



Loeffler and Co.

74 Felker Avenue, Stoney Creek, ON

MULTI-RESIDENTIAL BUILDING LOT IN STONEY CREEK!



PROPERTY HIGHLIGHTS

74 Felker Avenue, Stoney Creek, ON

Neighbourhood: Battlefield

Zoning: RM1 (H) - Multiple Residential

Property: Land

Land Information: 65.09 Front
128.20 Depth

Legal Description: LT 4, PL 945 ; S/T SC3127 STONEY CREEK
CITY OF HAMILTON

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 from the Red Hill Parkway, QEW, Confederation GO Station, schools, parks, shopping, steps to public transit and much more. This is the perfect location for anyone looking to build a multi-residential property.

Zoned RM1 (H), 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!

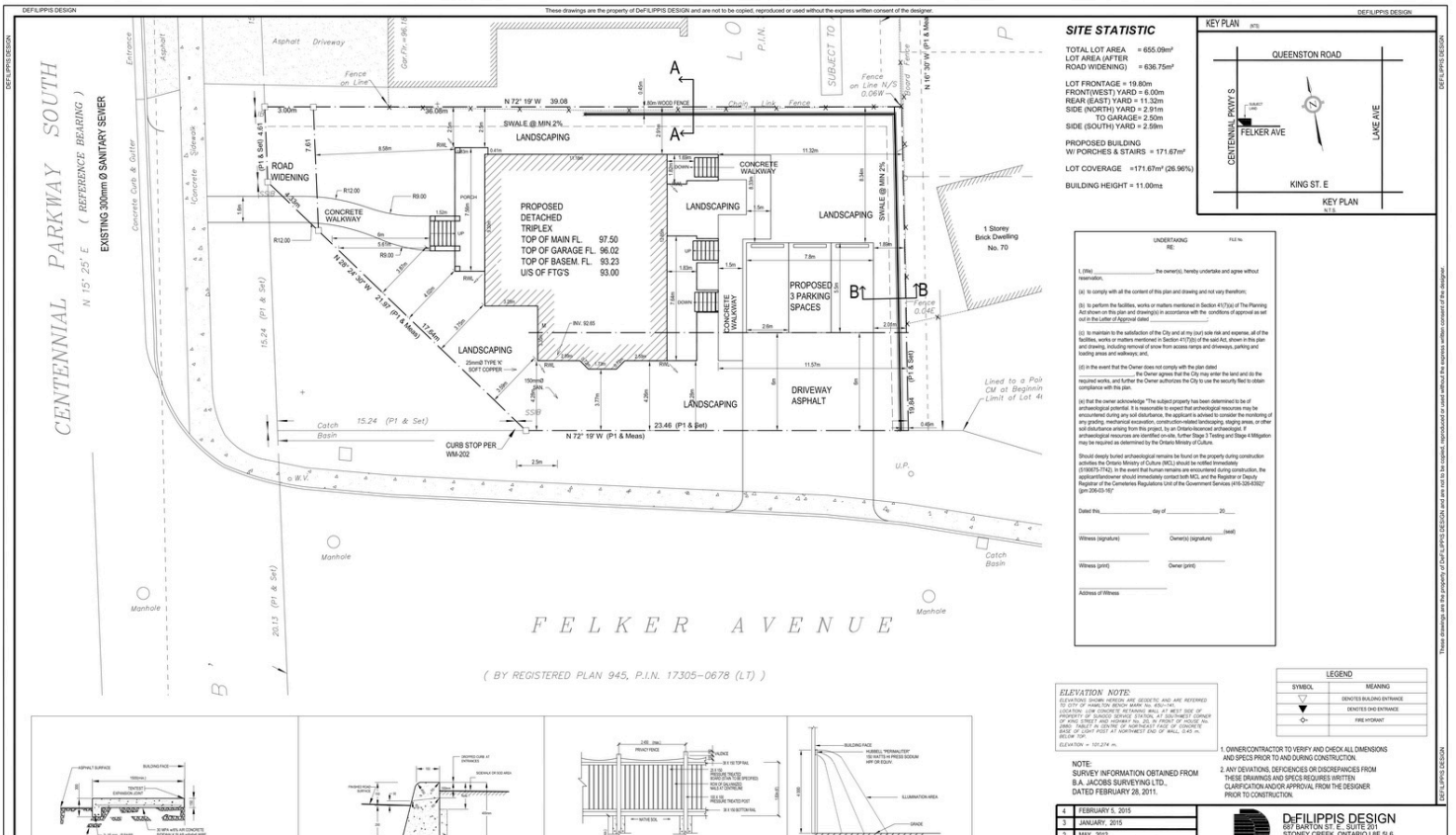
Asking \$ 499,900

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



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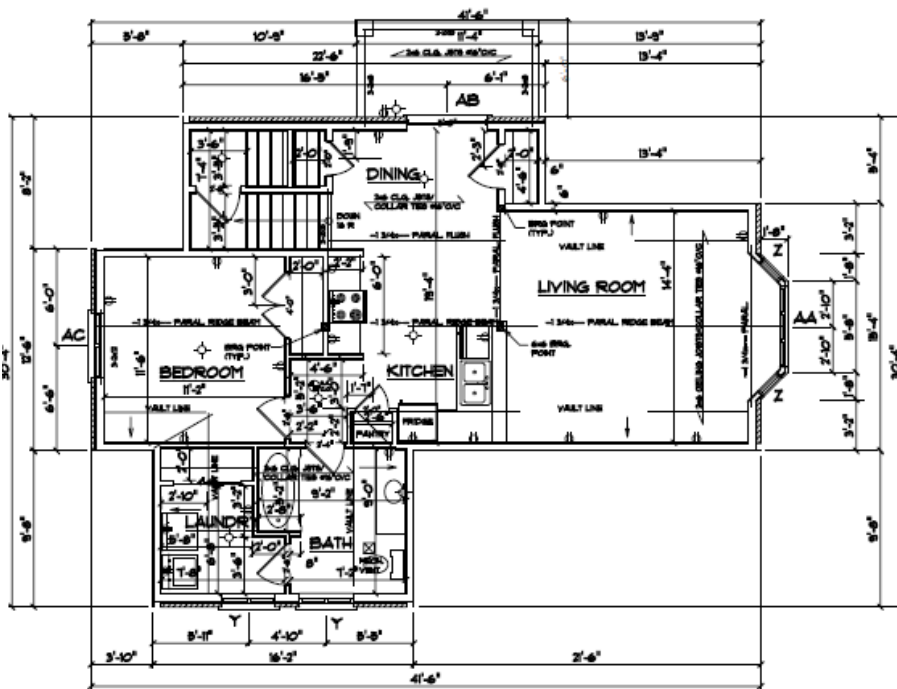
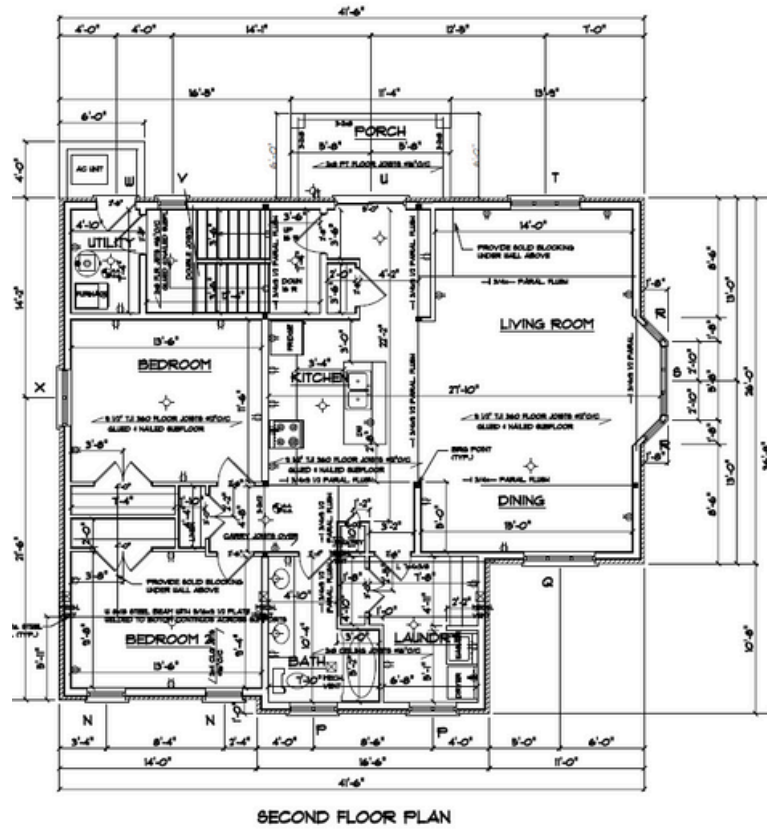
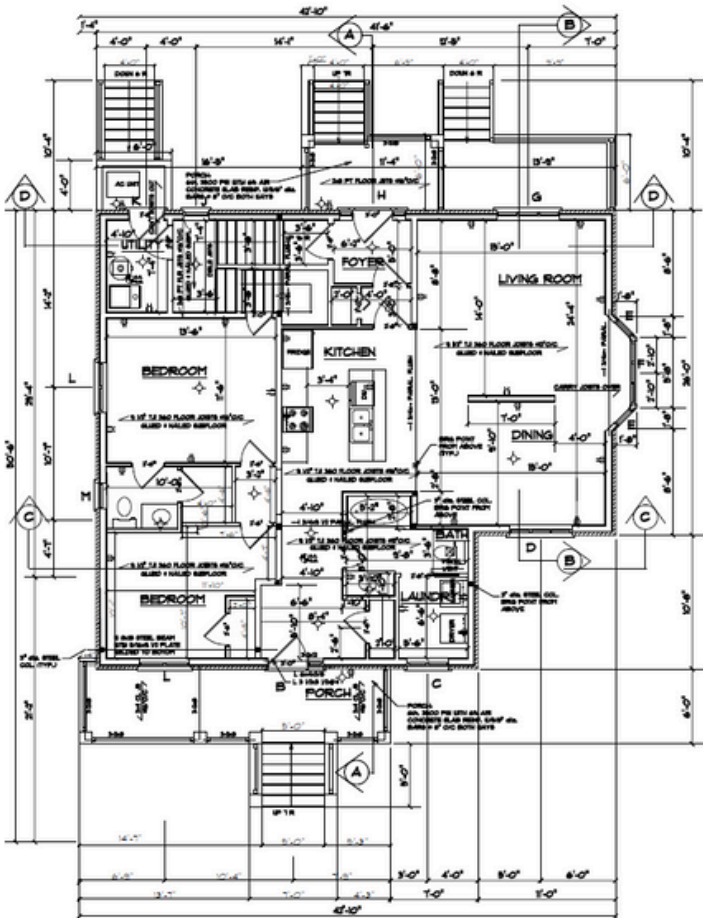
EXISTING TRIPLEX DESIGN



*Buyer to do their own due diligence with respect to possible development.
Renderings and designs are for information purposes only.



EXISTING TRIPLEX DESIGN



THIRD FLOOR PLAN

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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
- 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

In exchange for specific good and valuable consideration provided by the Seller and Loeffler & Co. Realty, including without limitation, the delivery of this IPO, the receipt and sufficiency of which is hereby acknowledged by the prospective Buyers.

Prospective Buyers hereby agree to indemnify the Seller and Loeffler & Co. Realty, and their affiliates against any compensation, liability or expense (including attorney's fees) arising from claims by any other party the Buyer had dealings with in connection with the sale of the Property, or in connection with a breach by the prospective Buyer of its obligations as described herein.

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