CBRE | RETAIL INVESTMENT GROUP

Mohawk Plaza

860-862 MOHAWK ROAD EAST, HAMILTON ON

RETAIL INVESTMENT OPPORTUNITY



The Offering

CBRE's Retail Investment Group presents the opportunity to acquire Mohawk Plaza, a fully leased neighbourhood retail asset located at the prominent corner of Mohawk Road East and Upper Ottawa Street. With a diverse roster of long-standing tenants, the property has established itself as a destination for local residents while providing stable in-place income.

The plaza benefits from excellent visibility, multiple points of ingress and egress, and convenient access to the Lincoln M. Alexander Parkway. Its location just minutes from Lime Ridge Mall further enhances its position within one of Hamilton Mountain's most established retail corridors.

With rents currently below prevailing market levels, the offering provides investors with a compelling opportunity to increase revenue over time through future lease renewals and rental rate growth while benefiting from immediate cash flow.

PROPERTY DETAILS

ADDRESS	860-862 Mohawk Road E., Hamilton
PIN	169870084
LAND AREA	0.46 Acres
ZONING	Neighbourhood Commercial (C2)
OCCUPANCY	100%
# OF TENANTS	3
LEASABLE AREA (SQ. FT.)	9,136

- Prime Corner Lot
- 100% Leased
- Rental Upside

ASKING PRICE: $2,650,000



Market Overview

Mohawk Plaza is located within Hamilton Mountain, an established residential community with strong demographics and a deep concentration of neighbourhood-serving retail amenities. Positioned at the intersection of Mohawk Road East and Upper Ottawa Street, the property benefits from consistent consumer traffic and proximity to major destinations, including Lime Ridge Mall.

The area is well connected by the Lincoln M. Alexander Parkway, providing convenient access throughout Hamilton and the broader GTA. Supported by a mature residential population and established commercial infrastructure, the surrounding trade area continues to provide a stable foundation for long-term tenant demand and future rental growth.

DEMOGRAPHICS

$108,761
Average Household Income

256,268
Population

6%
Population Change

141,458
Labour Force



Location Overview

LIME RIDGE MALL

STARBUCKS
TIM HORTONS
SPORTCHEK
CIBC
CANADA POST
WINGSTOP
OLD NAVY
SOFTMOC
H&M
HOT TOPIC
GAP
JD SPORTS

MCDONALDS
TIM HORTONS
FOOD BASICS
KFC

GIANT TIGER
DOLLARAMA
TIM HORTONS
MOUNTAIN BURGER
HAMILTON CARE MEDICAL CENTRE

DRIVE TIMES	
QEW	12 mins (13 km)
Highway 403	20 mins (24 km)
Highway 407	24 mins (23.8 km)
Pearson Airport	53 mins (75 km)
John C. Munro Hamilton Int. Airport	20 mins (14 km)
Downtown Toronto	1 hr 24 mins (80.5 km)

MOHAWK ROAD EAST

UPPER OTTAWA STREET

SHOPPERS
DRUG MART

HUSKY GAS STATION

Zoning Overview

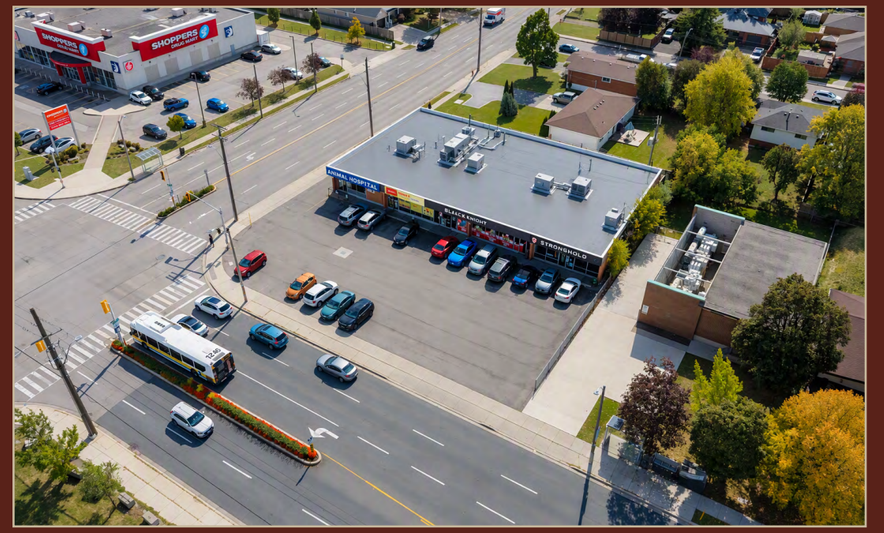
The C2 Zone permits commercial uses intended to serve residents within the surrounding neighbourhood, as well as residential uses. This Zone is found primarily along collector or arterial roads, with the built form ranging from small scale one-storey commercial plazas to the clustering of commercial buildings under 2000 square metres built close to the street. The scale, height, and bulk, are compatible with the surrounding residential neighbourhood.

