

Price
\$1,499,900

Cap 6.3%



📍 122 Queen St S. Hamilton

[Virtual Tour-https://view.tours4listings.com/122-queen-street-south-hamilton/nb/](https://view.tours4listings.com/122-queen-street-south-hamilton/nb/)

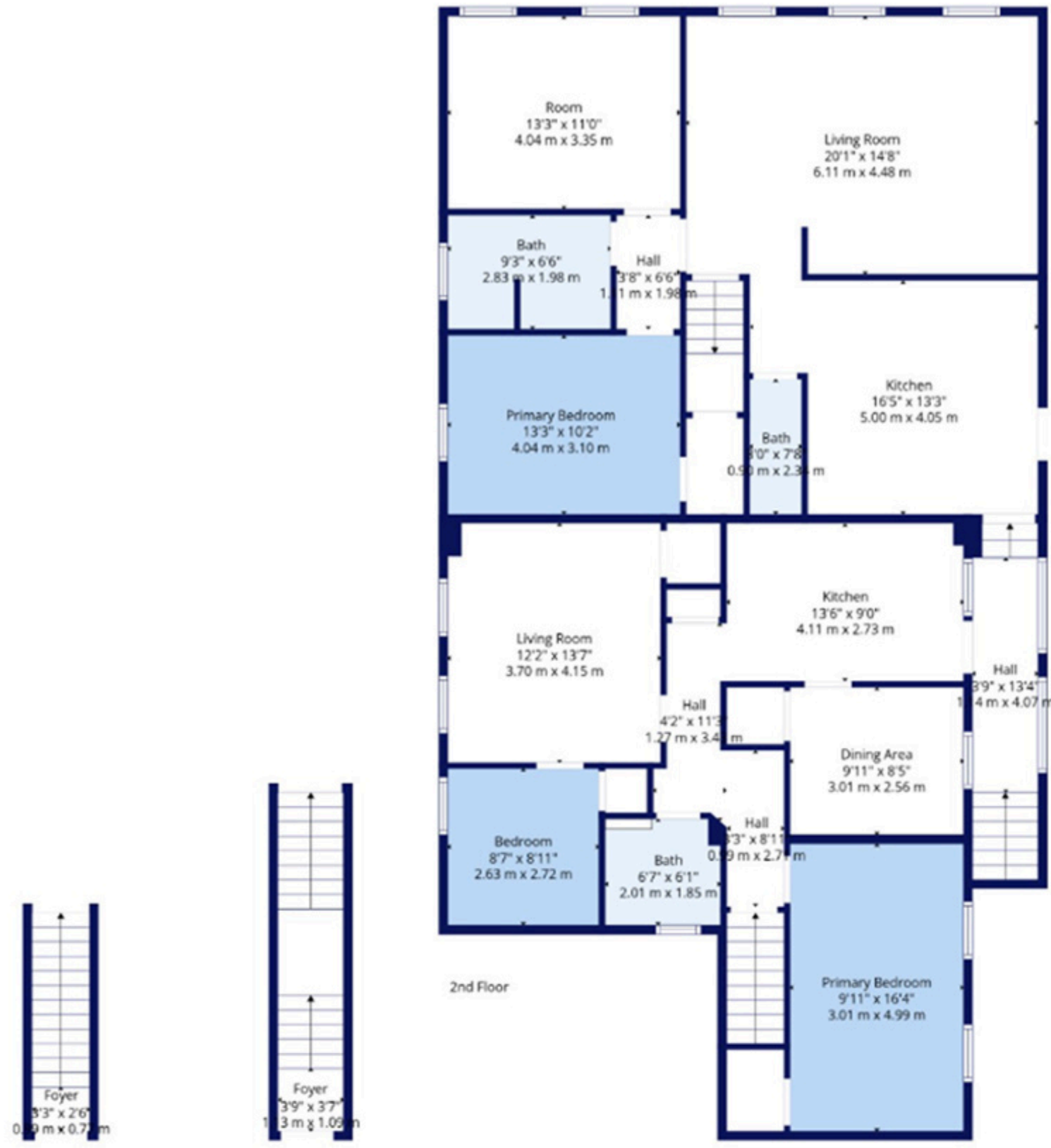
HIGH-YIELD MIXED-USE ASSET WITH SIGNIFICANT VALUE-ADD POTENTIAL

THE OFFERING

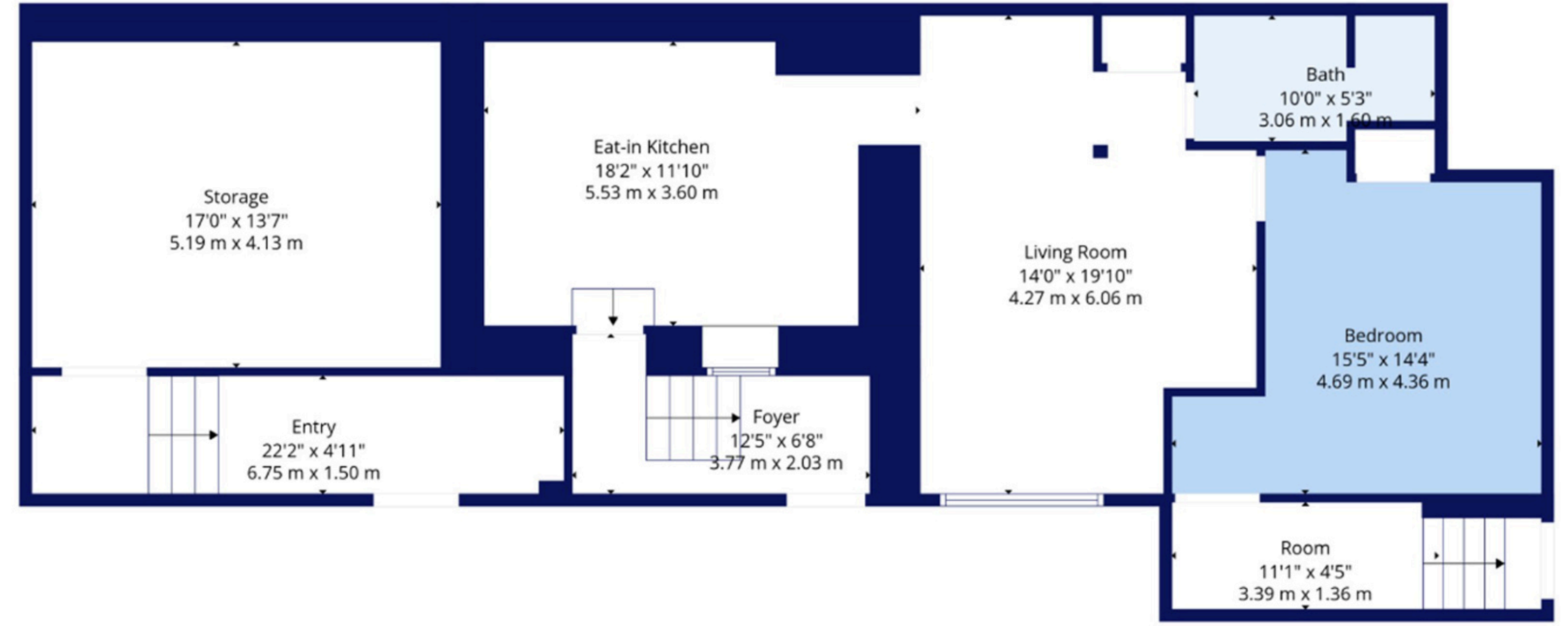
We are pleased to present a versatile mixed-use building featuring approximately 7,000 sq. ft. of total space (5,500 sq. ft. rentable) in a high-demand area. This property offers a rare combination of immediate cash flow and future development upside. Currently generating a 6.3% Cap Rate, the asset benefits from recent capital improvements, including a newer roof (8 years) and a high-efficiency boiler and windows (2020).

Beyond the steady existing income, the property provides a unique "blank canvas" for investors: the footprint allows for a conversion into a 6-unit residential complex plus the ground-floor retail, or a full 8-unit residential conversion.

