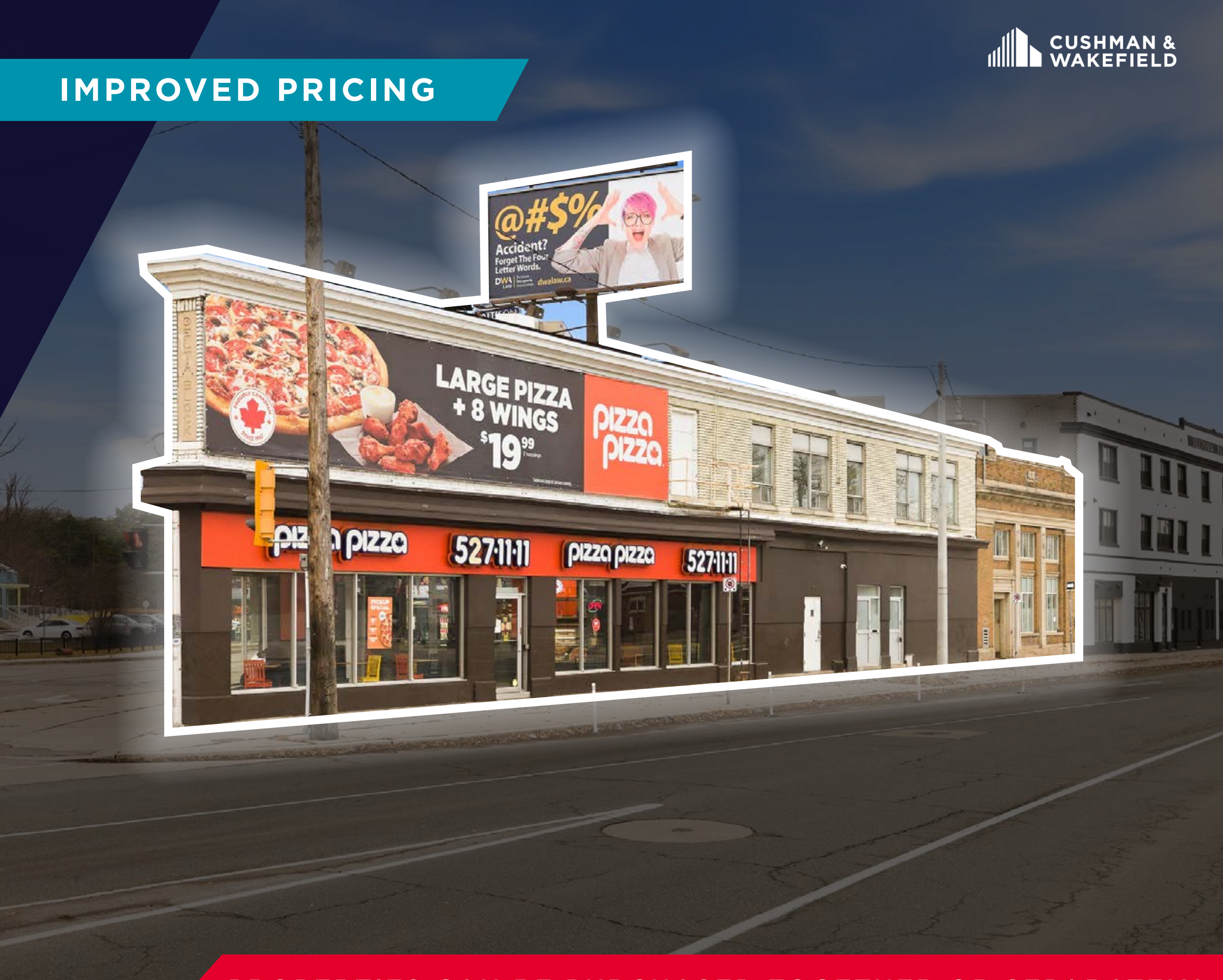
IMPROVED PRICING



PROPERTIES CAN BE PURCHASED TOGETHER OR SEPARATELY

RETAIL PORTFOLIO WITH QSR ANCHOR

Investment / Owner-User Opportunity

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FOR SALE: 1091 & 1099 MAIN STREET EAST, HAMILTON

OFFERING AT A GLANCE

Cushman & Wakefield's National Capital Markets Group is pleased to offer for sale **1091 & 1099 Main Street East, Hamilton** (the "Property"), an architecturally distinctive two-building mixed-use portfolio prominently located at the intersection of Main Street East and King Street East, directly across from Gage Park in Hamilton's Crown Point neighbourhood. The Property comprises a tenanted quick-service restaurant with ancillary signage income and a vacant office/retail component, offering investors and owner-users a rare combination of secure in-place income and near-term value-add upside.

