



Loeffler and Co.

202 Cannon Street E, Hamilton, ON

# MULTI-RESIDENTIAL BUILDING LOT IN BEASLEY!



ed to RAHB

Mark Loeffler | [mark.loefflerkw.com](http://mark.loefflerkw.com)

Sales Representative

245 Wyecroft Rd., Oakville, ON L6K 3Y6

**KW SIGNATURE**  
KELLERWILLIAMS SIGNATURE REALTY  
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BROKERAGE INDEPENDENTLY OWNED AND OPERATED

# PROPERTY HIGHLIGHTS

## 202 Cannon Street E, Hamilton, ON

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**Neighbourhood:** Beasley

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**Zoning:** D5

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**Property:** Land

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**Land Information:** 67.00 Front  
85.00 Depth

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**Legal Description:** PT LT 78-79 PL 255 PT 3 62R16343; CITY OF HAMILTON

This is a golden opportunity to capitalize on Hamilton's thriving downtown real estate market. Rare opportunity to own a prime residential building lot in Central Hamilton! This corner property located at Cannon/Cathcart measures approximately 67' x 85'. The existing buildings on the site are vacant and their services have been disconnected, making them ready for demolition.

The proposed development is a 6.5-storey apartment building consisting of 26 units. Site Plan Approval process is well underway. Furthermore, an Environmental Risk Assessment is being conducted and has been approved for reimbursement under the city's ERASE Redevelopment grant program. Zoned D5, this corner lot will give you the freedom to create the perfect investment property.

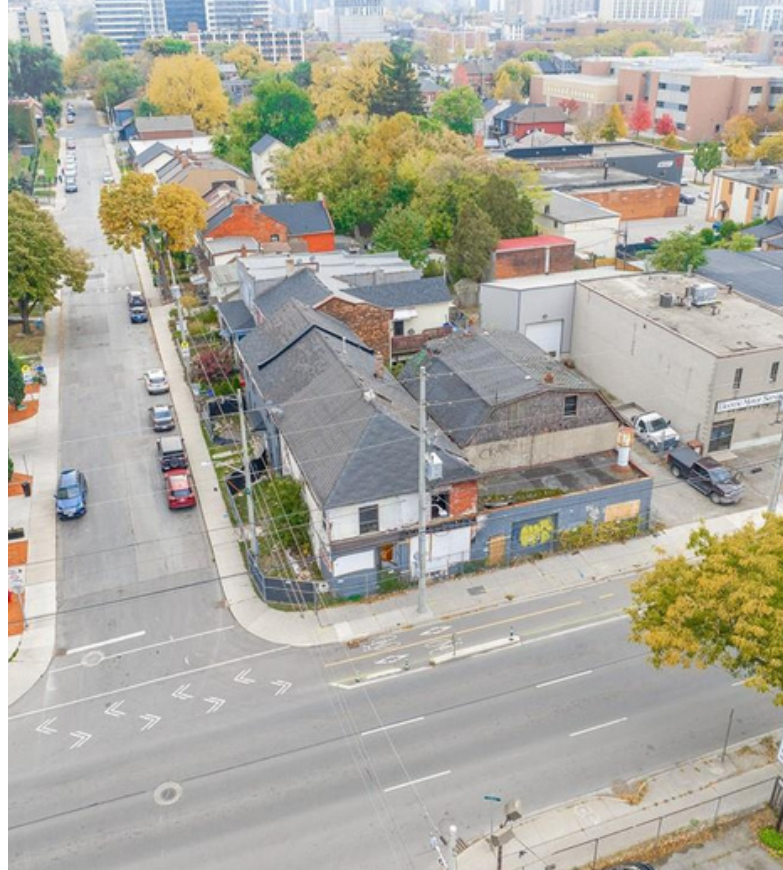
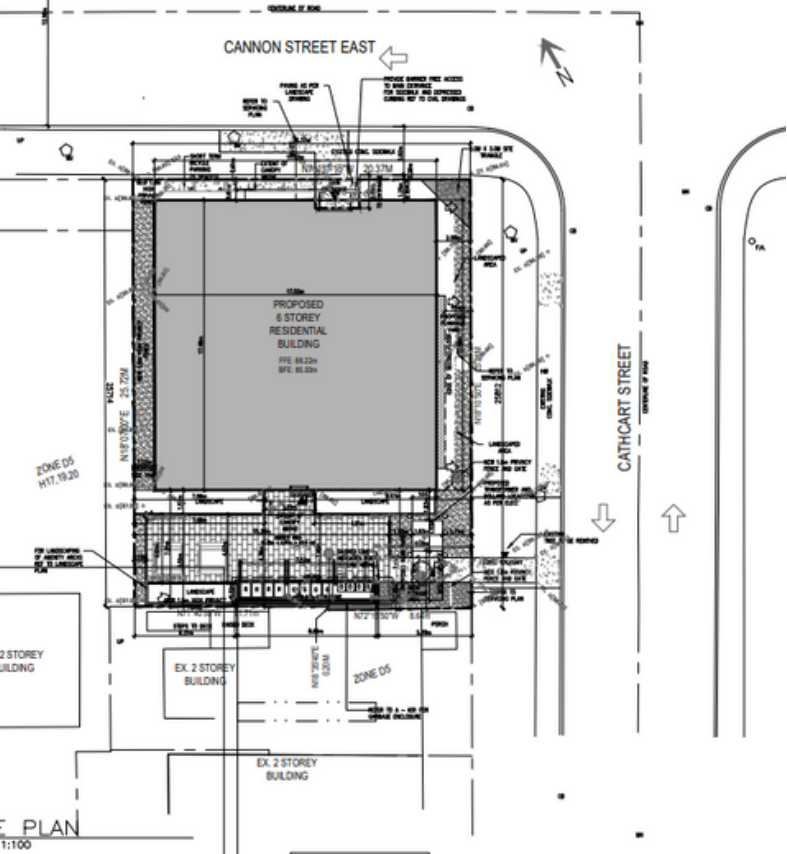
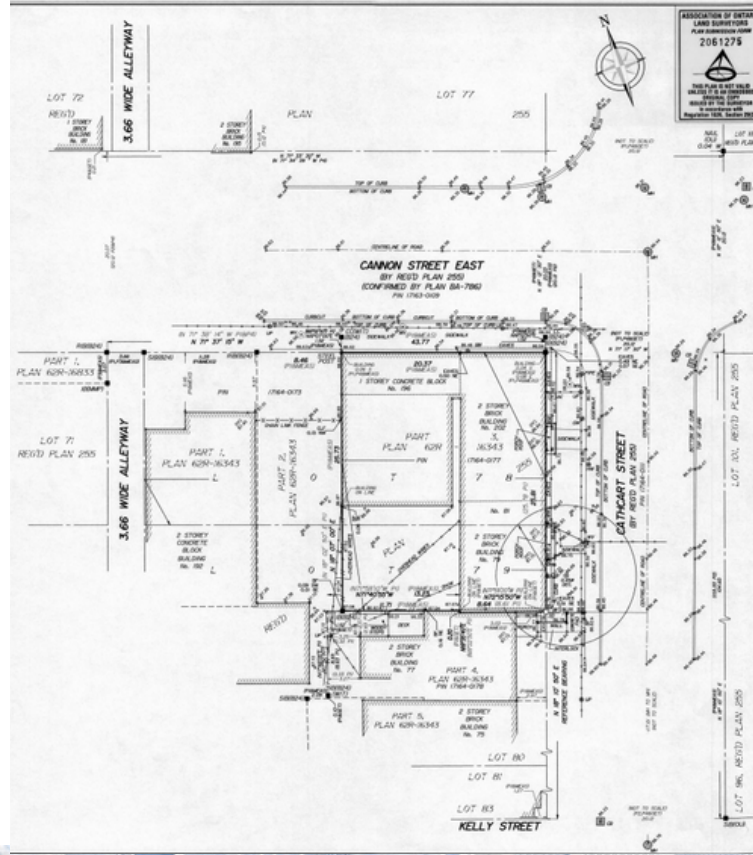
Don't miss out on this chance to invest in a prime location with endless possibilities!