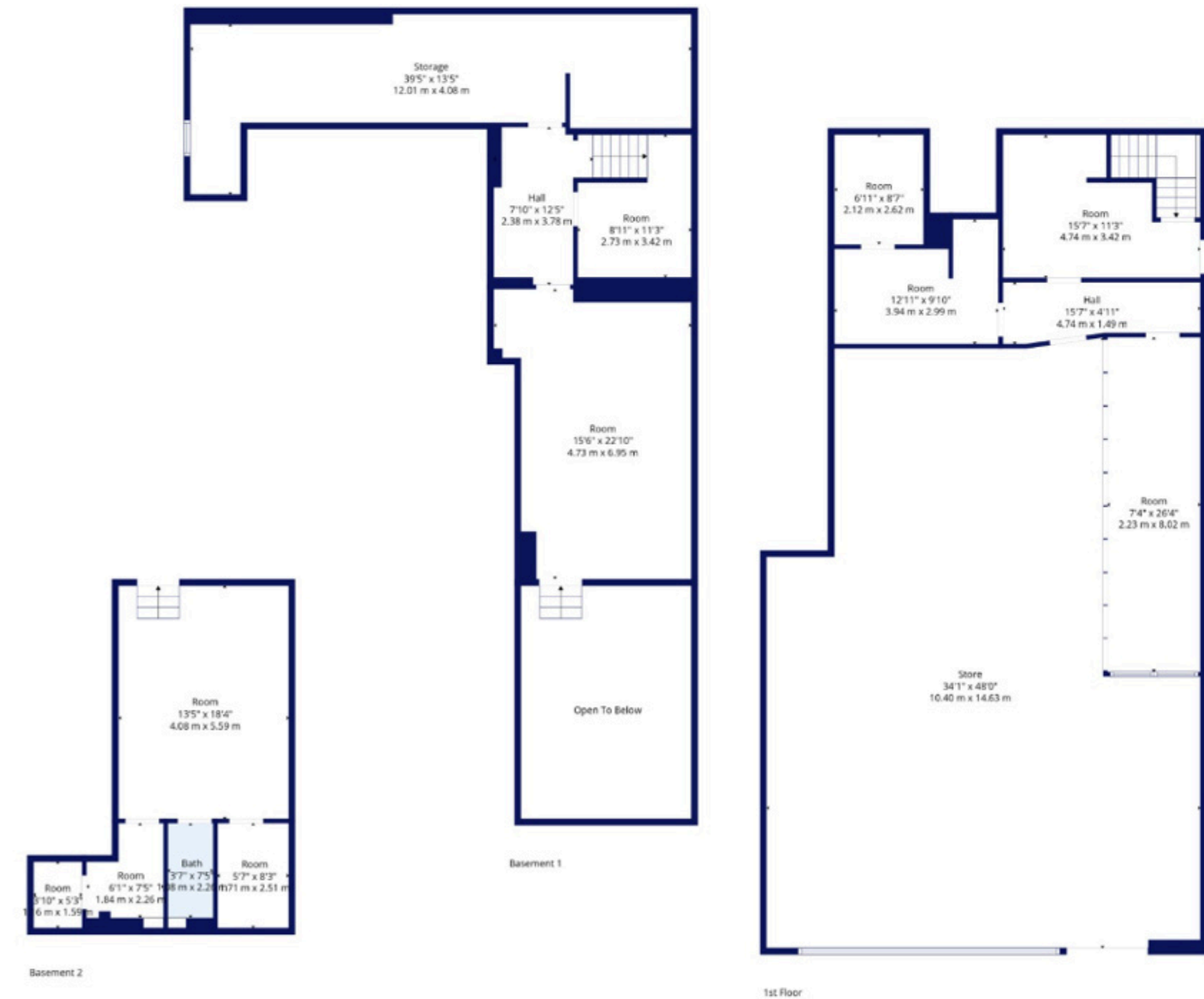




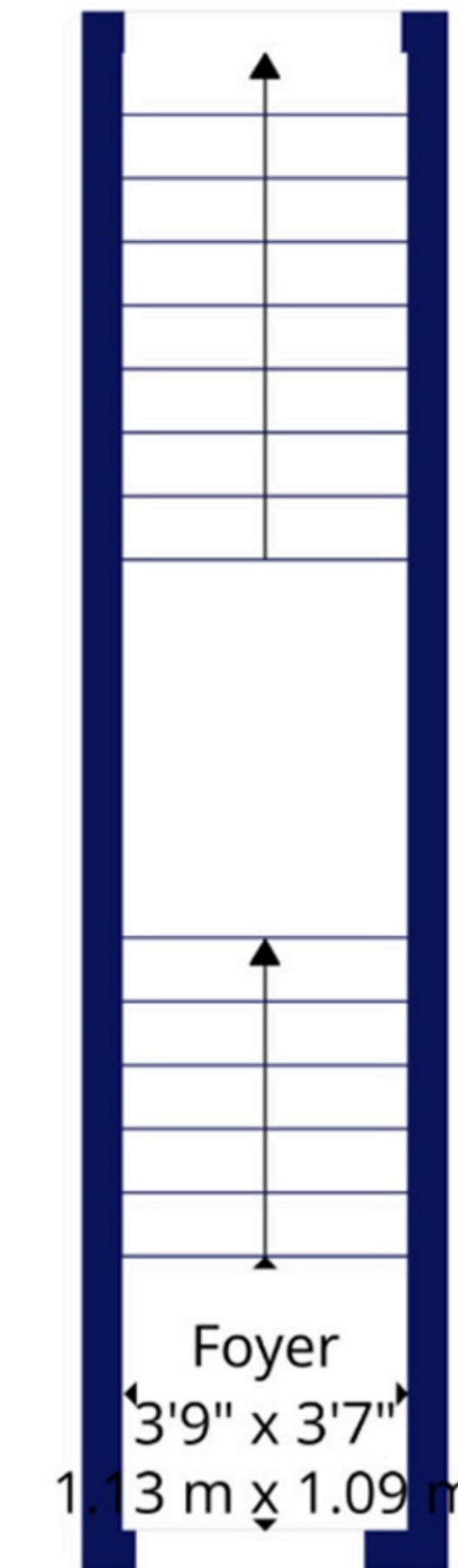