The portfolio totals approximately 9,794 square feet of above-grade building area, consisting of 4,000 SF at 1091 Main Street East and 5,794 SF at 1099 Main Street East. The corner flatiron building at 1099 Main Street East is anchored by Pizza Pizza, a nationally recognized QSR tenant secured by a corporately guaranteed lease through April 2035, providing stable and predictable cash flow favored by lenders. Pizza Pizza recently ranked #1 on Retail Insider's Elite Franchise List, underscoring strong brand strength and consistent customer traffic. Additional income is generated from wall signage and a Pattison rooftop sign, enhancing overall yield and income durability. The balance of the Property, approximately 7,000 SF of vacant space across 1091 Main Street East and the second floor of 1099 Main Street East, offers significant lease-up and repositioning potential.

The vacant components can be configured as multiple units or operated as contiguous space, providing flexibility for investors seeking income growth or owner-users looking to occupy part or all of the Property while benefiting from Pizza Pizza's income stream.

Located along a major east–west arterial, the Property benefits from exceptional exposure, strong vehicular traffic, and immediate access to Downtown Hamilton. The corridor is undergoing long-term revitalization driven by planned Main Street East LRT infrastructure, intensification initiatives, and continued private investment. Upon completion of the LRT, the area is expected to experience increased density, improved transit connectivity, and heightened tenant demand, further supporting future rental growth and value appreciation. This offering is ideally suited for private investors seeking long-term income with upside, as well as owner-users targeting a landmark asset in a transitioning urban node with strong fundamentals and long-term upside.

PROPERTY BREAKDOWN

9,794 SF
Building Area

4,790 SF
Land Area

134'
Frontage Along Main St East

199'
Frontage Along King St East

INVESTMENT HIGHLIGHTS

National Covenant Cash Flow - Day One
Pizza Pizza provides stable, corporate-backed income on a long-term lease, supported by additional signage revenue for even more durability.

Built-In Upside - Lease-Up the Vacancy
Unlock meaningful NOI growth by leasing the vacant space at market rents - a clear value-add story with tangible runway.

Rare Owner-User Angle - Income Plus Control
Secure prime, street-front space for your own operation while the national tenant income helps offset carrying costs and supports financing.

Transit-Led Growth - LRT Corridor Tailwinds
Positioned to benefit from the Main Street East LRT and neighbourhood momentum, driving long-term demand, foot traffic, and future appreciation.

