



Turn-Key Cash Cow: Fully Stabilized 5-Unit Asset in the International Village

320 King St E, Hamilton ON

The Opportunity

320 King Street East presents a rare opportunity to acquire a fully stabilized, 5-unit mixed-use asset in the heart of Hamilton's historic International Village. Generating a highly efficient actual Net Operating Income of \$62,459.46 with zero vacancy, the 2,901-square-foot property features a main-floor retail space, three standard apartments, and a premium 650-square-foot renovated coach house ideal for owner-occupiers or yield-focused investors. While currently performing as a turn-key cash generator, the asset offers tangible value-add potential through a significant loss-to-lease opportunity on one drastically under-market residential unit. Furthermore, with a "Walker's Paradise" Walk Score of 98 and Transit Oriented Corridor (TOC1) zoning, this property is strategically positioned for massive long-term capital appreciation directly along the route of Hamilton's upcoming \$3.4 billion Light Rail Transit (LRT) project.



PROPERTY AT A GLANCE

Attribute	Details
Property Address	320 King Street East, Hamilton, ON
Property Type	Mixed-Use (Retail / Multi-Residential)
Total Units	5 (1 Commercial, 3 Apartments, 1 Coach House)
Gross Leasable Area (GLA)	2,901 SF (2,251 SF Main Building + 650 SF Coach House)
Lot Frontage	20 Feet on King Street East
Year Built	1915
Zoning	TOC1 (Transit Oriented Corridor)
Current Occupancy	100% (Zero Vacancy)
Recommended List Price	\$1,099,000

Key Specifications

- Gross Leasable Area (GLA): 2,901 SF total.
- Building Breakdown: 2,251 SF (Main Building) + 650 SF (Renovated Detached Coach House).
- Unit Mix: 5 total units, consisting of 1 ground-floor commercial retail unit, 3 standard residential apartments, and 1 detached residential coach house.
- Construction Style: Two-storey masonry structure built in 1915, offering substantial durability.
- Frontage & Access: 20 feet of direct, unobstructed frontage along King Street East, with level, at-grade pedestrian access.
- Zoning: TOC1 (Transit Oriented Corridor) – Permits dynamic mixed-use, high-density residential, and pedestrian-oriented commercial applications.
- Municipal Services: Fully connected to municipal hydro, natural gas, water, and sanitary sewers.
- Parking Configuration: Relies on street parking, nearby municipal lots, and minor rear laneway access.
- Connectivity Metrics: Outstanding Walk Score® of 98 ("Walker's Paradise") and Transit Score of 83 ("Excellent Transit").

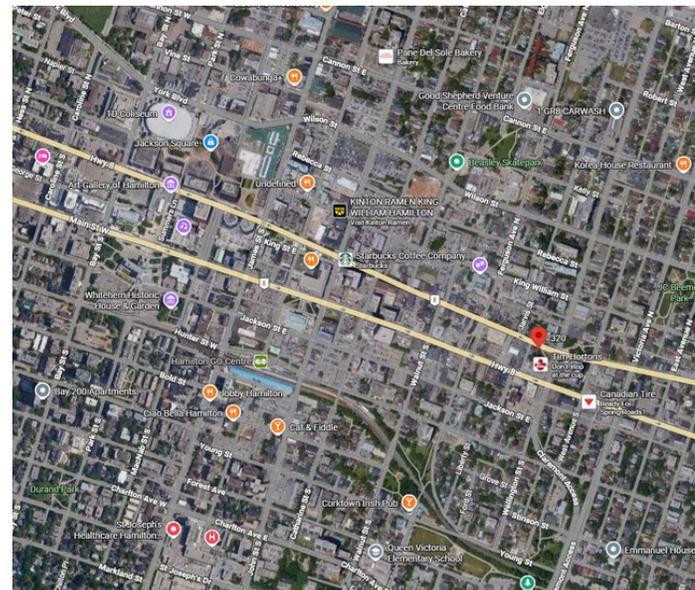
Executive summary

Built in 1915, 320 King Street East features a classic two-storey masonry structure that exemplifies the enduring architectural character of early 20th-century downtown Hamilton. Situated within the historic International Village Business Improvement Area, the property boasts 20 feet of direct, unobstructed street frontage, offering exceptional visibility and at-grade pedestrian access for its main-floor retail unit. The masonry construction provides substantial structural longevity, blending seamlessly into a vibrant neighborhood celebrated for its cohesive mix of heritage architecture and contemporary urban infill.



