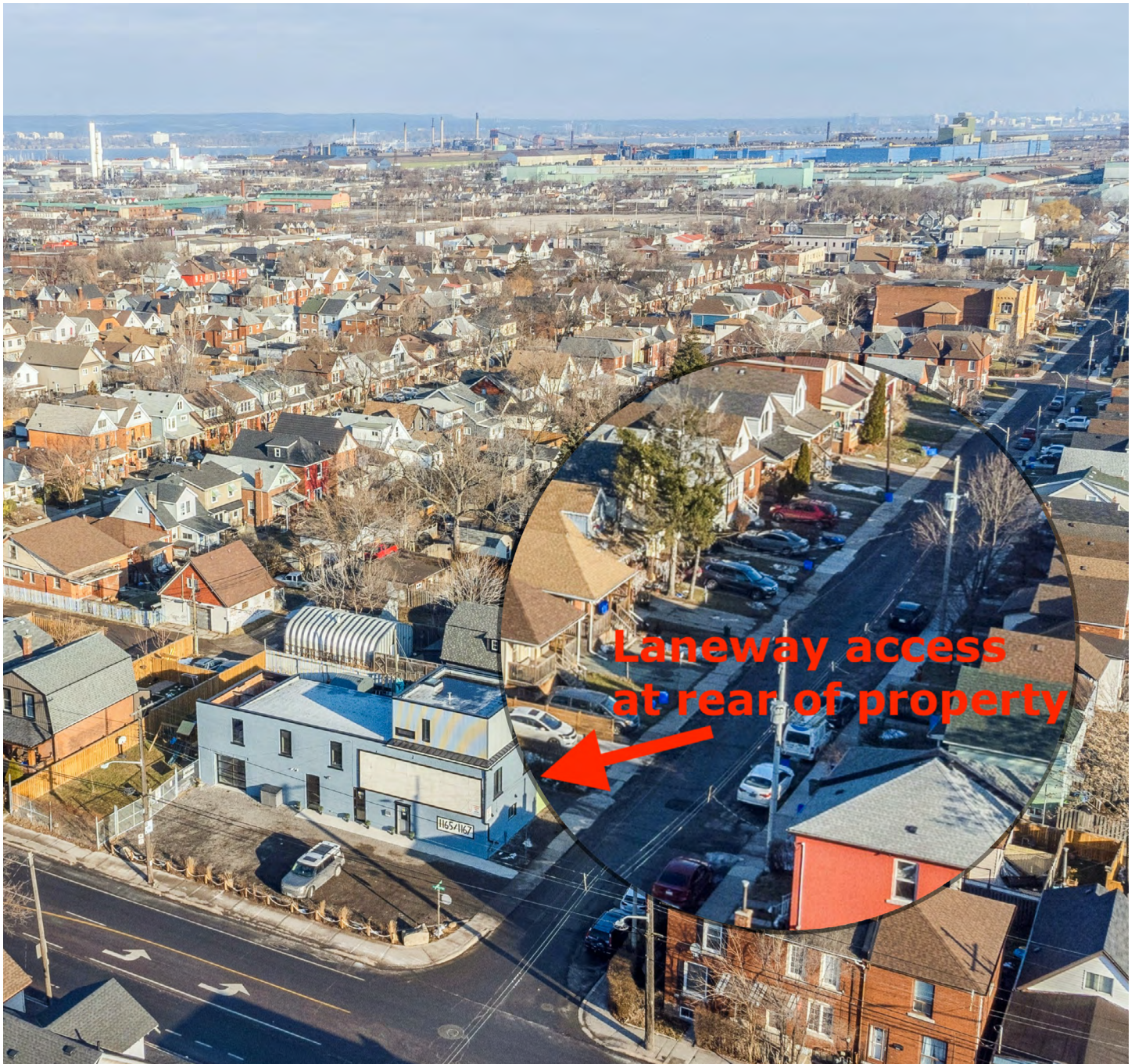


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AERIAL PHOTOS

Lane Way Access At Rear Of Property



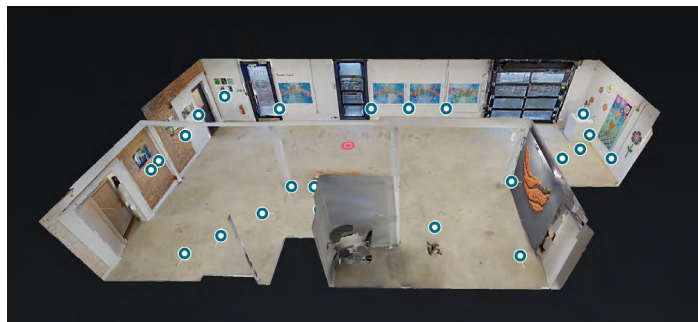
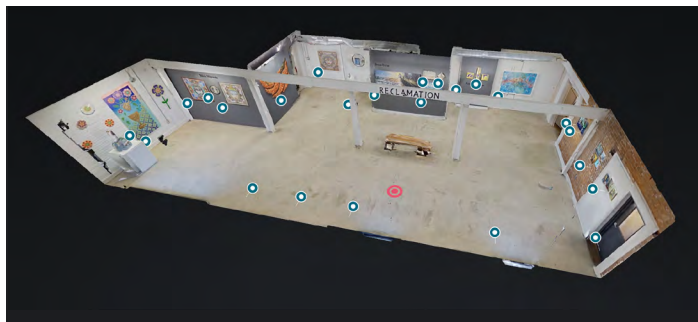
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PROPERTY TOUR

3D Tour of Art Gallery

[Click Here To View The 3D Tour](#)



Property Video

[Click Here To View The Property Video](#)



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LOCATION OVERVIEW

Proximity to Future LRT Station

The LRT will connect McMaster University in the west end of Hamilton to Eastgate in the east, with new light rail vehicles running along tracks separated from regular traffic, offering frequent, safe and reliable service.



