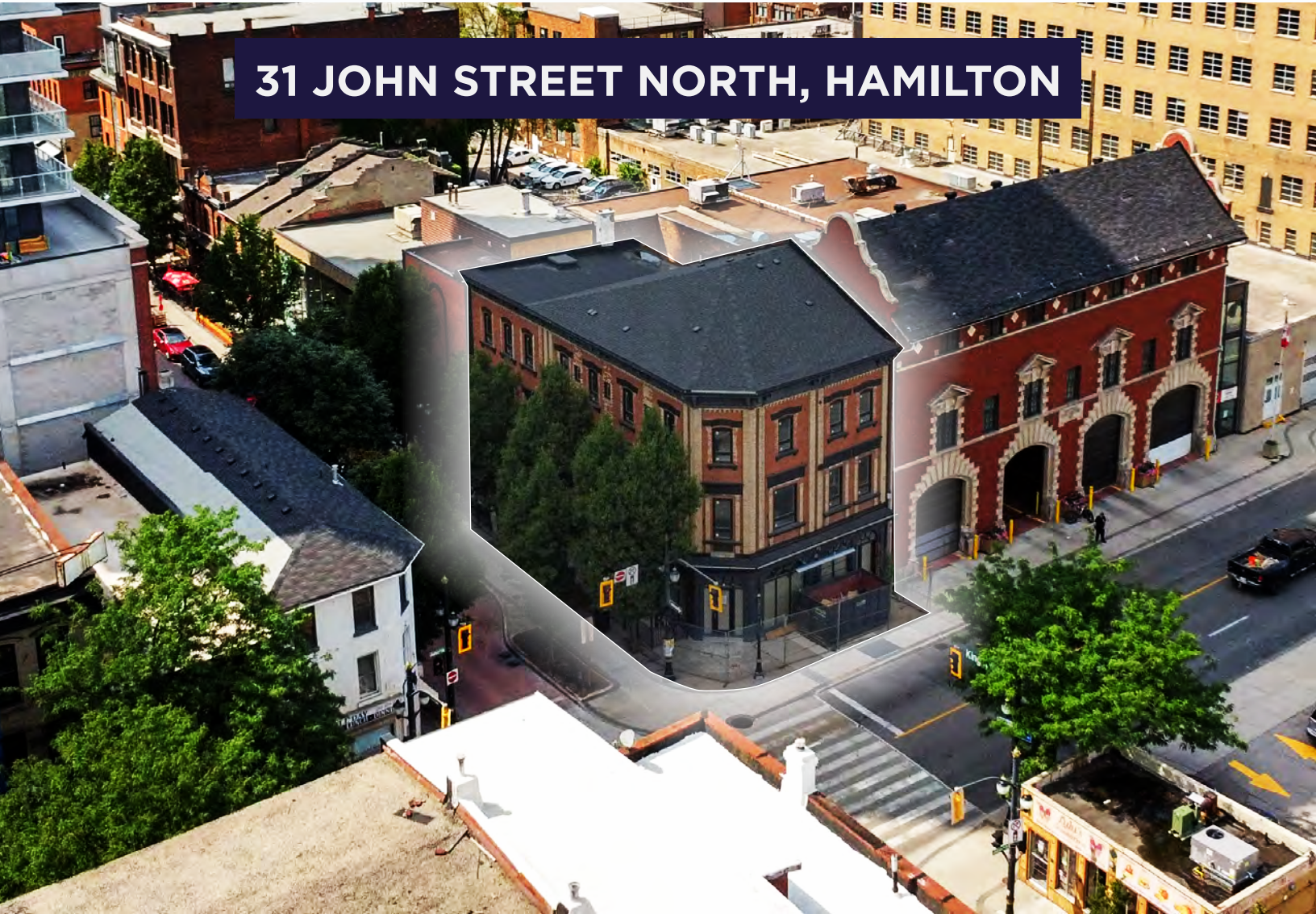




For Sale

by Court Appointed Receiver

31 JOHN STREET NORTH, HAMILTON



Corner Retail / Office Building on Downtown
Hamilton's Most Vibrant Block

Location & Building Overview

Positioned at the vibrant intersection of King William and John Streets, this restored brick and beam corner building anchors one of Hamilton's most dynamic downtown blocks. Located just south of King Street, King William Street is the focal point of Hamilton's bustling dining and entertainment scene; a street transformed into a pedestrian friendly epicenter with patios, art, and an eclectic mix of destination eateries like Conversate, Electric Diner, HAMBRGR, Mystic Ramen, The Mule, Relay Coffee, Kinton Ramen, and more.