A truly unique and highly desirable feature of this portfolio is the inclusion of a fully renovated, 650-square-foot detached coach house. This modernized structure significantly enhances the asset's utility by offering a premium level of privacy that is rarely found in standard, shared-wall apartment configurations. The comprehensive renovation of the coach house minimizes near-term capital expenditure requirements for that portion of the asset, serving as a powerful, turn-key anchor for the property's long-term value and appealing strongly to premium tenants or owner-occupiers.

Beyond its physical attributes, the property holds profound strategic significance due to its exceptional urban connectivity. Boasting a "Walker's Paradise" Walk Score of 98, the site is deeply integrated into a pedestrian-scaled district. Most notably, the property is situated directly along the King Street corridor, the designated route for Hamilton's transformative \$3.4 billion Light Rail Transit (LRT) project. This placement inherently supports future high-density growth and positions the asset to directly benefit from massive public infrastructure investments, ensuring long-term capital appreciation.



Zoning and Permitted Uses

The property is designated under the progressive Transit Oriented Corridor (TOC1) zoning framework. This zoning is explicitly designed to support high-density, transit-oriented growth and dynamic, pedestrian-friendly streetscapes along major arterial roads. Legally permitted operations are extensive and include retail stores, restaurants, personal services, offices, medical clinics, craftsperson shops, and multiple residential dwelling units. The property's current configuration—a ground-floor commercial storefront integrated with multiple residential units—represents the quintessential intended use for this zoning.

Ownership Structure

The property is being offered as a Leased Fee Estate. This indicates that the underlying ownership is fee simple, but the rights of use and occupancy are currently conveyed to others through active, legally binding lease agreements. Because the asset is 100% tenant-occupied, a new owner will inherit the specific terms, conditions, and revenues dictated by the existing tenancy contracts

Mixed Use Building Specifications

- Property Type: Mixed-Use (Storefront Retail / Residential / Coach House).
- Gross Leasable Area (GLA): 2,901 Square Feet. This comprises a 2,251 SF main building and a 650 SF detached coach house.
- Unit Mix: Five (5) distinct rentable units. This includes three (3) residential apartments and one (1) main-floor commercial retail unit in the main building, plus one (1) additional residential unit in the renovated coach house.
- Construction & Vintage: Two-storey masonry construction , originally built in 1915.
- Frontage & Access: Features 20 feet of direct, unobstructed frontage along King Street East, offering excellent retail visibility. The site is level, with at-grade pedestrian access to the commercial unit directly from the King Street frontage.
- Parking Configuration: The property relies on a combination of street parking, nearby municipal lots, and minor rear laneway access.
- Utilities & Services: Full municipal services are connected to the site, including hydro, natural gas, municipal water, and sanitary sewers.
- Current Occupancy: The property currently maintains a 100% occupancy rate across all five units.

