

1384

MAIN STREET EAST
HAMILTON | ON

DUAL TENANT PLAZA
FOR SALE



The site offers Buyers the opportunity to acquire a dual tenant income producing property located on a corner lot on Main Street East, Hamilton. The site features three access points and is approximately 0.23 acres in size.

The site is improved with a retail building demised into two right-sized units, 1,490 sq.ft. and 1,600 sq.ft., protecting long-term marketability, supported by an abundance of surface parking on site. The building features rear access for convenient loading and additional parking. The building is fully leased on a triple net basis offering investors and owners a turn-key investment while owing a strong corner lot position in the heavily developing Main Street corridor.

Property Highlights



Corner Lot with
100 Ft. of Frontage



Dual Tenant
Building



Right Sized Retail Units
with Rear Access



Abundance of
Surface Parking



Offering Summary

Asking Price



Contact Listing Agent

VTB



*Vendor Take-Back Mortgage
will be considered*

Lot Size (Corner Lot)



0.23 Acres

Number of Units



2 Commercial

Total Rentable Area



3,090 Sq. Ft.

RENT ROLL

| TENANT | UNIT SIZE | TERM | STARTING | ENDING | CURRENT RENT (NET) | RENEWAL |
|------------------|---------------|---------|---------------|---------------|----------------------------|---------|
| Chip'n Wing | 1,490 Sq. Ft. | 5 years | 01 - Nov - 20 | 31 - Dec - 25 | \$2,500 | 2x5yr |
| Unit 2 Available | 1,600 Sq. Ft. | - | - | - | Owner Occupier Opportunity | - |