**Asking \$ 1,950,000**



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# PHOTOS & CONCEPT DESIGN



**\*Currently no approved designs in place. Buyer to do their own due diligence with respect to possible development.**

# AREA OVERVIEW

## Why Invest in Hamilton?

- One of the nation's most diversified economies, the fastest growing mid-sized city for tech talent and a fantastic community approach to supporting investment big and small.
- Hamilton is home to some of the country's top-ranked medical research facilities. Hamilton Health Sciences and McMaster University are also among Hamilton's largest employers.
- Hamilton combines all the benefits of a lively, well-connected, culturally diverse downtown core with suburban spaces, the beautiful surroundings of Lake Ontario, and the Niagara Escarpment. Enjoy parks, trails, waterfalls, and quiet neighbourhoods that are further from the city centre. Hamilton is an affordable alternative to other large cities in the region, such as Mississauga and Toronto
- While the average sale price has fallen year over year, rent prices in Hamilton have remained steady following an increase of approximately 8% since February 2021.
- A \$140 million redevelopment project is set to transform Hamilton's West Harbour into a vibrant, mixed-use, transit supportive and pedestrian-friendly community that is the jewel on Hamilton's waterfront.\*\*
- Arts, culture, and nightlife activities in Hamilton are more affordable than other urban centres in Ontario.

\*\* hamilton.ca



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## INDEMNIFICATION

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In no event shall any prospective Buyer or any of its agents or contractors contact any governmental authorities concerning the Property or make any physical inspection or testing of the Property, without the prior written consent of the Seller or Loeffler & Co. Realty.