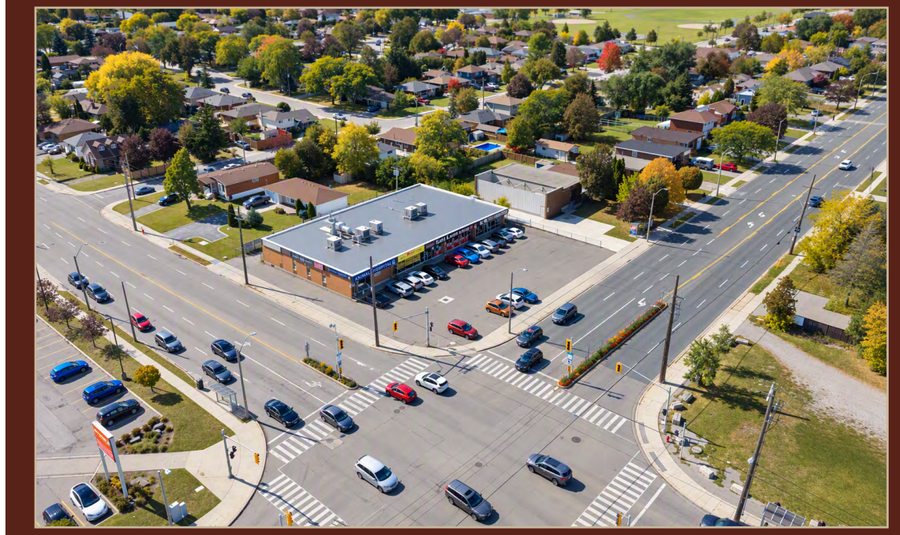
No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Neighbourhood Commercial (C2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

PERMITTED USES

- Artist Studio
- Catering Service
- Commercial School
- Craftsperson Shop
- Day Nursery
- Dwelling Units in conjuntion with a Commercial Use
- Emergency Shelter
- Financial Establishment
- Medical Clinic
- Motor Vehicle Service Station
- Office
- Personal Services
- Repair Services
- Restaurant
- Retail
- Social Services Establishment
- Veterinary Service

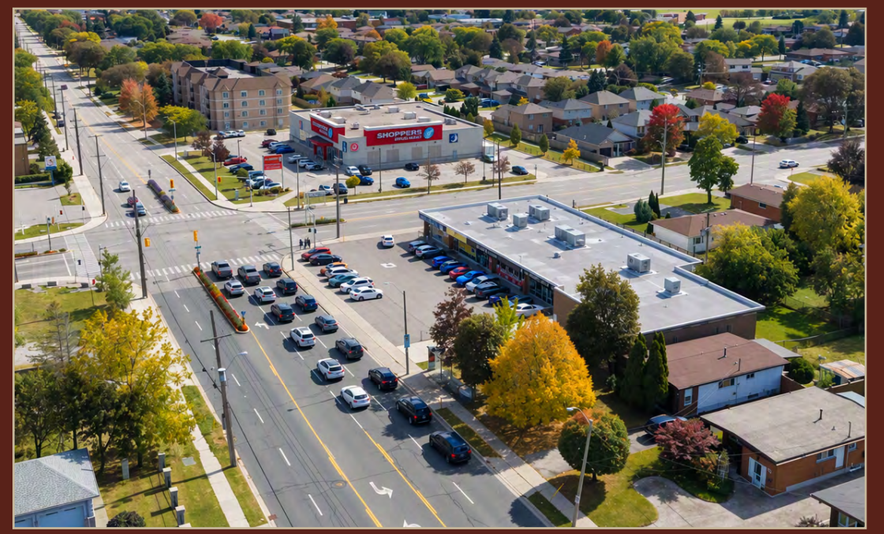












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Offering Process

CBRE Limited ("CBRE") has been retained as the exclusive advisors to seek offers for the disposition of the property. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving information on the offering. For more information on the offering process please contact one of the agents. Please refer to the Confidential Information Memorandum (CIM) located in the online Data Room for more information on the sale process.

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