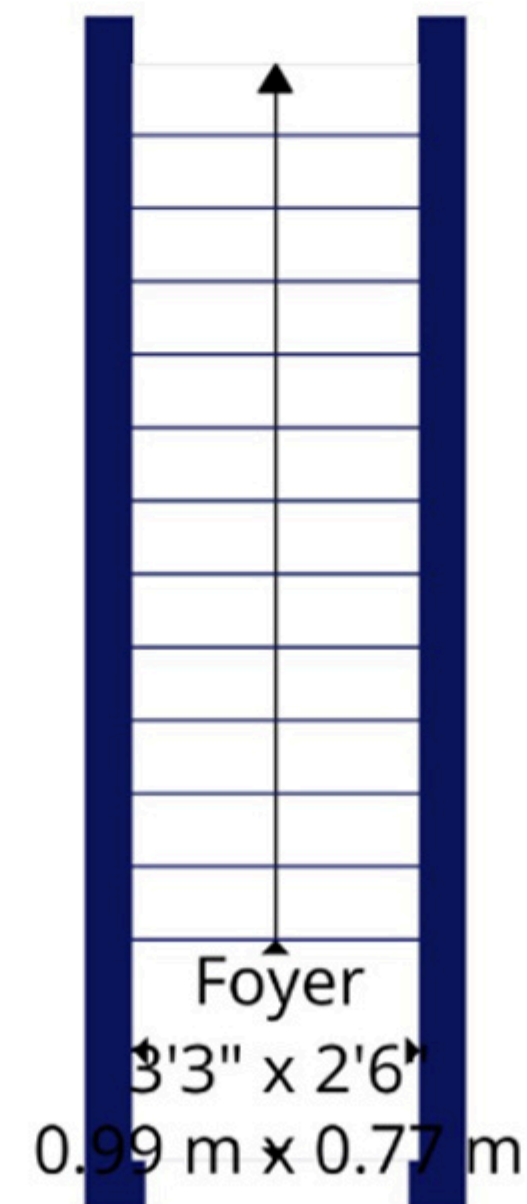
All Floors



