

LAND AREA: 0.99 ACRES

# 118 KING STREET EAST HAMILTON



## DEVELOPMENT OPPORTUNITY

Zoned & approved for 124 residential suites

# INVESTMENT HIGHLIGHTS

## DESIRABLE SUBURBAN LOCATION

The Property is located on the North side of King Street, just west of Centennial Parkway in Stoney Creek. Situated within a mature established residential neighborhood, the Property is within the immediate area of a number of green spaces and schools including Battlefield Park National Historic Site, Green Acres Park and Recreation Centre, St. David Catholic Elementary School, Green Acres Elementary School and Glendale Secondary School. The general area is well served by amenities including major commuter routes, public transit, retail services, schools and greenspaces. A number of national retailers including Walmart, Loblaws, Shoppers Drug Mart, Canadian Tire and Dollarama are conveniently located approximately one kilometer away at the intersection of Centennial Parkway and Queenston Road. Also located at the intersection is Eastgate Square, a regional mall with more than 90 stores and services, as well as additional retailers and restaurants along Queenston Road. The Property is only a 5-minute drive from either the newly built Confederation GO station QEW interchange, providing convenient commuter access.

## DEMOGRAPHICS AND HOUSEHOLD INCOME

As of 2024, Hamilton, Ontario has an estimated population of 589,748 with a median household income of approximately \$86,000 and an average household income of \$108,700. After-tax median income is \$75,500. The city has 222,810 households, with an average size of 2.5 people. Most households are owner-occupied (65.7%), and renters make up 34.3%. The largest segment of households are two-person households, comprising 32.1% of the total. Hamilton's population has a median age of 40.8 years and is predominantly English-speaking (92.3%). About 25.2% of the population holds a university degree, and the city has experienced steady growth with a 1.18% annual population increase.

**Median Home Value:** \$700,000

**Average Home Value:** \$752,000

## ADVANCED DEVELOPMENT APPLICATION STATUS

The Owner has advanced a development application for the Property which contemplates a 124-unit midrise residential development with a total gross floor area of 123,000 square feet. The project specifically includes a 12-story condominium/rental apartment building. A Zoning Bylaw Amendment and a Draft Plan of Condominium were filed with the City of Hamilton, both of which have been approved. A Site Plan Application has not been submitted.



# PROPERTY DETAILS

**Address:** 118 King Street East,  
Hamilton

**Vendor:** 1970752 Ontario Inc.

**PIN:** 173010238

**Land Size:** Approximately  
0.99 Acres  
(43,195 SF)

**Frontage:** 130.07 FT (Along  
King Street East)

**Zoning:** Residential Mixed  
Use

**Environmental  
Remediation:** A record of Site  
Condition #229814  
was registered for  
the subject lands.

**Residential GFA:** 122,730 SF

**Commercial GFA:** 2,045 SF

## LEGAL DESCRIPTION

PART LOTS 34 AND 37 REGISTRAR'S COMPILED PLAN 1405 BEING PARTS 1, 2, 10 & 12 ON 62R21257 SUBJECT TO AN EASEMENT OVER PT 12 ON 62R21257 AS IN CD427657 SUBJECT TO AN EASEMENT OVER PT 2 ON 62R21257 IN FAVOUR OF PT LT 34 RCP 1405 BEING PTS 3, 4, 9 & 11 ON

62R21257 AS IN WE1441724 SUBJECT TO AN EASEMENT OVER PT 2 ON 62R21257 IN FAVOUR OF PT LTS 34, 35 & 37 RCP 1405 BEING PTS 5, 6, 7 & 13 ON 62R21257 AS IN WE1441724 TOGETHER WITH AN EASEMENT OVER PT LT 34 RCP 1405 BEING PT 4 ON 62R21257 AS IN WE1441724 TOGETHER WITH AN EASEMENT OVER PT LTS 34 & 37 RCP 1405 BEING PTS 6 & 13 ON 62R21257 AS IN WE1441724 CITY OF HAMILTON