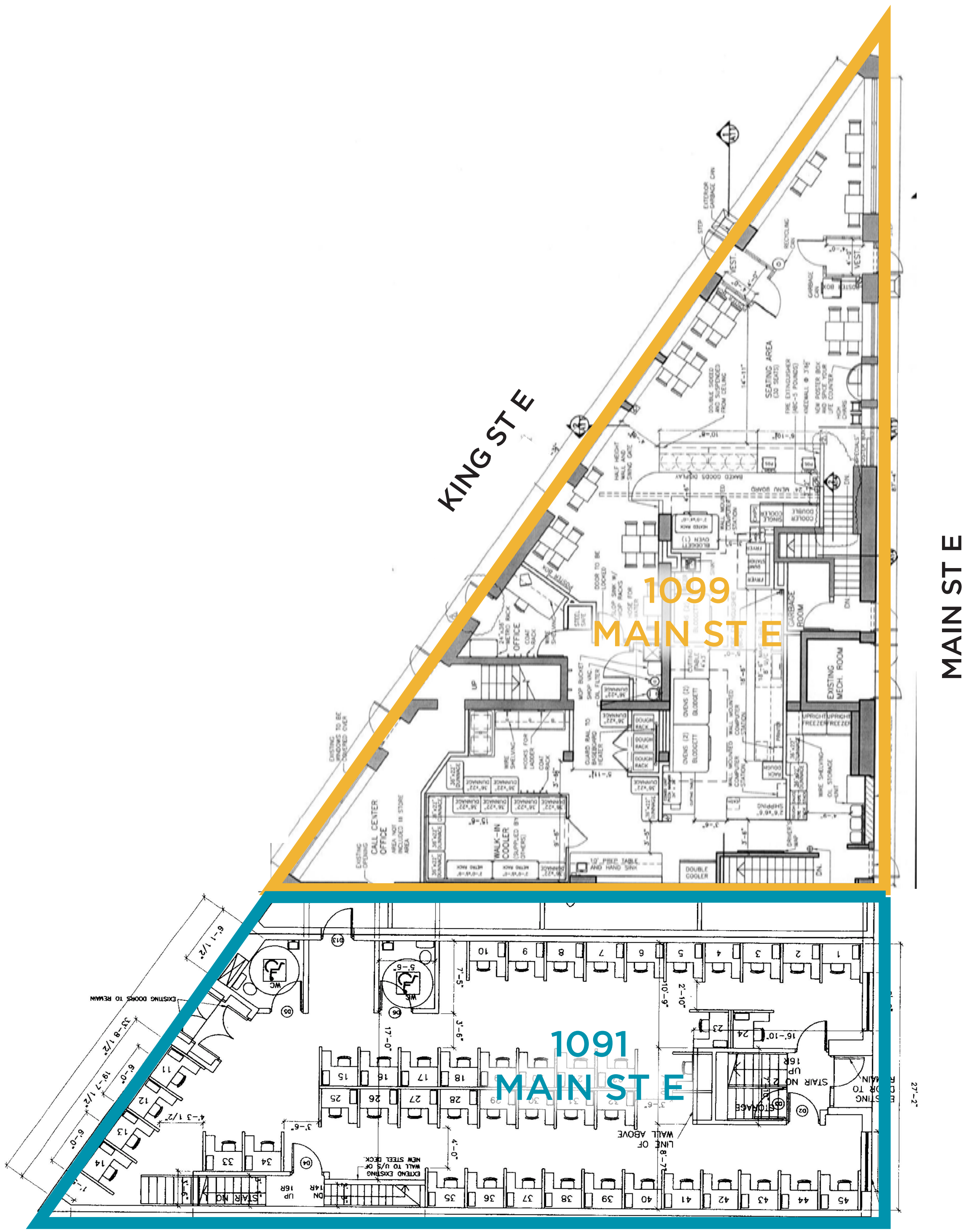
PROPERTY DETAILS - 1091 MAIN STREET EAST

Address	1091 Main Street East, Hamilton
PIN	172270124
Legal Description	PT LT 6, CON 2 BARTON , AS IN HA323633 (3RDLY) ; HAMILTON
Land Area	1,830 SF
Frontage	+/- 30 ft
Building Area	Retail Area: 2,000 SF 2nd floor: 2,000 SF **Total: 4,000 SF**
Zoning	TOC1
Official Plan	Mixed Use - Medium Density