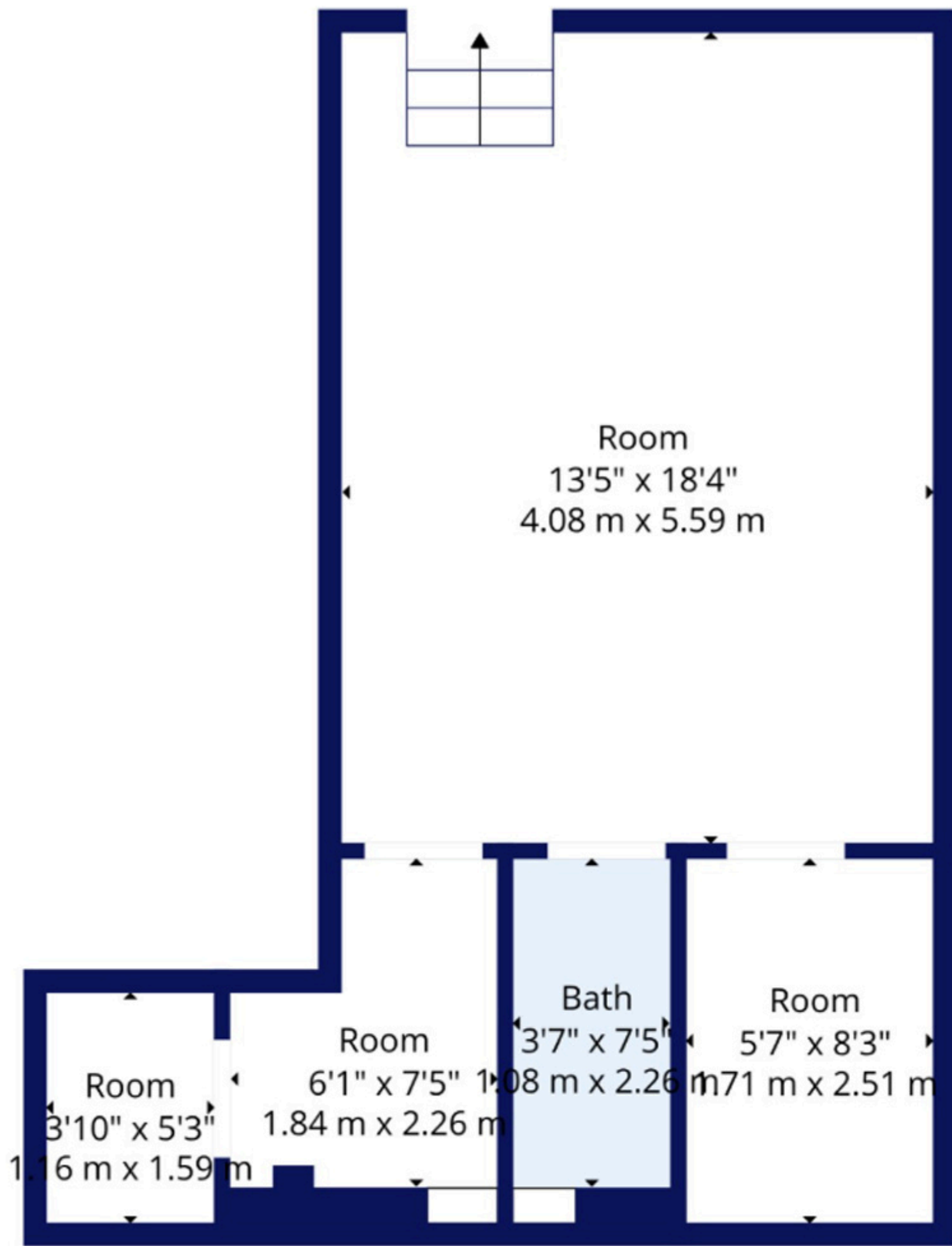
All Floors



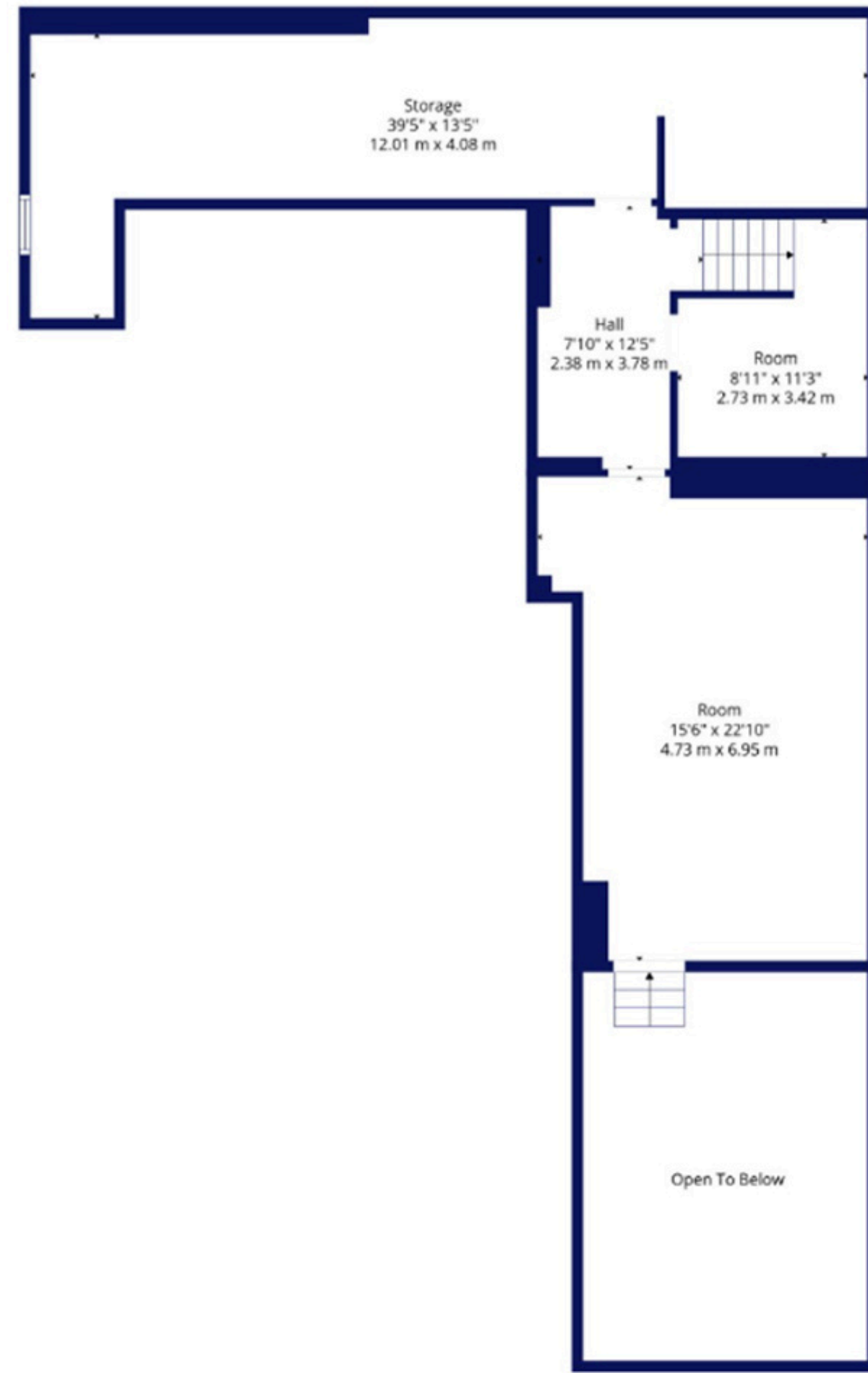
All Floors



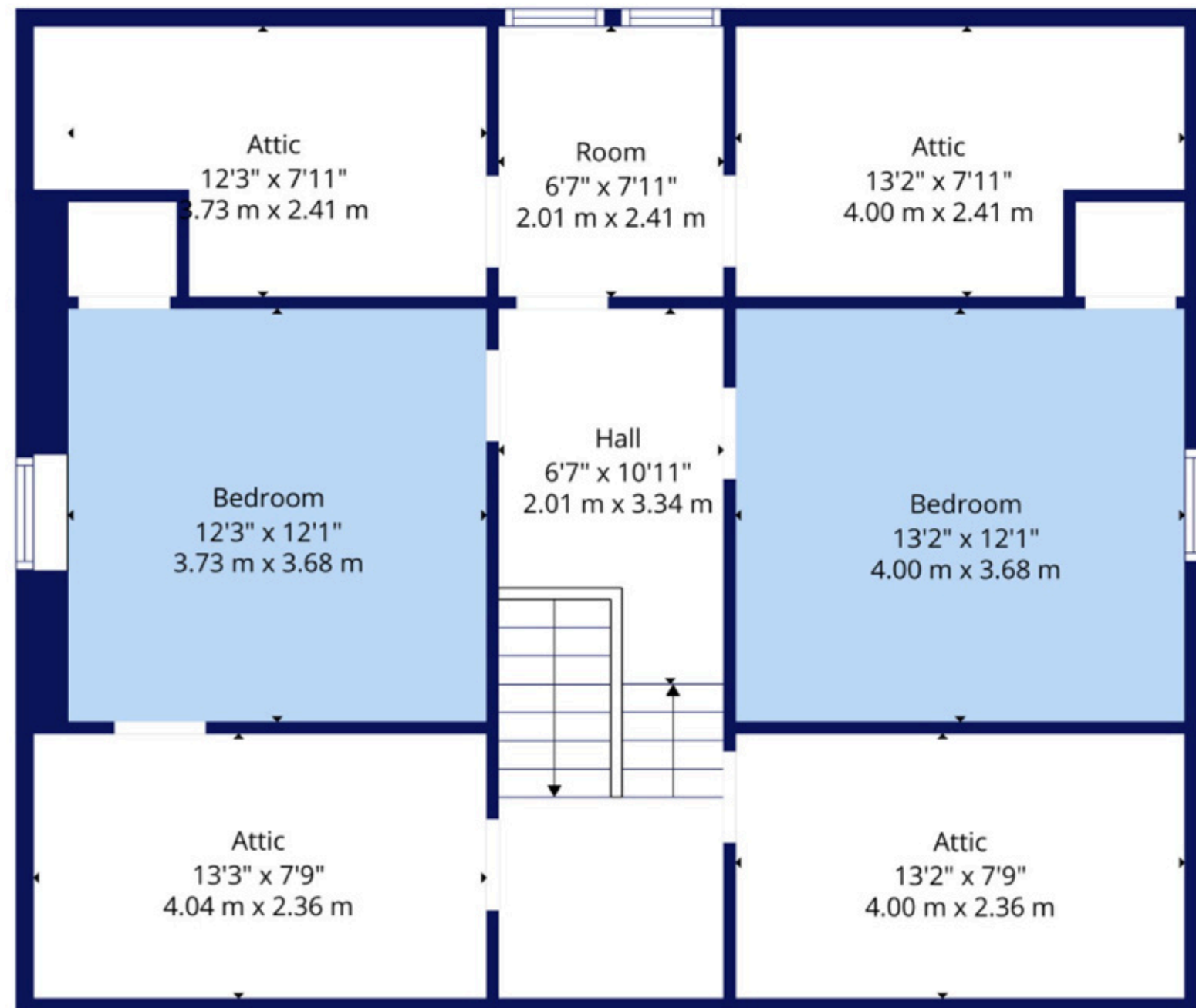
1st Floor



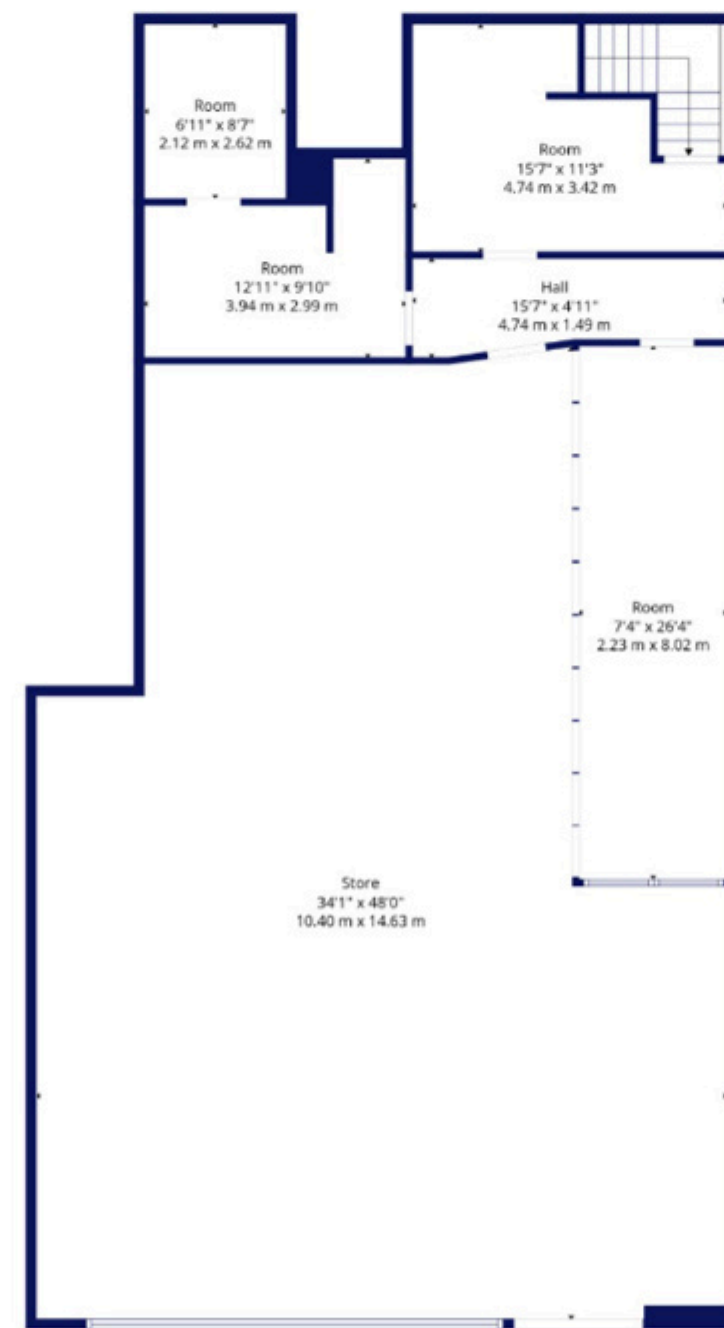
1st Floor



2nd Floor



3rd Floor



2nd Floor

UNIT TYPE	MONTHLY RENT	ANNUAL TOTAL
Apartment 1 (4-BR)	\$2,400	\$28,800
Apartment 2 (2-BR)	\$2,000	\$24,000
Apartment 3 (1-BR)	\$1,400	\$16,800
Commercial Store	\$5,300	\$63,600
Gross Total	\$11,100	\$133,200

PROPERTY OVERVIEW

Property Tax:	\$24,346
Insurance:	\$5,000
Gas (Apartments):	\$2,500
Property Management:	\$7,500
Total Expenses:	\$39,346
Net Operating Income (NOI):	\$93,854
Current Cap Rate:	6.3%