TAX & INSURANCE

Taxes (2021) : \$18,681.44

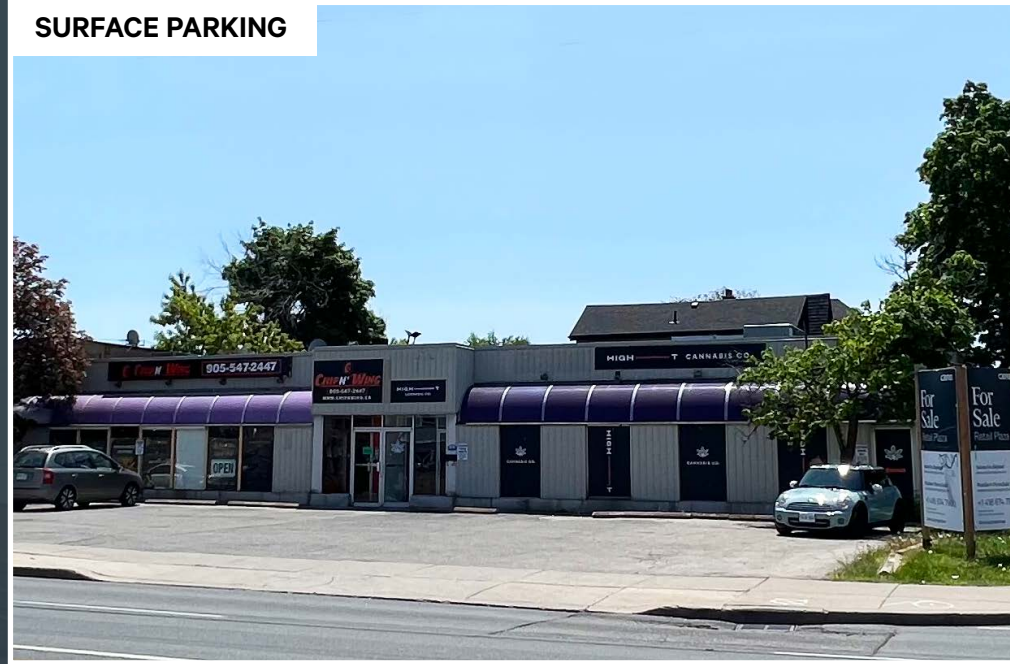
Insurance (2022) : \$3,679.56



Exterior Pictures



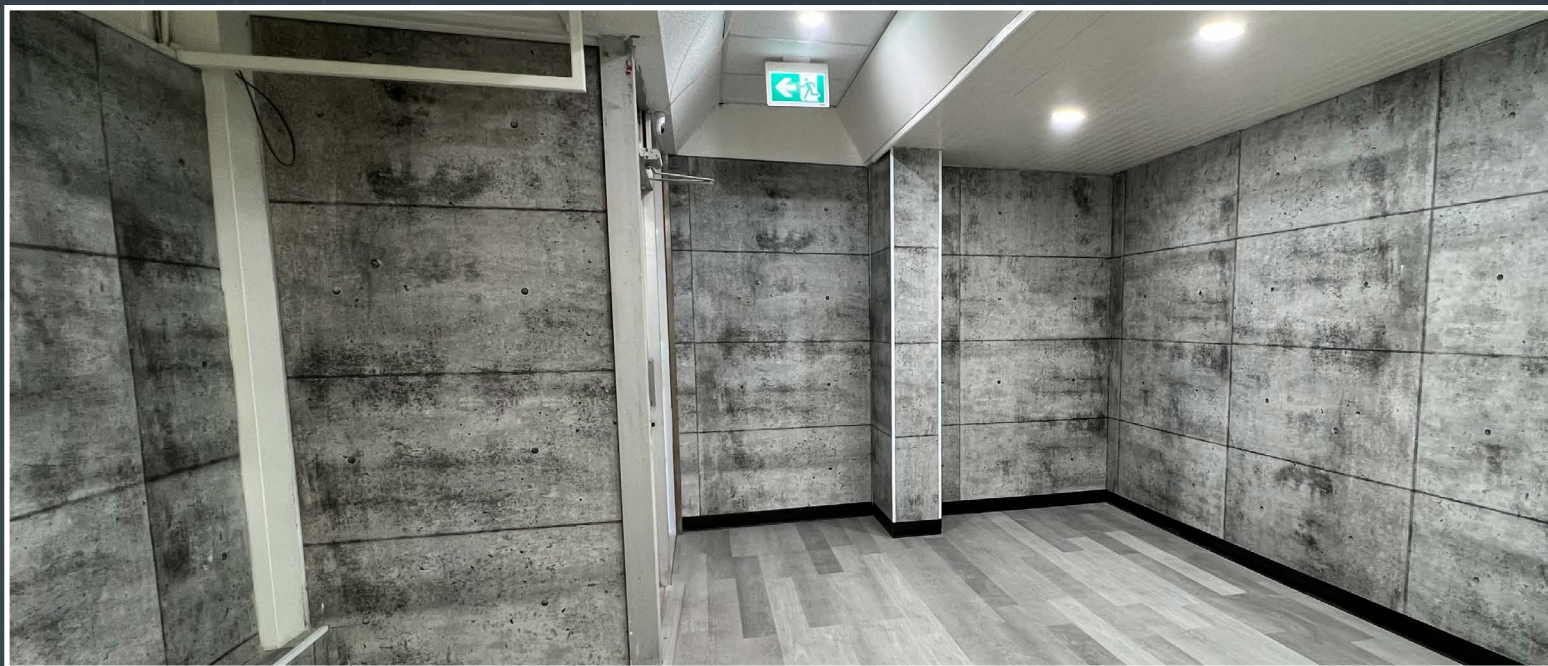
SURFACE PARKING



TWO ACCESS POINTS ON MAIN STREET

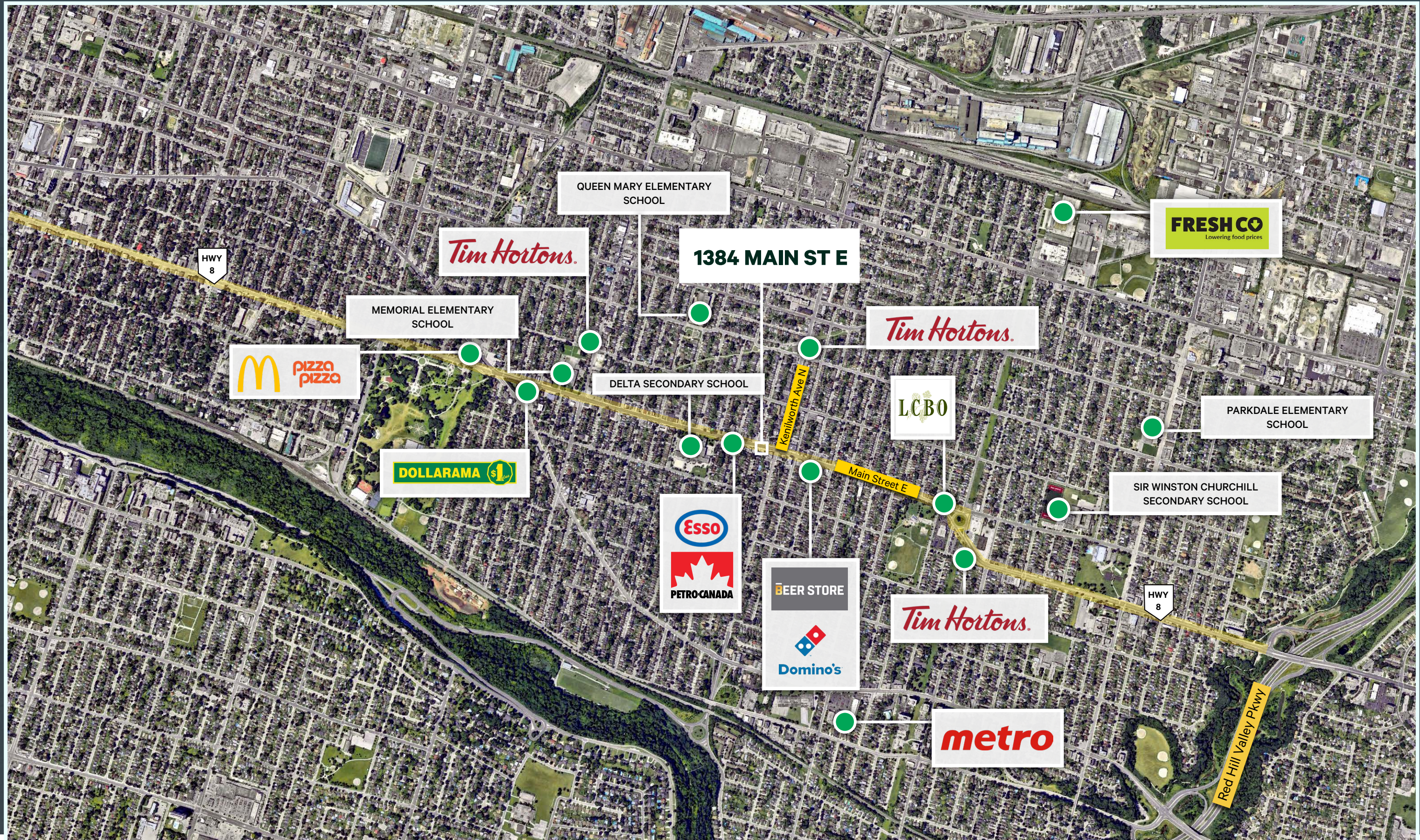


Unit 2 Interior Pictures




Newly Built-Out Retail Space

Location & Amenities



Demographics

| | 1 KM | 3 KM | 5 KM |
|---|----------|----------|------|
| <div></div> <div>» 16,245</div> <div>Total Population 2022</div> | 88,019 | 203,280 | |
| <div></div> <div>» 11,555</div> <div>Daytime Population 2022</div> | 75,024 | 210,171 | |
| <div></div> <div>» 0.6%</div> <div>Population Growth 2022 - 2027</div> | 1.0% | 3.1% | |
| <div></div> <div>» \$84,394</div> <div>Household Income 2022</div> | \$78,471 | \$78,408 | |



1384 Main Street, Hamilton

Zoning and Permitted Uses



PERMITTED USES IN TOC1 ZONE

- Beverage Making Establishment
- Catering Service
- Commercial Entertainment
- Commercial School
- Community Garden
- Conference or Convention Centre
- Craftsperson Shop
- Day Nursery
- Dwelling Unit(s)
- Educational Establishment
- Emergency Shelter
- Financial Establishment
- Hotel
- Laboratory
- Lodging House
- Long Term Care Facility
- Medical Clinic
- Microbrewery
- Multiple Dwelling
- Office
- Personal Services
- Place of Worship
- Place of Assembly
- Repair Service
- Residential Care Facility
- Restaurant
- Retail
- Retirement Home
- Social Services Establishment
- Studio
- Tradesperson's Shop
- Transportation Depot
- Urban Farm
- Urban Farmers Market
- Veterinary Service

[CLICK HERE TO VIEW
PERMITTED USES](#)

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