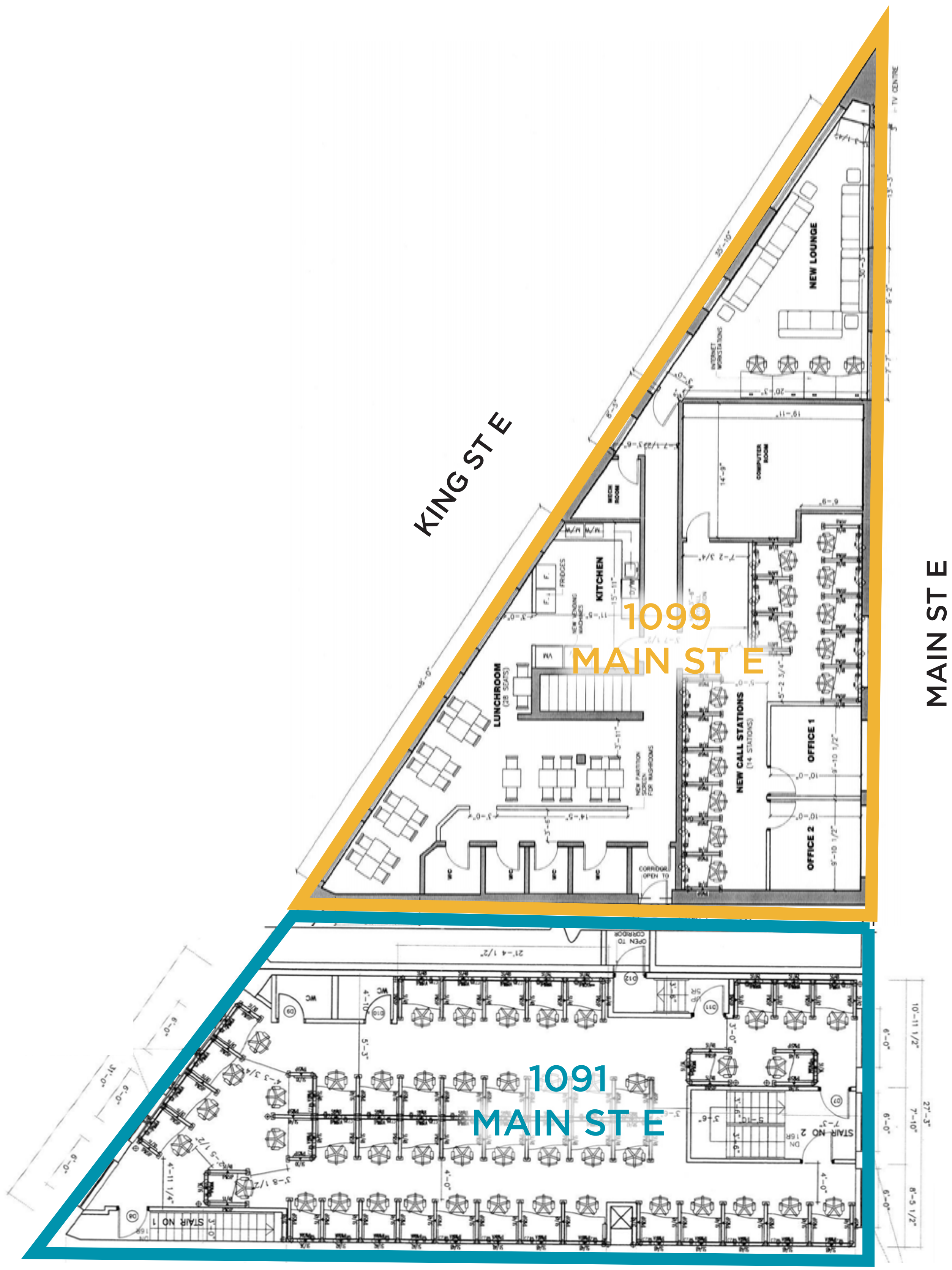
PROPERTY DETAILS - 1099 MAIN STREET EAST

Address	1099 Main Street East, Hamilton
PIN	172270125
Legal Description	PT LTS 5 & 6, CON 2 BAR, AS IN CD421945 ; HAMILTON
Land Area	2,960 SF
Frontage	+/- 93.91 ft
Building Area	Retail Area: 2,897 SF 2F: 2,897 SF **Total: 5,794 SF**
Zoning	TOC1
Official Plan	Mixed Use - Medium Density

FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - SECOND FLOOR



1099 MAIN STREET EAST

Pizza Pizza is one of Canada's most established and recognizable quick-service restaurant brands, with a history spanning more than five decades. Founded in Toronto in 1967, the brand has grown into a national leader in the pizza QSR segment, supported by a highly scalable franchise model and a strong, loyal customer base. With hundreds of locations across urban, suburban, and high-traffic retail corridors, Pizza Pizza has built a reputation for consistent performance, operational efficiency, and everyday affordability.

The brand's locations are strategically positioned to benefit from strong pedestrian and vehicular exposure, late-night demand, and repeat local traffic, making Pizza Pizza a durable and traffic-generating retail tenant. Its menu versatility, delivery-driven model, and adaptability to a wide range of unit sizes allow the brand to perform well across diverse market conditions. As a result, Pizza Pizza is frequently sought after by landlords as a stable anchor for neighbourhood and urban retail environments.