Pictures



(Above) Front commercial unit



(Above) Unit 2 and 3 Bedrooms



(Above) Units 2 and 3 Living Room



(Below) Units 2 and 3 kitchens



Pictures



(Above) Unit 1 and 3 Bathroom



(Above) Unit 1 Bedroom and Kitchen

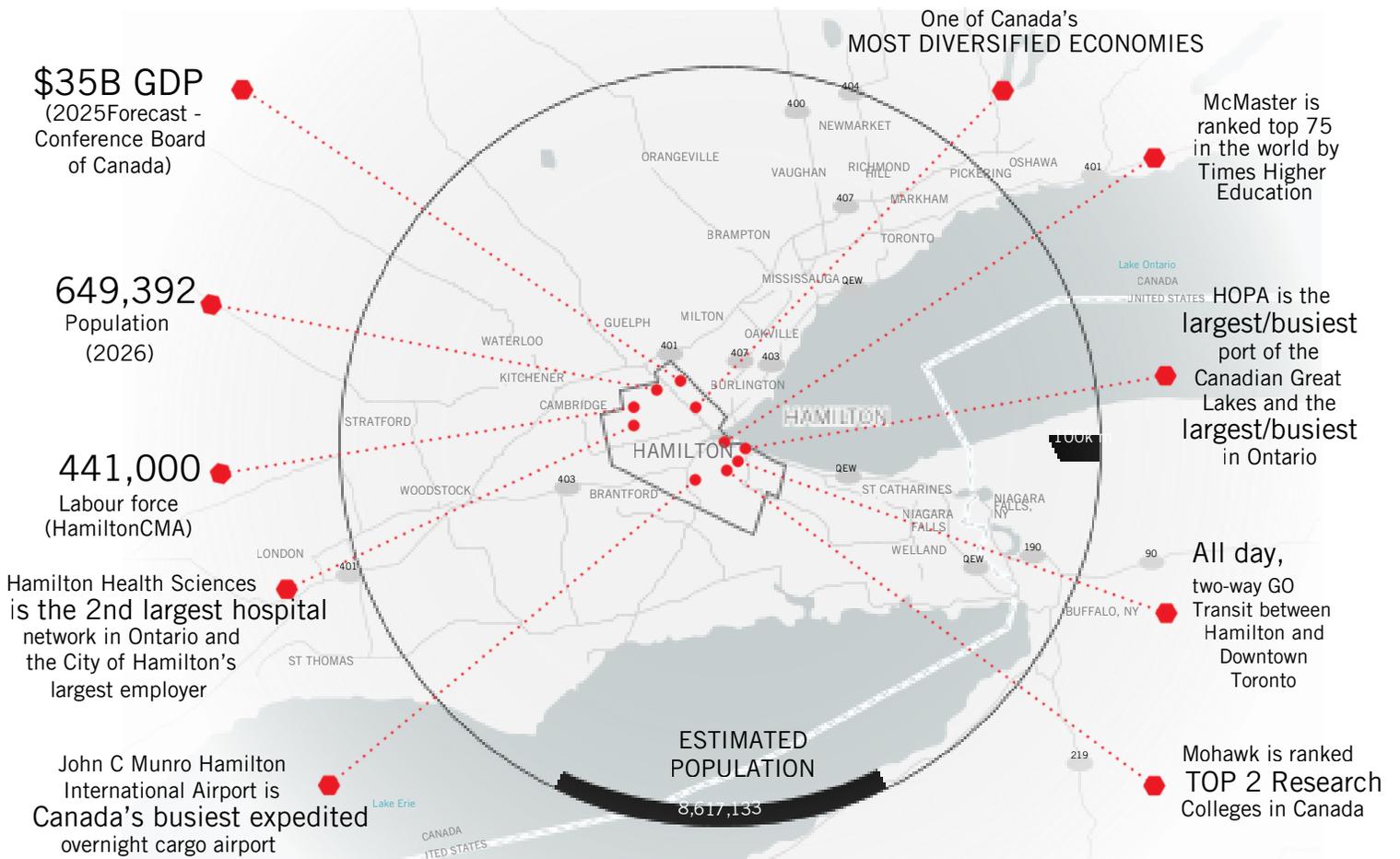


(Above) Unit 1 Living Room and Bedroom



Location, Market, & Connectivity

- **Regional Connectivity:** Direct access to major 400-series highways, Canada's busiest overnight cargo airport, and the largest Great Lakes shipping port.
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- **Drive-Time Reach:** 15, 30, and 45-minute radii demonstrating efficient truck and commuter access to a surrounding market of 9.5 million people.
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- **Local Amenities:** Aerial views highlighting nearby restaurants, cafes, and retail—essential lifestyle conveniences for attracting and retaining employees.
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- **Transit & Walkability:** Strong Walk and Transit Scores, supported by extensive local bus networks and all-day, two-way GO Transit to Toronto.