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LOCATION OVERVIEW

Proximity to Ottawa Street

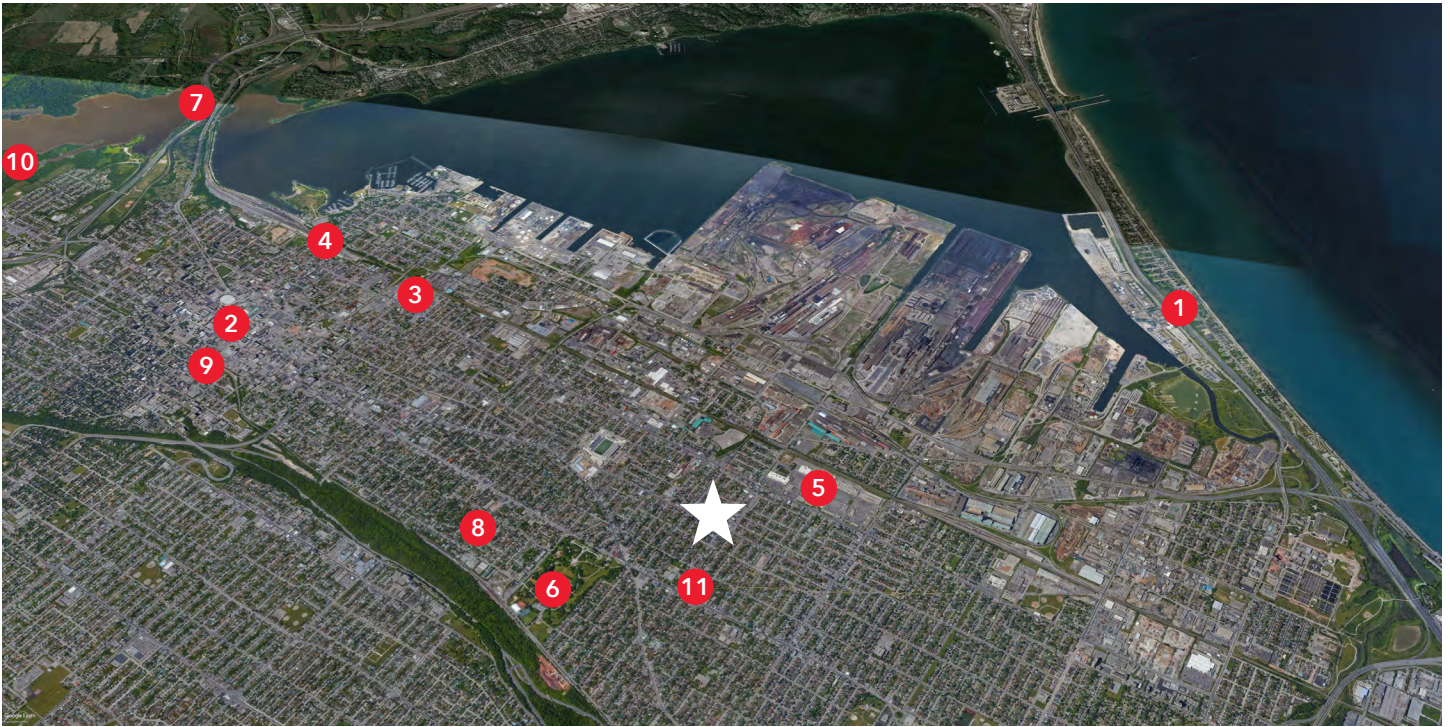


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LOCATION OVERVIEW

Area Amenities



1 QEW

2 Downtown Hamilton

3 Hamilton General Hospital

4 West Harbour Go

5 The Centre on Barton

The Beer Store | Walmart Supercentre | Metro
LCBO | RBC Bank | Shoppers Drug Mart
Bulk Barn | Harvey's | KFC | Boston Pizza
Scotia Bank | A&W | PetSmart | Michaels
Staples | Canadian Tire | Tim Horton's
TD Bank | Mr Puffs | Fit4Less

6 Gage Park

Tropical Greenhouse | Rose Gardens
Rosedale Tennis Club

7 Highway 403

8 St. Peters Hospital

9 Hamilton Go Centre

10 McMaster University

11 Future LRT Station

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LOCATION OVERVIEW

Time To Area Amenities



Car

Transit

Walking

Bike

1 QEW	7 Mins			
2 Downtown Hamilton	6 Mins	20 Mins	40 Mins	14 Mins
3 Hamilton General Hospital	6 Mins	19 Mins	46 Mins	13 Mins
4 West Harbour Go	8 Mins	26 Mins	61 Mins	19 Mins
5 The Centre on Barton	3 Mins	14 Mins	14 Mins	4 Mins
6 Gage Park	4 Mins	14 Mins	17 Mins	8 Mins
7 Highway 403	11 Mins			
8 St. Peters Hospital	5 Mins	19 Mins	25 Mins	9 Mins
9 Hamilton Go Centre	9 Mins	25 Mins	57 Mins	19 Mins
10 McMaster University	15 Mins	35 Mins	106 Mins	34 Mins
11 Future LRT Station	1 Min	7 Mins	7 Mins	2 Mins

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HAMILTON, ON

Commuter Travel To Work



Car

67.43%



Public Transit

15.43%



Walking

1.7%



Bike

0.0%



Other

15.44%

Transit Scores



Transit Score

60

Good Transit



Walk Score

76

Very Walkable



Bike Score

70

Very Bikeable

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HAMILTON, ON

Household Structure



1 Family
62.5%



1 Person
32.2%



2+ People
4.2%



2+ Families
1.1%

Age of Population



0-14
>15%



15-34
29%



35-64
44%



64-80+
>12%

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AGENT PROFILE



Lucie Brusse

Lucie Brusse is a trusted professional with creative solutions and a resourceful approach to commercial real estate, that shape the vision and establish the actions needed for her client's success. Businesses and investors benefit from her unique mix of experience as a real estate investor, property manager, small business and franchise owner, coupled with local knowledge and insights as a resident and investor in Hamilton, Ontario.

"I have to say she was incredible to work with. She was so attentive, responsive, set and met every expectation. I cannot say enough good things about my experience and we are incredibly happy with the deal she worked out for us. My experiences with Agents has been numerous over the years and Lucie put them all to shame."

- J J Normandeau, Operations Manager, CFS Canada

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AGENT PROFILE

Lucie Brusse

Passionate about the revitalization and opportunity that exists in this evolving marketplace, Lucie is engaging, naturally collaborative and her strong relationships ensure that she can focus on what matters. Her clients confidently know that she has the understanding, resources and connections to navigate the whole commercial real estate process with them.