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Lease Abstract	
Tenant	Pizza Pizza Limited
Tenant Since	April 19, 2010
Lease Expiry	April 30, 2035
Lease Term	10 years
Premises	2,897 sf
Net Rent	**April 19, 2025 – April 30, 2035** • Year 1-5 (inclusive): $61,950 per annum • Year 6-10 (inclusive): $65,047.50 per annum
Options to Renew	No remaining renewal options (Both original 2 x 5-year renewal options have been fully exercised)
Recovery of Operating Costs	• Tenant responsible for Additional Rent on a net basis • Includes property taxes, insurance, utilities, maintenance, and operating costs • Basement included for operating cost calculations

1091 & 1099 MAIN STREET EAST - PRO FORMA INCOME STATEMENT

Unit	Tenant	GLA Summary		Contractual Base Rent			Additional Rent*			Lease Term		
		Area	Share	PSF	Monthly	Total	PSF	Monthly	Total	Start	End	Renewal
1099 Main Street East:												
1	Pizza Pizza	2,897 sf	50.0%	N/A	$5,163	$61,950	$7.70	$1,860	$22,318	Apr-10	Apr-35	-
2	Vacant Office (Projected)	2,897 sf	50.0%	$10.00	$2,414	$28,970	-	-	-			
	Wall Sign				$542	$6,500	-	-	-	Apr-10	Apr-35	-
	Pattison				-	$8,000	-	-	-	Jan-25	Dec-35	-
Total		**5,794 sf**	**100%**			**$105,420**	**$7.70**	**$1,860**	**$22,318**			
1091 Main Street East:												
1	Vacant (Projected)	4,000 sf	100%	$15.00	$5,000	$60,000	$4.18	$1,394	$16,733	-	-	-
Combined Total:		**9,794 sf**				**$165,420**			**$39,051**			

EXPENSES AS OF DECEMBER 31, 2025

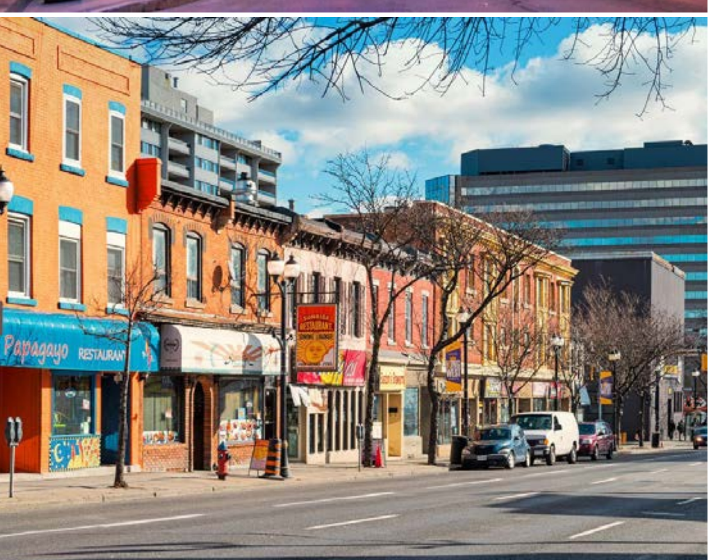
1091 Main St East Property Tax (2025)	$9,066
1099 Main St East Property Tax (2025)	$16,397
Combined Insurance	$19,168
Total	**$44,631**