PROPERTY PHOTOS





PROPERTY PHOTOS



HAMILTON DEMOGRAPHICS

Population

Total Population

NBH 741

COM 27,569

CITY 635,495

Gender



Female



Male



Family Status



>15 Married with Children

13%



>15 Single with Children

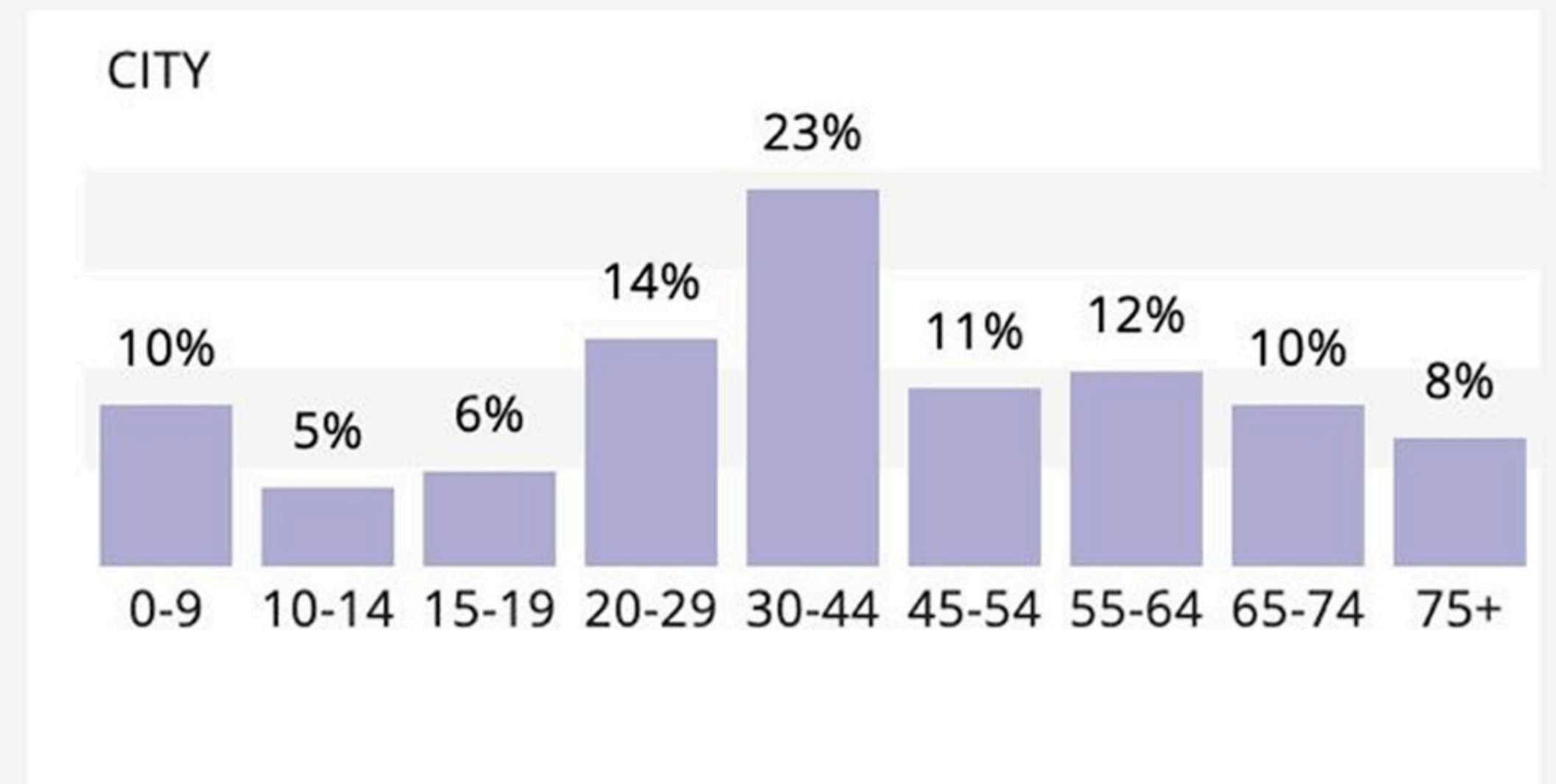
7%

Marital Status



- Single
- Married
- Separated / Divorced
- Other

Age Distribution



HOUSEHOLDS

Structure Details



**Total # of
Occupied
