

FOR SALE

———— 123 MacNab Street South, Hamilton ————
Multi-Family Investment Opportunity | 15 Units



Asset Overview

123 MacNab Street South | Hamilton

CBRE Limited (“The Advisor”) is pleased to offer for sale 123 MacNab Street South in Hamilton (“The Property”); a fully tenanted 15-unit building consisting of approximately 6,950 square feet. The Property includes 2 Two-Bedroom Units, 2 One-Bedroom Units, and 11 Bachelor Units. . 123 MacNab Street South is well-situated within walking distance from the Hamilton Go Centre. The Property also benefits from an abundance of parking with two separate parking areas behind the building totaling 15 parking stalls. The Property was renovated in 2017 and provides updated finishes while preserving the historical charm of the building that was constructed in 1877.

Year Built	1877
Land Size	0.268 acres
Net Rentable Area	6,950 Sq. Ft.
Frontage	70 Ft.
Zoning	E:3 - High Density Multiple Dwelling
Storeys	3
Units	15 (2 Two-Bedroom Units, 2 One-Bedroom Units, and 11 Bachelor Units)
Occupancy	100%
NOI	\$128,144



Built in 1877



Minutes to Hamilton Go Centre



3 Storeys



15 Units
2 Two-Bedroom Units
2 One-Bedroom Units
11 Bachelor Units



Zoned E3
High Density Multiple Dwelling



Exceptional Parking with 15 stalls available



Hamilton GO Centre

MacNab Street South

Bold Street

Market Overview

123 MacNab Street South | Hamilton

Hamilton, Ontario is a vibrant city situated at the western end of Lake Ontario. It has a population of approximately 781,000 people (2023), making it the third largest city in Ontario. Hamilton is easily accessible through various transportation options. Well-connected to major highways, including the Queen Elizabeth Way (QEW) and Highway 403, making it convenient for commuters and businesses. The city also has a busy international airport, the John C. Munro Hamilton International Airport, which facilitates both domestic and international travel. Hamilton has a thriving manufacturing sector, with industries such as steel and automotive playing a significant role in the local economy. Additionally, Hamilton has a growing healthcare and education sector, which contributes to job opportunities in the city. The city offers beautiful waterfront views and access to various outdoor recreational activities. Hamilton is also known for its rich cultural scene, including art galleries, museums, and vibrant music festivals.

Demographics

Within a 5km radius



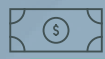
220,672

Population in 2023



5.6%

Population growth 2018-2023



\$94,095

Average household income



86.4%

Employment Rate



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