The Ground Floor and Lower Level of the property is anchored with a brand-new 10-year lease to the owners of Colonnade Pizza, a reputable 5+ location pizzeria chain, operating since 1967 in Ottawa. The upper two floors are presently vacant in base building condition, and earmarked as commercial / office uses but flexible D3 Mixed-Use zoning allows for a range of commercial or multi-residential opportunities.



Investment Highlights



Value-Add Investment

- Committed Retail tenancy with Italian/pizza concept tied to deeply rooted Ottawa business with over 5 locations.
- 2nd and 3rd floors in base building condition with ability to occupy or lease as part of value-add lease-up strategy.
- Building restoration recently completed with finishing work required for upper floors.



Prime Location

- In the heart of Hamilton's trendiest area.
- Adjacent restaurants include Mystic Ramen, Ham Brgr, The Diplomat, Relay Coffee, Parma Restaurant.
- Surrounded by new high rise residential developments, student housing, McMaster University campus, office density and transit.



Stabilized Retail Component

- Established F&B Tenant with High End Buildout
- 10 year lease term with rent escalations and triple net structure.



Surrounding Area Amenities

- Transit, retail shopping, restaurants, university campus, and city events.
- Great proximity to major highways in a growing urban node.



Property Details

PIN	171670015
Legal Description	PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED); PT LT 40 NATHANIEL HUGHSON SURVEY (UNREGISTERED) N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST AS IN VM215716; CITY OF HAMILTON
Lot Size	4,047.23 SF
Building Size	11,320 SF + 3,850 SF Lower Level**
Ground Floor	3,946 SF* (3,687.50 SF leased to Retail Tenant)
Lower Level	3,850 SF* (3,681.25 SF leased to Retail Tenant)
Second Floor	3,687 SF
Third Floor	3,687 SF
Frontage	35.12 FT on John St North, 107.08 FT on King William Street
Zoning	D3 (Downtown Mixed Use)
Property Taxes	\$24,628.52 (2025)
Asking Price	Contact Listing Agents

*Includes common areas
**All sizes are approximate and based on available lease documentation & building dimensions. Buyer/Buyers Agent to verify all information including size / square footage

Permitted Uses for D3

Residential Uses:

Single Family Dwellings, Semi-Detached dwellings, townhouse dwellings, multi-family,

Commercial Uses:

Retail, entertainment, parking facilities, services, mixed- use developments

Other:

Urban farms and community gardens, manufacturing, private power generation facilities



Retail Lease Abstract

Tenant	Stage Hospitality Inc, o/a Café Colonnade Hamilton
Premises	Ground Floor: 3,687.50 SF Lower Level: 3,681.25 SF Total Leased to Tenant: 7,368.75 SF
Term	10 Years
Lease Status	Firm Lease, Commencement Date Pending Completion of Landlords Work
Deal Structure	Triple Net Lease
Net Rent	Years 1-5: \$120,000 per annum net Years 6-10: \$138,000 per annum net
Additional Rent	50% of Total Property Expenses