# AERIAL MAP

 CUSHMAN & WAKEFIELD

QUEEN  
ELIZABETH  
WAY

CONFEDERATION  
GO STATION

EASTGATE SQUARE  
SHOPPING MALL

QUEENSTON RD  
RETAIL  
GOLDEN  
MILE

ST. JOSEPH'S  
HEALTHCARE CENTRE

Subject  
Property

HAMILTON POLICE EAST  
END STATION

## AREA DEVELOPMENT ACTIVITY

- 1** 2900 King Street East
- 2** 200 Centennial Parkway North

## RECENTLY COMPLETED PROJECTS

- 1** 2750 King Street East
- 2** 120 King Street East
- 3** 870 Queenston Road, Stoney Creek

# DEVELOPMENTS

## AREA DEVELOPMENT ACTIVITY

The Property is located within an established low-rise residential neighborhood. The majority of dwelling types within the surrounding area are single and semi-detached homes, with the subject Property being one of very few remaining development parcels in the immediate vicinity. Projects within a five-kilometer radius include the following:

### 1 2900 King Street East



A proposed 20 & 18-storey mixed-use residential & commercial development designed by RAW Design for Camarro Group on the southwest corner of King Street East and Centennial Parkway South in the Gershome neighbourhood of Hamilton.

### 2 200 Centennial Parkway North



SmartLiving, SmartCentres' wholly owned residential brand, is redeveloping a 13-acre site at 200 Centennial Parkway North in the Stoney Creek area of Hamilton, Ontario. The proposed development, designed by Chamberlain Architects, will occupy approximately 6 acres, representing 45% of the overall site. The redevelopment plan for the southern portion of the overall site envisions a multi-phased approach introducing approximately 1,100 new residential units. The phased approach will consist of approximately 83,000 square meters of residential GFA and 1,359 square metres of retail GFA once completed. The first phase is proposed as two towers, 20 and 15 storeys, with an integrated 6-storey podium including over 500 residential units and retail at grade.

## RECENTLY COMPLETED PROJECTS

### 1 2750 King Street East



116 Unit luxury midrise condominium project completed in 2022 by A. DeSantis Developments Ltd.

### 2 120 King Street East



80 Unit purpose built rental apartment building, completed in 2018.

### 3 870 Queenston Road, Stoney Creek



In September 2021, construction commenced on a 14-storey, 219-unit purpose built rental apartment building, the first open-market, multi-residential LEED-certified high-rise in the City of Hamilton. Completion and occupancy in 2024.

# DEVELOPMENTS

## EASTGATE SQUARE REDEVELOPMENT PROPOSAL

Eastgate Square, a longstanding mall in Hamilton's Stoney Creek area, is proposed to be transformed into a mixed-use community. Located beside the future eastern terminus of the Hamilton LRT B-Line, the southern half of the shopping centre site would become a transit-oriented community featuring residential towers as high as 20 storeys rising above retail and public spaces. Plans designed by BDP Quadrangle for Harrison Equity Partners include renovating the existing mall while adding the significant new density, similar to many mall redevelopment proposals across the Greater Toronto Area.



The site spans 73,799m<sup>2</sup> at the northwest corner of Centennial Parkway and Queenston Road. Currently occupied by the low-rise mall and its extensive surface parking, plus a Hamilton Street Railway (HSR) bus terminal accessed from Queenston Road. The new LRT B-Line terminal is to be built in the middle of Queenston Road beside the southwest corner of the site, with bus terminal relocated to the base of the development block immediately north of it.

Opened in the early 1970s, Eastgate Square Mall has served as a key retail and community hub for eastern Hamilton. The surrounding area features a mix of single-detached homes, low and mid-rise residential buildings, and commercial uses. With development pressure across the Greater Golden Horseshoe having intensified, initial plans emerged in 2022 for 16 blocks up to 42 storeys in height, as per the image below.



A new Draft Plan of Subdivision was presented to Hamilton's Planning Committee on December 3, 2024 that is scaled back somewhat with a mix of 3-storey townhome blocks plus 19 residential towers ranging 16 to 20 storeys, all delivering a total of 4,325 residential units. To support this density, plans call for 3,481 vehicular parking spaces for residents. The towers would rise from mixed-use, mid-rise podiums, while 9,680m<sup>2</sup> of POPS (Privately Owned Publicly accessible Space) would be split across three park blocks.