Private
Dwellings**

CITY

241,785



**Dominant
Year Built**

Before 1960

Ownership



Owned



Rented

CITY

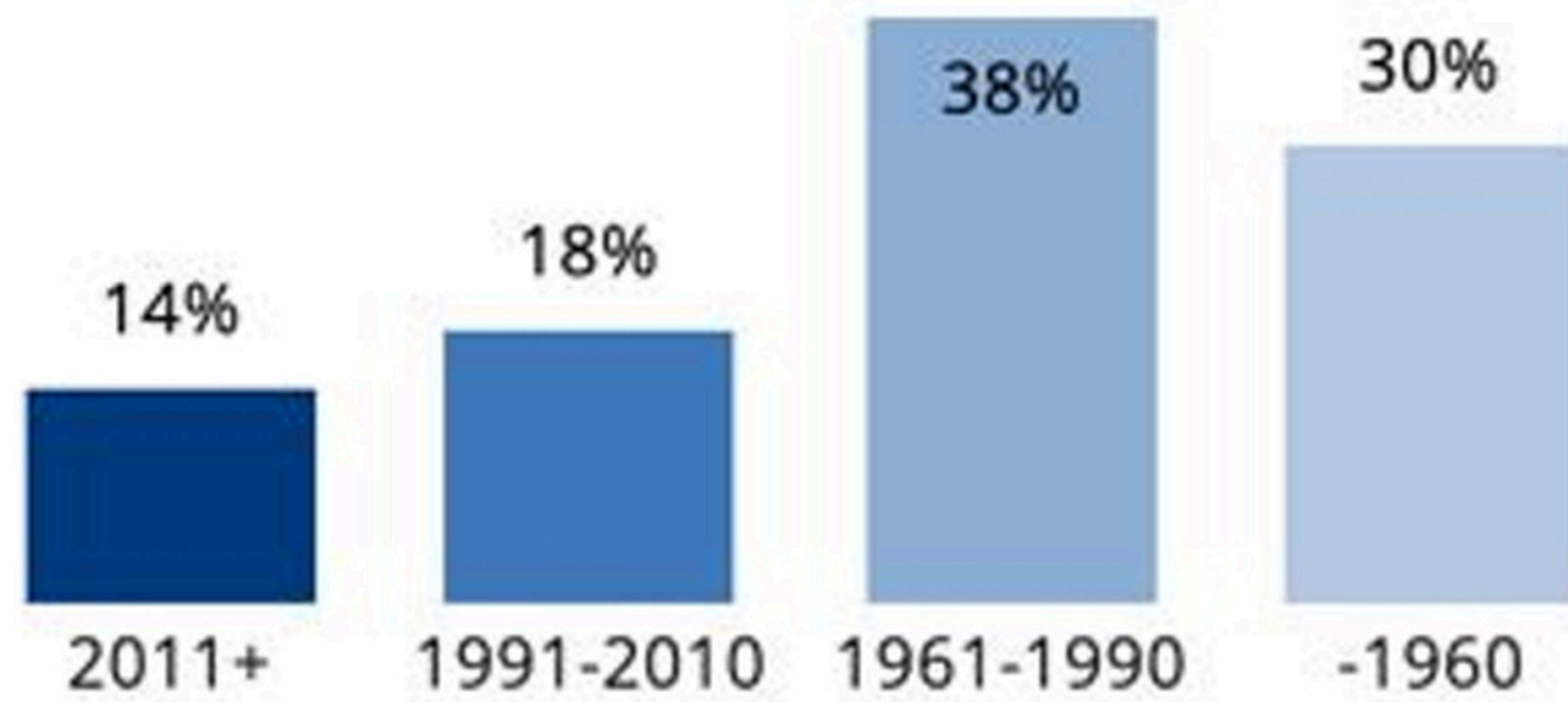
65%



35%

Age of Home (Years)

CITY



Structural Type

CITY



SOCIO-ECONOMIC

Avg. Household
Income

NBH
\$93,904

COM
\$106,746

CITY
\$132,163

Employment



35%
Unemployed

Highest Level of Education



- University 30%
- College 21%
- High School 28%
- Other 21%