CLICK FOR
Virtual Tour



Third Floor



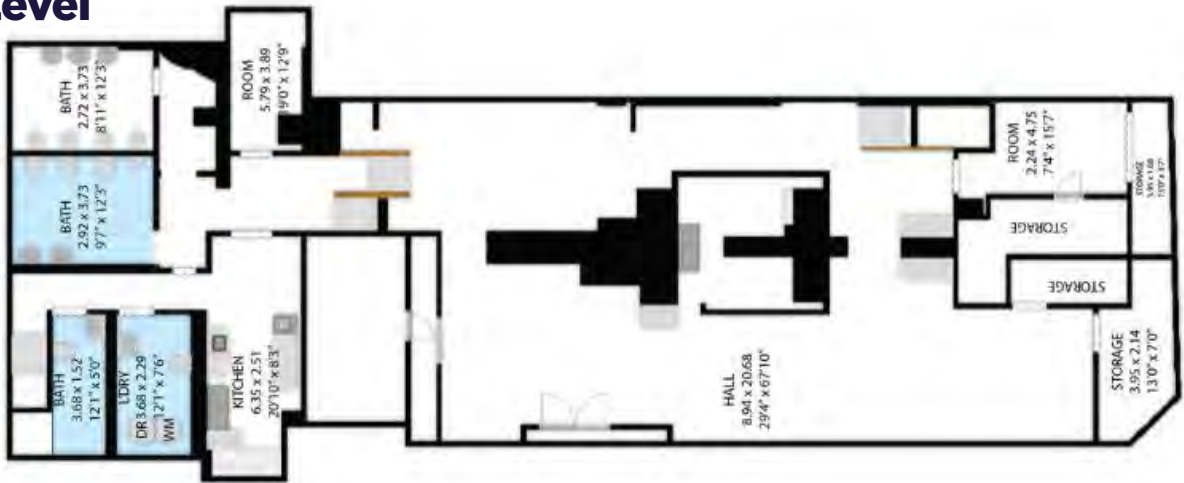
Second Floor



First Floor

Floor Plans

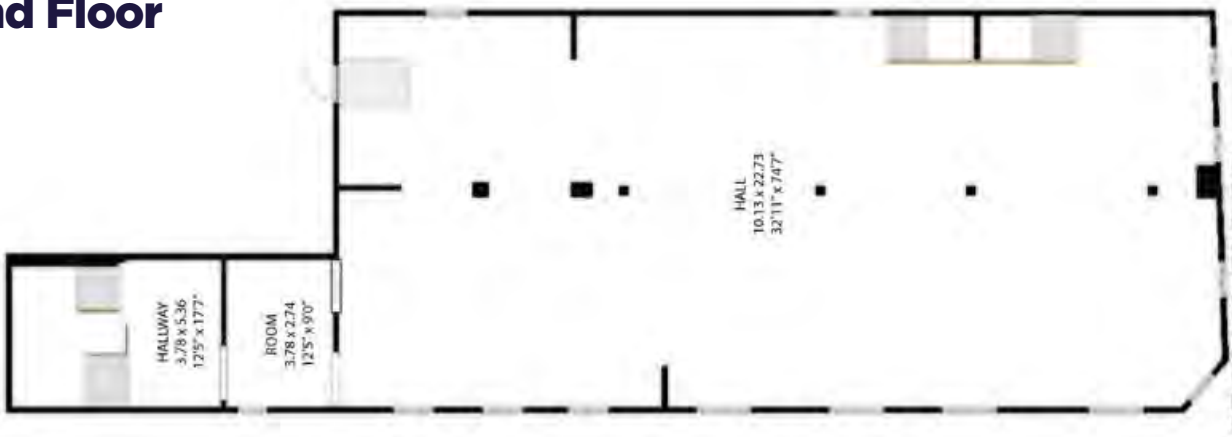
Lower Level
3,850 sf



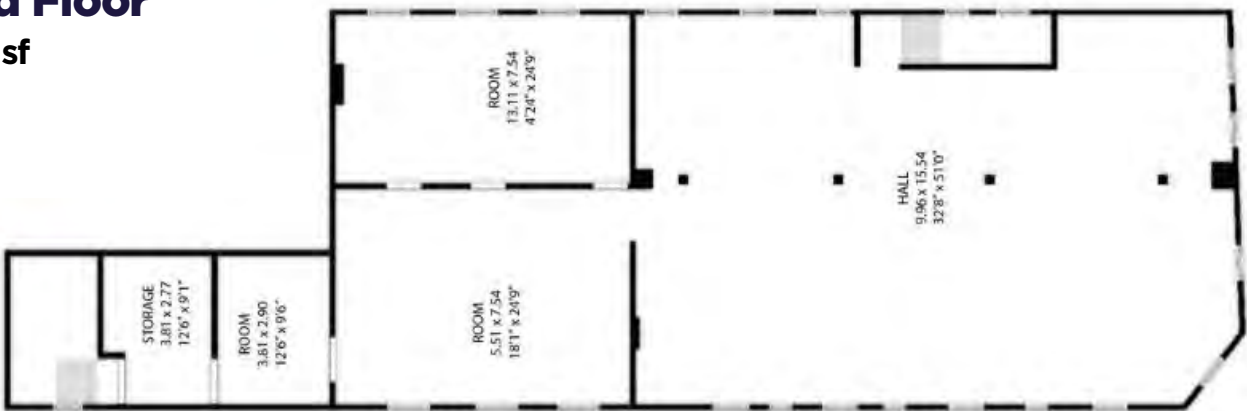
Ground Floor
3,946 sf



Second Floor
3,687 sf



Third Floor
3,687 sf

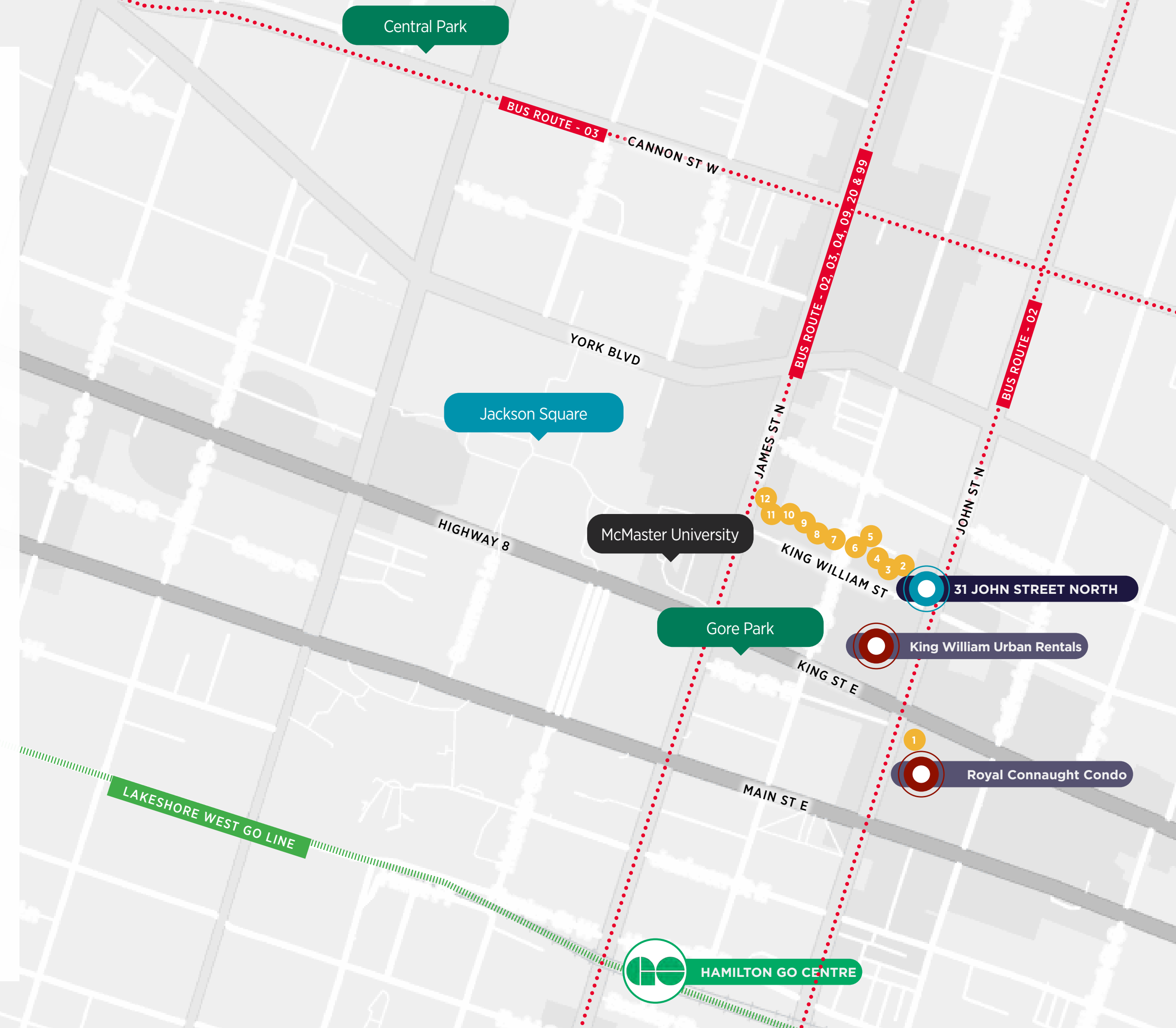


Location Overview

King William is Hamilton's hottest two-block stretch, known for it's cobblestone walks and patio-lined streets creates the city's ultimate dining, retail and culture node.

LOCAL AREA

- 1 Starbucks
- 2 Mystic Ramen
- 3 Ham Brgr
- 4 Berkeley North
- 5 The Diplomat
- 6 The Mule
- 7 The French
- 8 Undefined
- 9 RELAY COFFEE ROASTERS
- 10 Parma Restaurant
- 11 Mezza Café
- 12 Electric Diner



The Windsor Hotel

This hotel at the corner of King William and John Street was one of the city's oldest hotels, it was formerly known as the Astor before World War Two.

31 John Street North is a brick commercial corner building constructed in the mid-to-late-19th century consisting of multiple addresses on John and King William Streets, including 31 and 33 John Street North and 61, 65 and 67 King William Street. Prior to 1890, the building addresses were 23-25 John Street North and 52-54 King William Street.