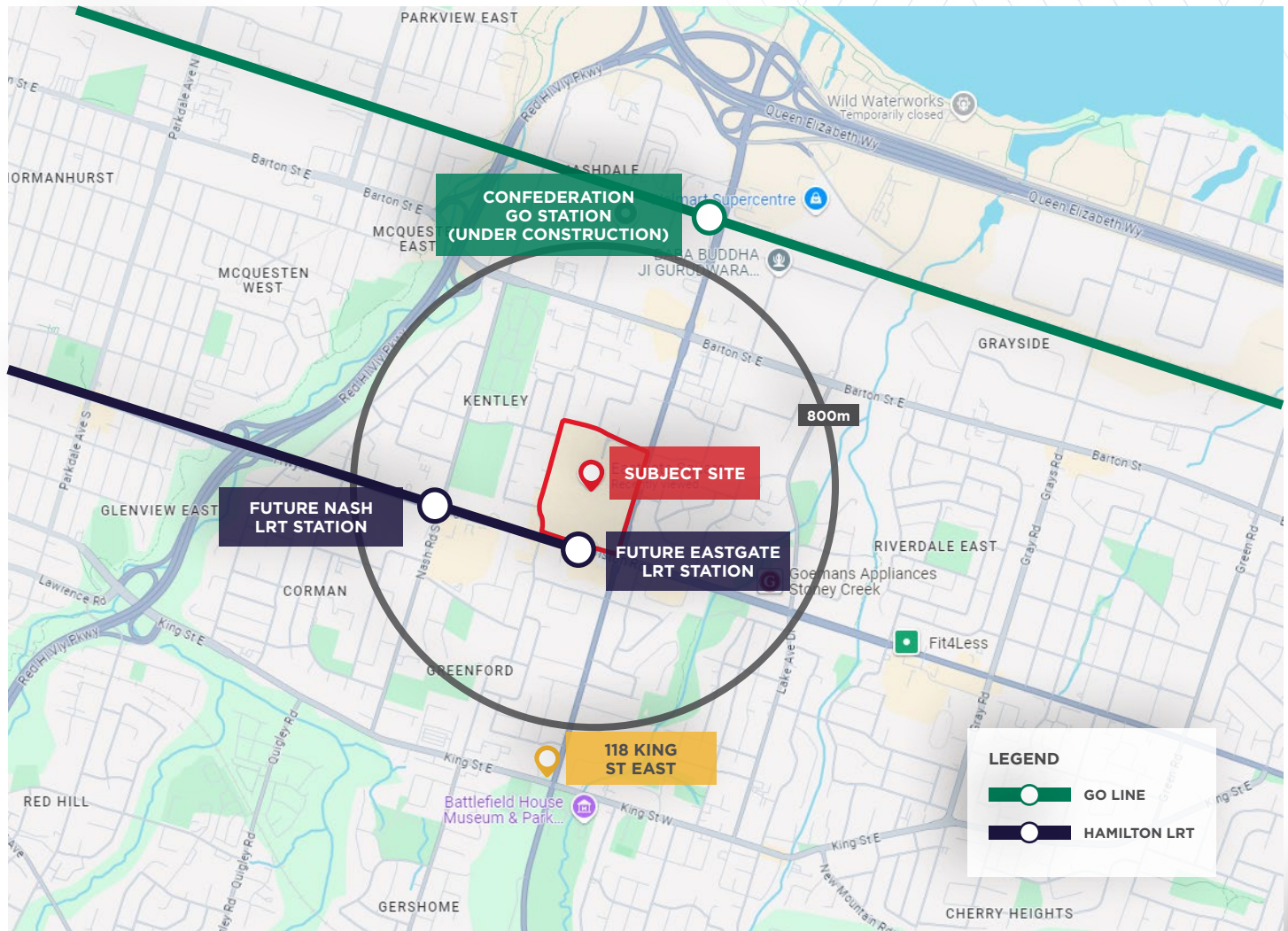
The new plan proposes a total Gross Floor Area of 348,078m<sup>2</sup>, with 334,136m<sup>2</sup> dedicated to residential space, 9,480m<sup>2</sup> for retail (plus much more existing retail mall space on the northern portion of the site), 3,405m<sup>2</sup> for a community centre, and 1,056m<sup>2</sup> for office use. The Floor Space Index for the site would total 4.72 times lot coverage. Retail and community uses would be located around the new HSR bus terminal adjacent to the B-Line LRT terminus. A network of public and private roads would improve connectivity within the site.