“She’s the standard all others aspire to in the industry. Class leading and innovative” Lucie knows what it takes to be successful in time pressured and highly demanding environments. She is able to relate those experiences and bring her deliberate decision making and cool under pressure discipline to optimize the projects she handles. Her thorough approach, coupled with providing clients with honest, pragmatic advice and guidance ensures everything remains on track and on time, delivering the desired results.

“She followed up promptly with answers to my questions while we were still in the ‘figuring out the deal’ stages. After the deal was done when I asked for some assistance she was there to help and follow through with getting me the info.”

She brings almost 15 years of practical, real estate experience, as well as an early time in the luxury end of hospitality. Lucie began her real estate career in the highly competitive world of residential sales in Toronto, where she was awarded for outstanding sales and customer service. She then developed her skills as a small business owner, successfully launching and operating a thriving recruiting franchise that generated more than \$2.4 million in annual sales.

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AGENT PROFILE

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When Lucie subsequently started in Commercial real estate sales, she had already built her own portfolio of investment properties and worked in property management and rental property leasing. She spent four years as National Manager for Royal LePage Commercial, working with Brokers and Agents across Canada to develop a competitive advantage of national reach across urban centres and smaller markets, coast-to-coast.

“Quite simply she’s an amazing woman. An entrepreneurial super mom, we call her Wonder Woman! She seems to be able to do almost anything she puts her mind to.”

Lucie holds a BComm from Ryerson University and is involved in mentor and leadership roles with Big Sisters and as a Board member for The Hamilton and District Apartment Association, a non-profit organization, believed to be one of the oldest landlord and property management associations in Ontario.

When not spending time with her young son or fully immersed in the latest client project, Lucie can be found training hard for her next running event, having successfully completed the Around The Bay Race and Chilli Marathon and several half marathons.

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Our Service

We offer a comprehensive platform to our clients to help them achieve greater results. We continually improve through actively seeking new and better ways to deliver services by being constantly engaged with our clients at every level.

Trusted in every corner across Canada!



Royal LePage At A Glance



21,000+
Agents



564 Commercial
Agents



600 Offices



Toronto
Head Quarters



\$16 Million In
Charity Work

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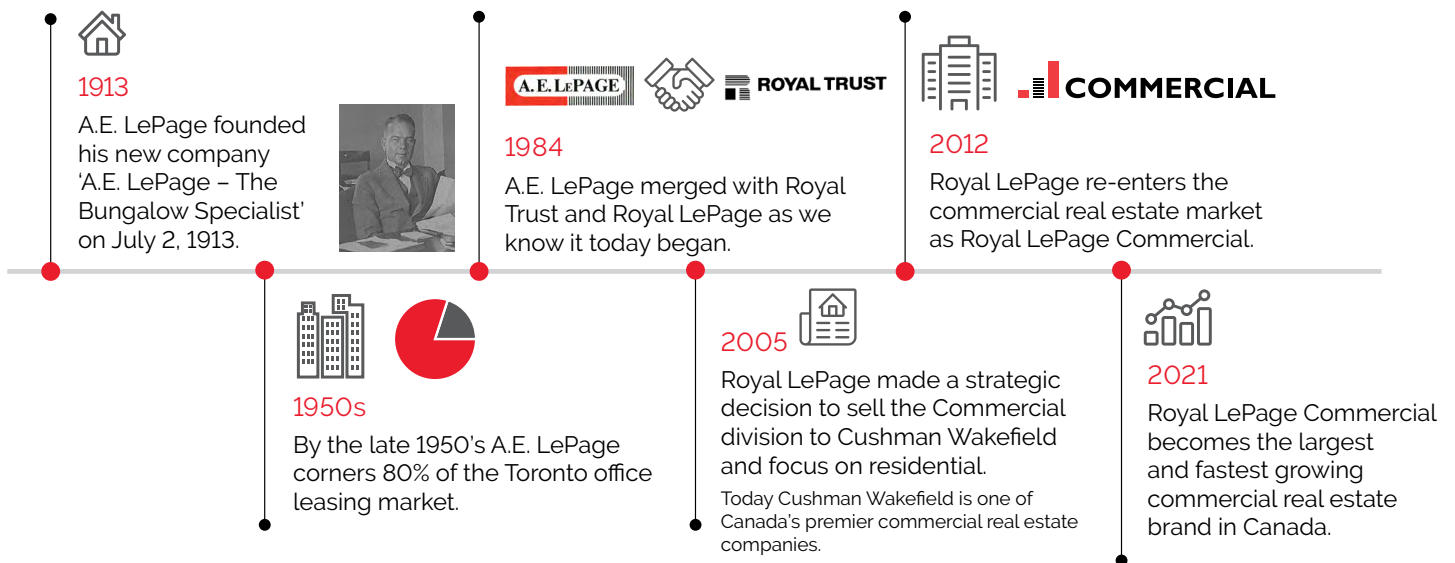
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ROYAL LePAGE COMMERCIAL