31 John Street North housed Martin Brothers pork packing in the mid-to-late-19th century before being converted into a hotel in the 1890s. The Arlington Hotel occupied the building until the late 1900s, followed by Hotel Traders in the 1910s. The building, which became known as the Traders Building, briefly served a commercial purpose in the 1920s, housing the Wentworth Auto Supply House and Campbell & Barry printers. The Traders Building was converted back to a hotel in the mid-20th century, housing the Windsor Hotel until the late-20th century. The Windsor Hotel became the Windsor Bar & Grill in the early-21st century and was subsequently occupied by a variety of bars and nightclubs.

59 King William Street was constructed in 1929 as a fire signal station and office. The building was later converted into a restaurant in the 1970s, housed billiards in the 1980s and sat vacant in the early-21st century.



The hotel at the corner of King William and John Streets in 1976.



An aerial photograph of a city street corner. The main focus is a three-story brick building with a dark roof and a corner entrance. To its left is a white building with a dark roof. To its right is a taller brick building. The street has a crosswalk and traffic lights. There are trees and parked cars visible. The background shows more city buildings and a clear sky.

Offering Process

Terms of Sale

Cushman & Wakefield ULC, Brokerage (the “Advisor”) has been retained by MSI Spergel Inc. in its capacity as court-appointed receiver of 2238394 Ontario Ltd. (the “Receiver”), solely in its capacity of Court Appointed Receiver, to offer for sale 31 John Street North, Hamilton, ON (the “Property”). Interested Buyers will be required to execute and submit the Confidentiality Agreement (“CA”) prior to receiving the information on the Property.

Representation & Warranties

Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building, size of the land, building and environmental condition, zoning, and financial information. The Property will be sold on an “as-is where-is” basis and all parties will be responsible to perform their own investigations and due diligence.

Confidentiality

By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Receiver and Advisor. This information is provided solely for evaluating a potential purchase of the property.

Online Data Room

Upon request, the Advisor shall provide access to an online data room to those prospective buyers who have executed the Advisor’s Confidentiality Agreement. The data room shall include documents for the review of prospective buyers. Relevant information related to the Property will be included therein for consideration of prospective buyers.



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FOR SALE



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