# DEVELOPMENTS

## EASTGATE SQUARE REDEVELOPMENT PROPOSAL

### TRANSIT MAP

The project is planned to unfold over a decade in four phases, with initial efforts focusing on the blocks that include the new HSR bus terminal. Subsequent phases would complete the remaining blocks.



SOURCE: URBAN TORONTO

# AREA HIGHLIGHTS



Kings Forest Golf Course



Confederation GO Station

**SUBMISSION GUIDELINES** Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 118 King Street East, Hamilton Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form and will be reviewed on an as-received basis.

**PRICE** The Property is offered for sale at a price of \$6,799,000

**SUBMISSIONS** Offers are to be submitted to the listing team at: Tony Manganiello, Cushman & Wakefield ULC 161 Bay Street, Suite 1500 Toronto, ON, M5J 2S1 | Canada



Downtown Stoney Creek



Eastgate Square Mall



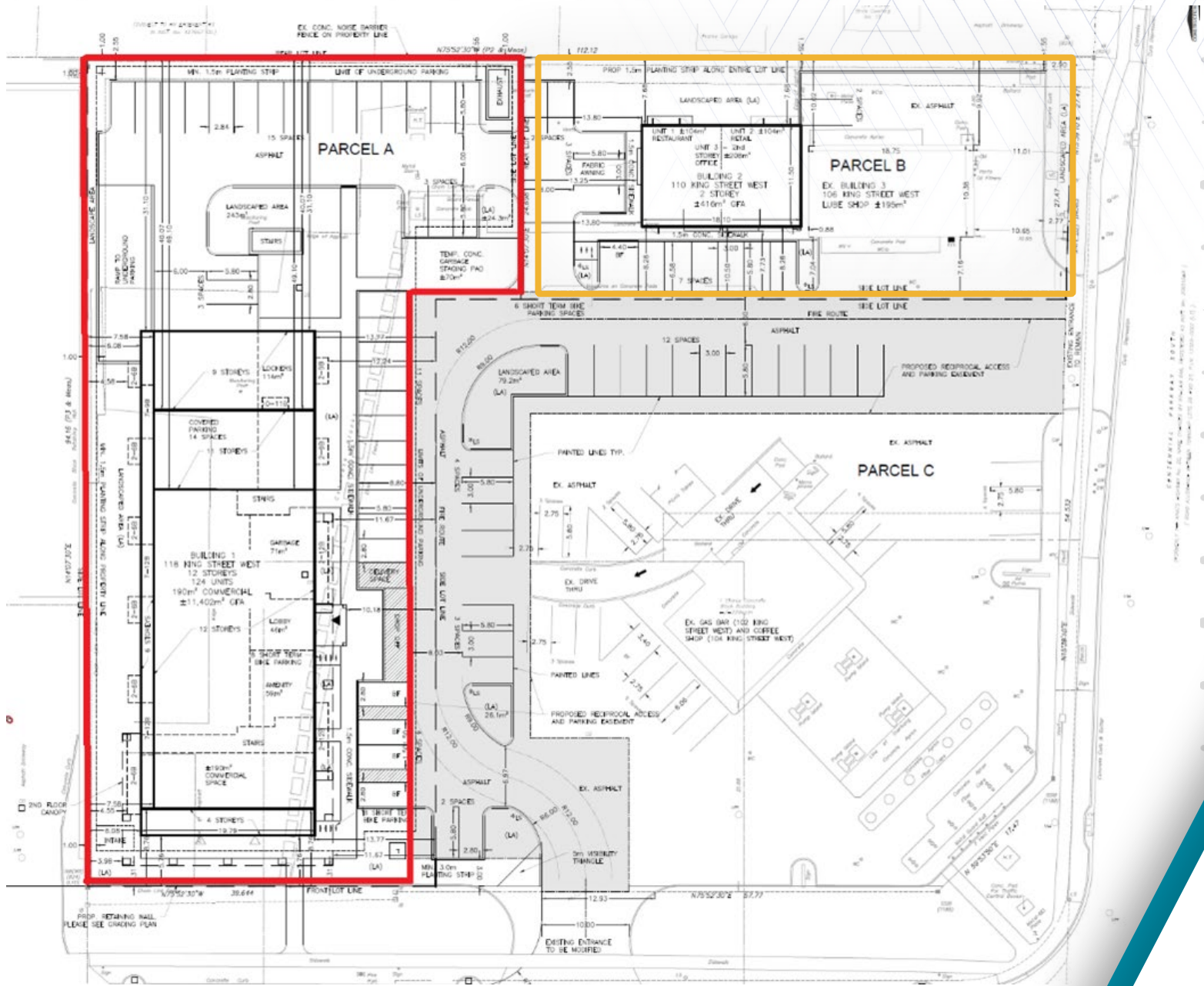
Battlefield National Historic Site



# SITE PLAN

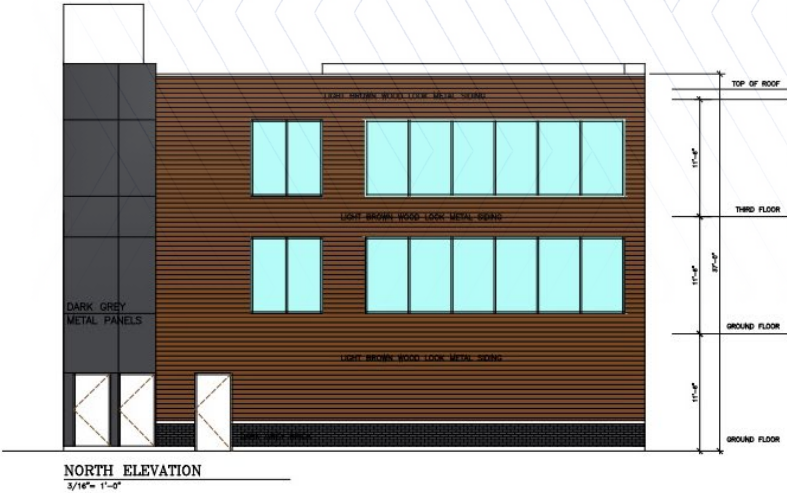
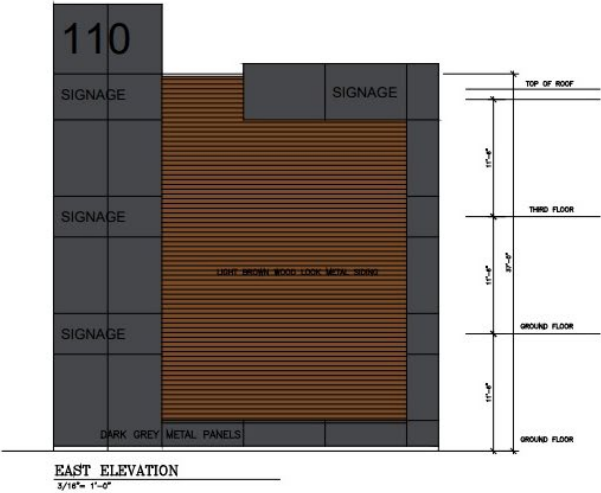
 Preliminary Site Plan (for reference only)

