

1285 Main Street E, Hamilton, ON
**INVESTMENT OPPORTUNITY
IN HAMILTON'S HIGH-VISIBILITY AREA!**



Priced to Sell at \$ 599,000!

PROPERTY HIGHLIGHTS

1285 Main Street E, Hamilton

Neighbourhood: Crown Point

Zoning: TOC1

Property: Commercial

Prime Investment Opportunity in Hamilton's Crown Point East! This spacious commercial retail unit, paired with two residential apartments above, offers a fantastic income-generating potential in a high-visibility area. Located at 1285 Main St E, Hamilton, this property benefits from its proximity to major transit routes, local amenities, and a thriving community atmosphere.

Featuring three parking spaces, a new furnace (2022), and a roof replaced in 2020, this well-maintained building is equipped with 400 Amp electrical service, individually metered.

A rare find in a sought-after location—don't miss out on this exceptional investment opportunity!

Priced to Sell at \$599,000!

Gross Income: \$5,029.41/month

PROPERTY FINANCIALS

Income Breakdown

Rent	Type	Rent Monthly
Main	Appliance Store	\$1,963.32
Apt 1	2 bed unit	\$1,447.34
Apt 2	Bachelor	\$1,195.00
Roof	Sign	\$423.75
Total		\$5,029.41

Expenses

Item	Annual
Water + HST	\$7,082.52
Insurance	\$5,347.56
Maintenance and Repairs + HST	\$3,017.65
Property Management Fees + HST	\$5,154.00
Property Taxes	\$6,462.00
Gas + HST	\$2,949.84
Total:	\$30,013.57

Income & Return

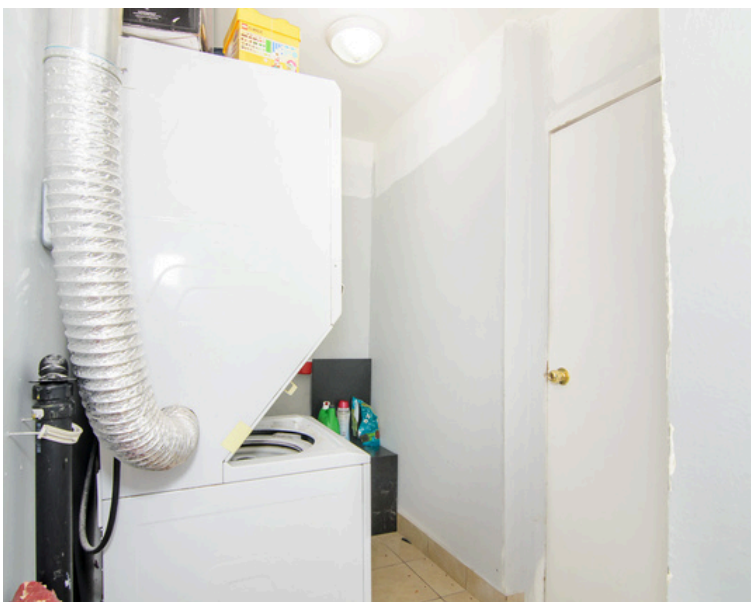
Asking Price	\$599,000
Gross Rental Income	\$60,352.92
Expenses	\$30,013.57
NOI	\$30,339.35



COMMERCIAL PHOTOS (APPLIANCE STORE)



APARTMENT 1



APARTMENT 2



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.



OFFERING DETAILS

CONFIDENTIALITY

By accepting this initial Property Offering (IPO) prospective buyers agree to hold and treat them and their contents in the strictest confidence. Prospective Buyers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this or any of its contents or any part thereof without the prior written consent of the Owner or Loeffler & Co. Realty.

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.

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.