History

As Canada's Real Estate Company, Royal LePage is proudly Canadian. Since 1913, Royal LePage has been helping Canadians buy and sell residential and commercial real estate in communities across the country. We are very proud to be a local business with such an iconic, national real estate brand supporting us, our REALTORS® and our clients.

For over 100 years (1913 – 2020), Royal LePage has been, and continues to be, one of the most widely recognized and well respected real estate brokerage brands in Canada. Royal LePage Commercial was incorporated, separately from its residential division in 1984 and has been a major force in the development and growth of the Canadian commercial real estate industry – quickly becoming the premiere, full service brokerage across Canada.



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ROYAL LEPAGE COMMERCIAL

About Us

Leverage Royal LePage Commercial's incredible growth & market presence!

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers – wherever you are, or wherever you need to be!

MOMENTUM
AND GROWTH



20,000
REALTORS®
coast to coast

INCREDIBLE REACH



100M
annual visits to
royallepage.ca

STRONG HERITAGE



100+
YEARS
of success in
Canadian Real Estate

VOICE OF CANADIAN
REAL ESTATE

#1

MOST QUOTED
real estate brand
with over
5.8B
media impressions*

CULTURE
OF GIVING BACK



Royal LePage
Shelter Foundation
has raised
\$38 MILLION†

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A Trusted Source

Canada's Most Respected Name In Real Estate!

Royal LePage Commercial is one of the most trusted sources of market intelligence and dominated the media in market statistics. It has gained a reputation of excellence both nationally and internationally and has become the brokerage of choice for many of Canada's real estate stakeholder, A-list tenants and investors.

Royal LePage Commercial is a rapidly expanding commercial real estate brand within the Royal LePage framework of independently held brokerages, attracting talented professionals in all markets across the country. With more than 330 agents in 70 locations across Canada, its strength is based on the number of commercial real estate professionals already established within their large urban centres, cities and towns; equipped with the local market knowledge and expertise to serve businesses and investors.

Network & Service

Headquartered in Toronto, their network of Commercial professionals spans across Canada in both large and small urban centres. They currently have over 330 agents in 70 offices across the country and continue to grow every year. Their network consists of a referral force of 18,000 residential agents in 600 offices across Canada. The Royal LePage name runs deep in real estate and their agents do so in their communities. They are a referral network that no other commercial real estate company in Canada has.

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Leadership & Management Team

Their leadership and management team includes experienced professionals with decades of combined industry expertise. Their offices are staffed full-time with management and professional administrative staff ensuring there is someone available to help you at all times.

Service & Vision

Their mission is to deliver innovative services and market information with superior client satisfaction all the while making a meaningful contribution to the communities in which they live and work. They are proud of the integrity and professionalism of our REALTORS®.

Innovation and service excellence have developed and propelled the Royal LePage brand since 1913. From dividing land for one of Toronto's first subdivisions, to coordinating the then largest land assembly for the construction of landmark office towers, Royal LePage helped pioneer the growth and development of commercial real estate in Canada. Their leadership heritage in commercial real estate gives meaningful vision to today's national network of dedicated commercial real estate professionals and their clients alike. Quality representation, a culture of collaboration and networking, and leading-edge marketing and promotion resources combine to help us fulfill and exceed your expectations.

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Your Success

Helping your business succeed is what they do. Their National capability ensures that your commercial real estate needs are executed efficiently and with the best resources available in all markets across the country. In response to ever changing local market conditions, they have teams of experts who can provide services based on their client's requirements. By partnering with Royal LePage Commercial, you will be working with professionals who are committed to being a trusted resource and business partner.