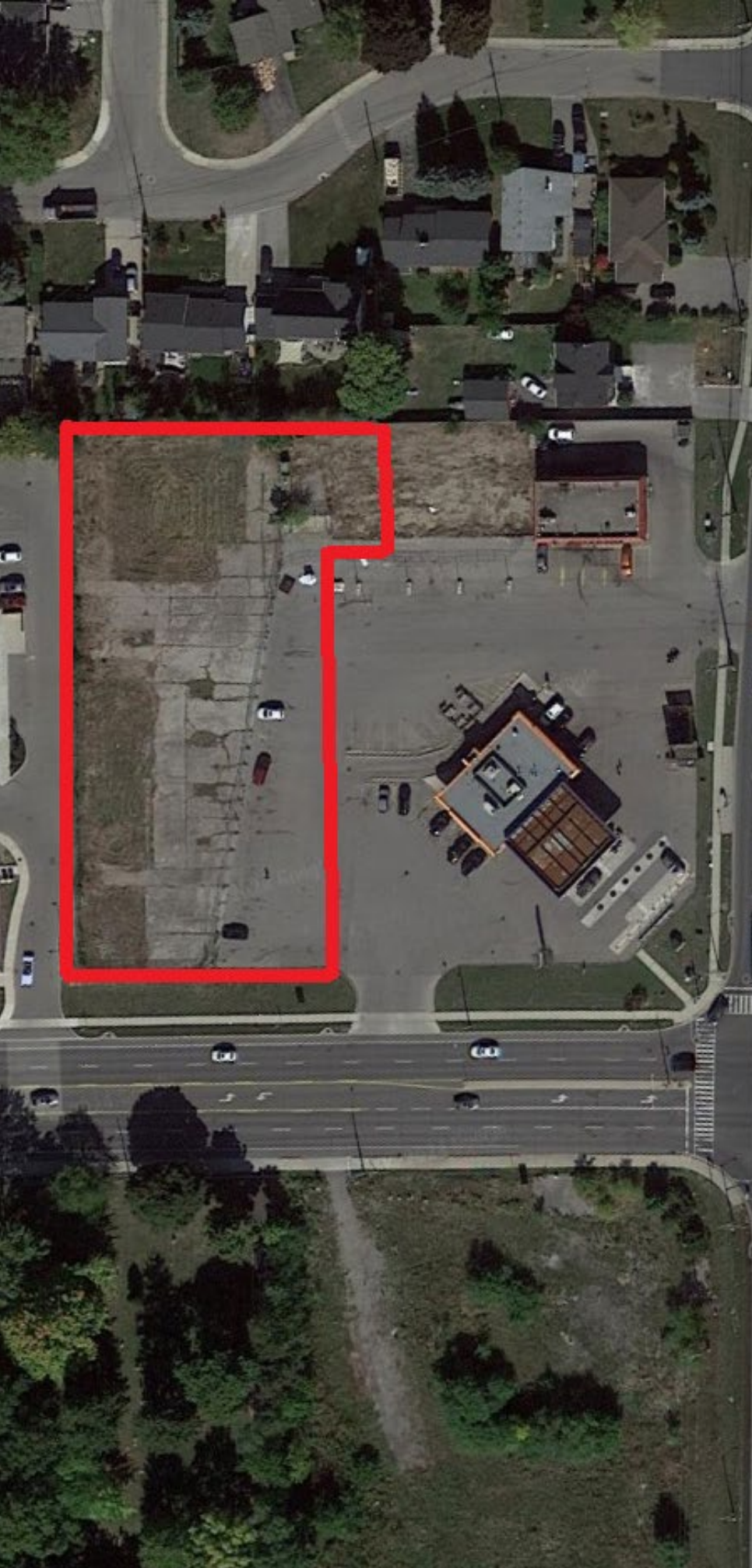
 Future 3 Storey Medical Building



# SITE PLAN

Future 3 Storey Medical Building





## CONTACT INFO

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Tony Manganiello

Sales Representative

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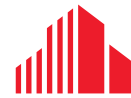
tony.manganiello@cushwake.com

### **Cushman & Wakefield ULC, Brokerage**

161 Bay Street, Suite 1500

Toronto, Ontario M5J 2S1

cushmanwakefield.com



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WAKEFIELD**

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