TOP 7
 Intelligent
 Community
 (2025, 2026)


68,000
 Post secondary enrollment


280KM
 of street cycling infrastructure


\$10.3B
 estimated building permit
 values (2021-2025)


18,100
 number of businesses with
 employees in Hamilton

Demographics & Economic Drivers

Target Tenancy & Local Demographics

Nestled within Hamilton's historic International Village Business Improvement Area (BIA), the property caters perfectly to a core demographic of young professionals, students, and service workers. The immediate neighborhood exhibits exceptional urban utility, characterized by a near-perfect Walk Score® of 98 ("Walker's Paradise") and a Transit Score of 83 ("Excellent Transit"), meaning daily errands and commutes do not require a car. This walkable blend of retail storefronts, restaurants, and personal services creates a highly desirable environment that drives sustained residential and commercial demand.

The Transit Catalyst: \$3.4 Billion LRT Project

The absolute largest catalyst for urban renewal and real estate appreciation in the submarket is the approved \$3.4 billion Light Rail Transit (LRT) project.

- This 14-kilometer line will traverse the downtown core directly via King Street, connecting McMaster University in the west to Eastgate Square in the east.
- The project brings comprehensive investment in public infrastructure, upgrading roads, sidewalks, watermains, and telecommunications right at the property's doorstep.
- Properties located directly along the King Street corridor are uniquely positioned to benefit from enhanced transit connectivity, increased pedestrian traffic, and long-term land value escalation as the city densifies around this higher-order transit.

Major Employers & Economic Expansion

The City of Hamilton, a vital hub within the Greater Golden Horseshoe, has successfully diversified its economic base.

- The local economy is heavily anchored by highly stable sectors, with top employers including Hamilton Health Sciences, McMaster University, and the municipal government.
- Massive industrial greening initiatives are underway, highlighted by the planned redevelopment of 800 acres of former Stelco industrial lands into a world-class industrial park.
- This specific redevelopment project has the potential to support 23,000 regional jobs and inject billions into the Ontario economy over the next decade.

Structural Rental Market Dynamics

The multi-residential asset class in Southern Ontario shows strong resilience due to:

- Financial inaccessibility of homeownership, fueling demand for rentals and mixed-use apartments, especially in Hamilton.
- Low vacancy rates (1.8% to 2.1%) in Hamilton Central East, favoring landlords.
- A significant housing supply deficit in Ontario, with construction starts dropping by 16.5% in 2024 and continuing to decline into 2026 due to high costs and financing issues. This ongoing supply-demand mismatch enhances the value of established multi-residential assets like 320 King Street East.

Financials & Tenancy

Mortgage and cash flow

Down Payment	Down Payment	Principal Loan	Interest Rate	Amortization	Monthly Mortgage	Annual	Cash Flow
30%	\$329,700	\$769,300	5.50%	25 Years	4,724	56,688	5,771
35%	\$384,650	\$714,350	5.50%	25 Years	4,387	52,644	9,815
40%	\$439,600	\$659,400	5.50%	25 Years	4,049	48,588	13,871

GENERAL INFORMATION

Address, City	320 King St E, Hamilton
Number of Units	5
Price	\$1,199,999

REVENUE

Unit	Current Rent	
	Per Year	Per Month
Residential Unit 1	\$19,800.00	\$1,650.00
Residential Unit 2	\$18,600.00	\$1,550.00
Residential Unit 3	\$11,640.00	\$970.00
Residential Unit 4	\$17,400.00	\$1,450.00
Commercial Unit 1	\$12,720.00	\$1,060.00
GROSS RENTAL REVENUE	\$80,160.00	\$6,680.00

Other Revenue

N/A	
GROSS REVENUE	\$80,160.00

Vacancy & Bad Debt Allowances

Residential (0%)	
TOTAL REVENUE	\$80,160.00

EXPENSES

Operating Expenses

Taxes	\$6,895.68
Insurance	\$6,578.86
Water/Hydro	\$4,226.00
Gas	\$2,522.92
Repairs and Maintenance	\$360.00
TOTAL EXPENSES	\$17,700.54

FINANCIAL INFORMATION

Net Operating Income	\$62,459
Cap Rate	5.20%
Gross Rent Multiplier	14.97
Expense Ratio	22%
Price Per Unit	\$240,000

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