Four Pillars

Royal LePage Commercial operates on a business philosophy comprised of four pillars that we take pride in making our focus:

- 1. Brand:** Iconic credible brand supported by marketing materials and online presence
- 2. Professional Growth:** National referral network and continuing education partnerships
- 3. Preferred Suppliers:** Providing services and technologies that optimize workflow
- 4. Flexibility:** Freedom to practice across different real estate verticals and geographies

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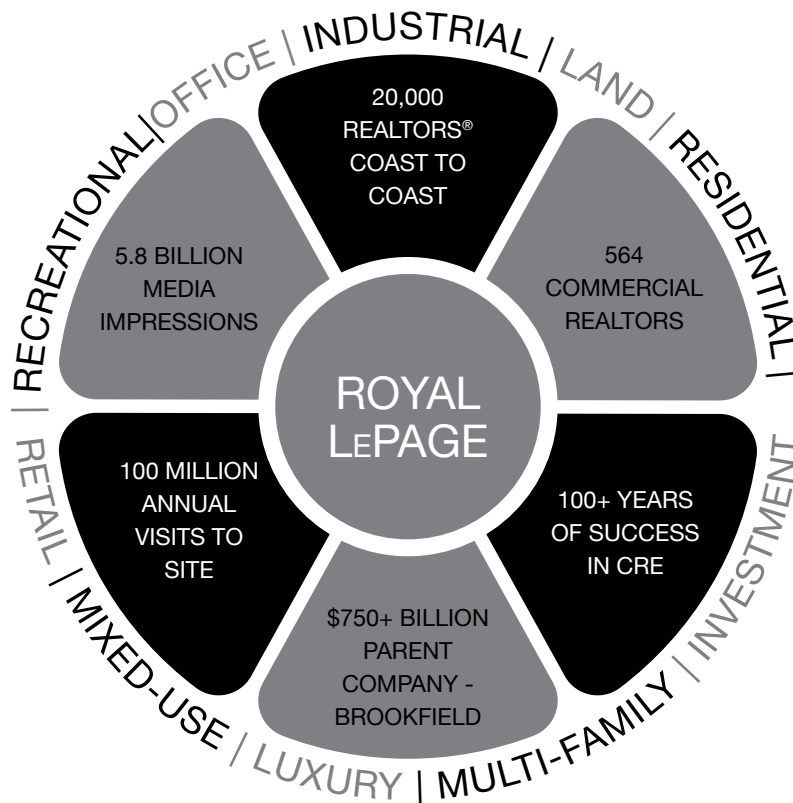
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The Royal LePage Commercial Advantage

- Royal LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use



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CONFIDENTIALITY & DISCLAIMER

Royal LePage Burloak Real Estate Services, Brokerage is happy to present 1165 Cannon Street East, Hamilton, ON (“the properties”)

The enclosed information has been prepared by Broker for use by a highly selected number of parties and does not purport to be all-inclusive or to contain all of the information, which prospective investors may need, or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Broker and Owner, and therefore are subject to variation. No representation is made by Broker or the Owner, as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property.

Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from the enclosed information or any other written or oral communication transmitted or made available to the recipient. The enclosed information does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the enclosed information. Analysis and verification of the information contained in the enclosed information is solely the responsibility of the prospective investor.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Contact with any of the Property’s employees and tenants without prior approval of the Owner, is strictly prohibited.

The Owner and Broker expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or proposals to invest in the Property and/or terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitment or obligation to any entity reviewing the enclosed information or making a proposal to invest in the Property unless and until a written agreement for the investment in the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner’s obligations thereunder have been satisfied or waived. Broker is not authorized to make any representations or agreements on behalf of the Owner.

The enclosed information and its contents, except such information, which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the “Contents”) are of a confidential nature. By accepting the enclosed information, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the enclosed information or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your Due Diligence) without the prior written authorization of the Owner or Broker, (iv) not to use the enclosed information or any of the contents in any fashion or manner detrimental to the interest of the Owner or Broker (v) not to have any contact with any of the tenants and/or employees of the Property without prior approval of the Owner, and (vi) to return the enclosed information and other materials furnished to you to Broker immediately upon request of Broker or Owner.

If you have no further interest in the Property, please return the enclosed information and all other materials furnished to you forthwith and continue to abide by the provisions herein. By accepting the enclosed information you agree to abide by the terms and conditions herein.

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