



Loeffler and Co.

23 Centennial Parkway S, Stoney Creek, ON

# MULTI-RESIDENTIAL BUILDING LOT IN STONEY CREEK!



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

# PROPERTY HIGHLIGHTS

## 23 Centennial Parkway S, Stoney Creek, ON

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**Neighbourhood:** Battlefield

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**Zoning:** RM1 - Multiple Residential

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**Property:** Land

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**Land Information:** 66.01 Front  
106 Depth

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**Legal Description:** LOT 31, PLAN 1405, STONEY CREEK

Rare opportunity to own a prime residential building lot in the heart of Stoney Creek! This is one of the only vacant lots on Centennial Parkway, located just minutes away from the Red Hill Parkway, QEW, Confederation GO Station, schools, parks, shopping and much more, this lot is perfect for anyone looking to build a multi-residential property up to 4 units.

Zoned RM1, this corner lot allows for a single detached dwelling up to a fourplex, giving 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!

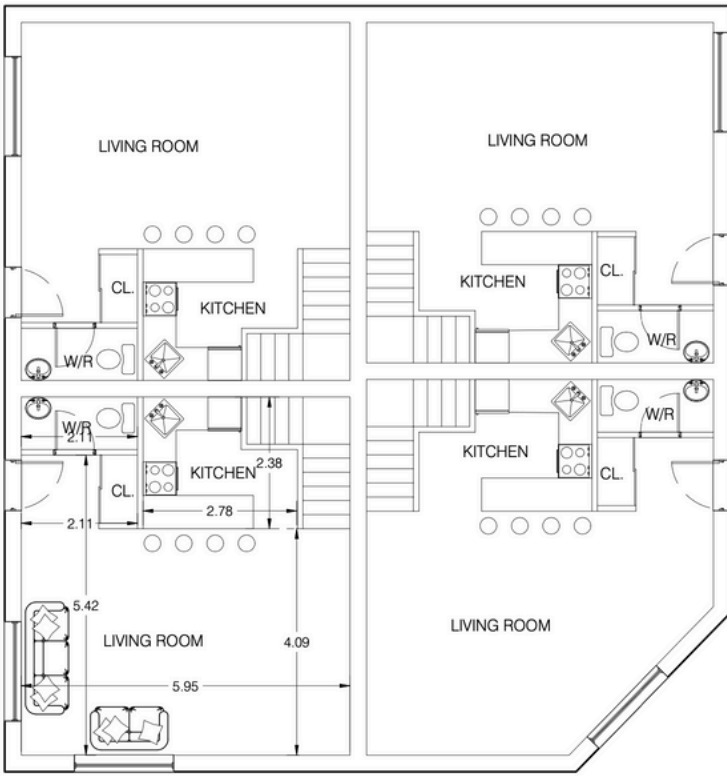
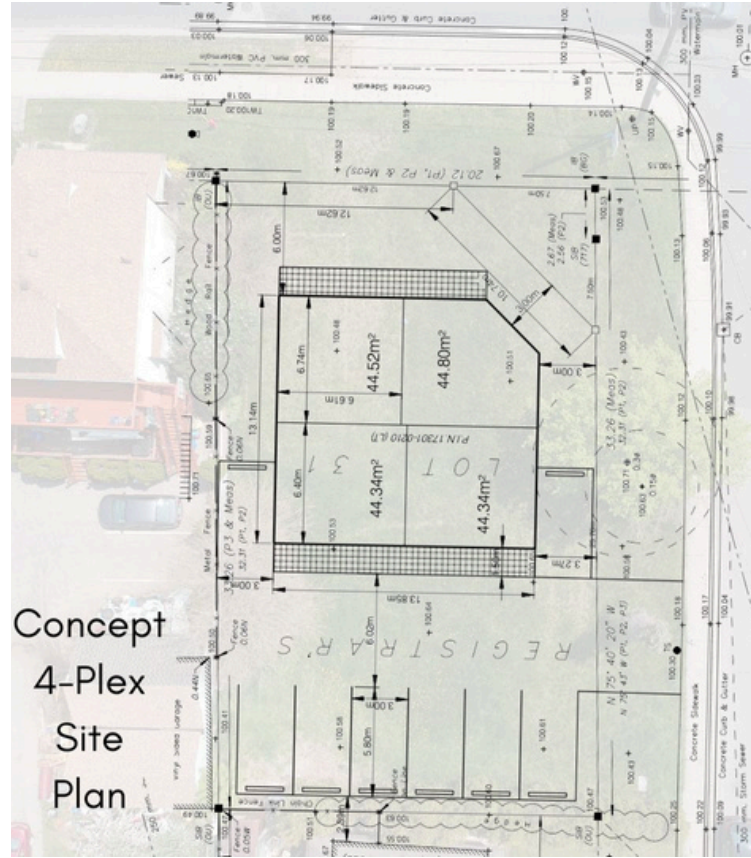
**Asking \$ 499,900**

**[View complete  
Stoney Creek Zoning By-Law  
here.](#)**

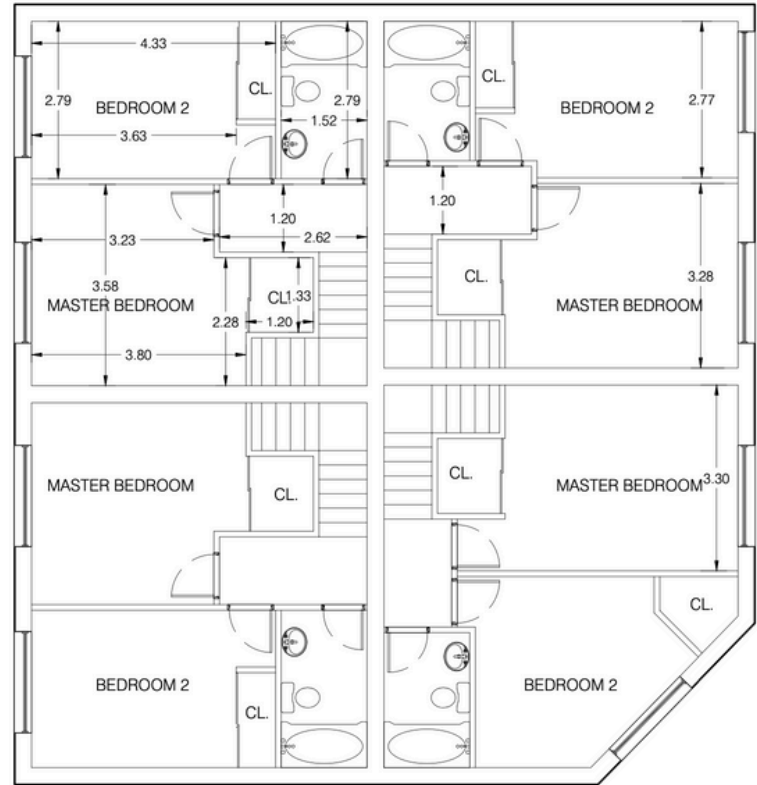


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# PHOTOS & CONCEPT DESIGN



GROUND FLOOR



SECOND FLOOR

**\*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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Prospective buyers will not use or permit this IPO to be used in any manner detrimental to the interests of the Owner, Loeffler & Co. Realty, or their affiliates or for any other purpose than a proposed purchase of the Property. The terms and conditions in this section with respect to confidentiality will relate to all Sections of the IPO as if stated independently therein.

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## INDEMNIFICATION

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