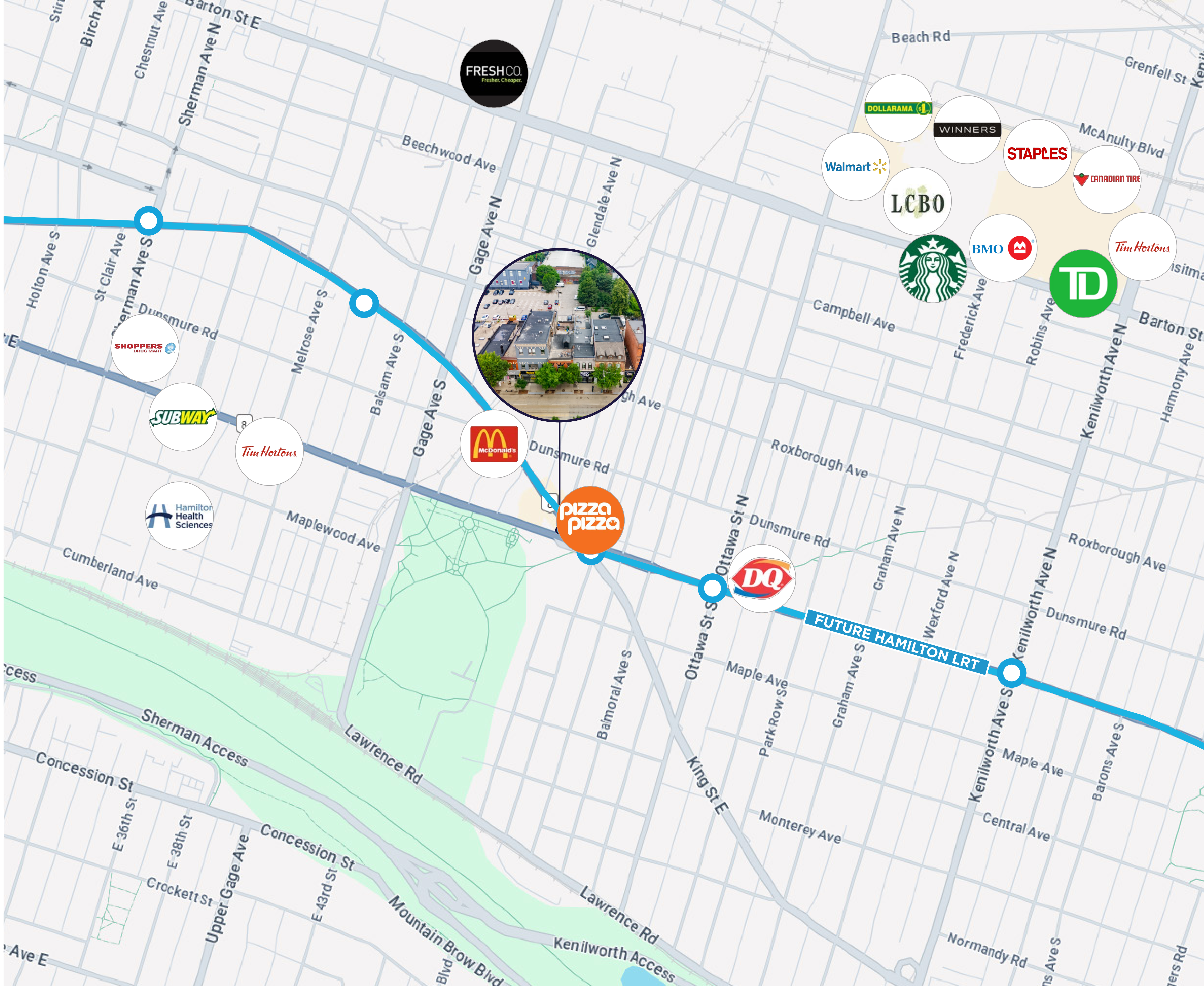
CONSOLIDATED INCOME STATEMENT

Total Combined Income	$204,471
Combined Expenses	$44,631
Net Operating Income:	**$159,840**

*Assuming 80% allocation of additional rent to Pizza Pizza

Disclaimer: The above figures are included for illustrative purposes only. Neither the Vendor nor Cushman & Wakefield ULC make any representations or warranties, express or implied, on the accuracy of the information or the attainability of any projected results. Each prospective purchaser shall rely on its own investigations, due diligence, and independent analysis, and must satisfy itself as to the economic feasibility and suitability of the Property




FUTURE HAMILTON LRT
FRESHCO. Fresher. Cheaper.
DOLLARAMA
WINNERS
STAPLES
CANADIAN TIRE
Walmart
LCBO
BMO
Tim Hortons
TD
SHOPPERS DRUG MART
SUBWAY
Tim Hortons
Hamilton Health Sciences
McDonald's
pizza pizza
DQ
Barton St E
Beach Rd
Grenfell St
McAnulty Blvd
Beechwood Ave
Campbell Ave
Barton St
Dunsmure Rd
Roxborough Ave
Maplewood Ave
Cumberland Ave
Maple Ave
Monterey Ave
Central Ave
Normandy Rd
Sherman Access
Concession St
Lawrence Rd
Mountain Brow Blvd
Kenilworth Access
Crockett St
Birch Ave
Chestnut Ave
Sherman Ave N
Sherman Ave S
Holton Ave S
St Clair Ave
Melrose Ave S
Balsam Ave S
Gage Ave N
Gage Ave S
Glendale Ave N
Ottawa St N
Ottawa St S
King St E
Balmoral Ave S
Park Row S
Graham Ave N
Graham Ave S
Wexford Ave N
Frederick Ave
Robins Ave
Kenilworth Ave N
Kenilworth Ave S
Harmony Ave
Barons Ave S
E 36th St
E 38th St
E 43rd St
Upper Gage Ave

HAMILTON

Hamilton is a dynamic and rapidly evolving city at the western edge of the Greater Toronto Area, offering a compelling blend of urban revitalization, established industry, and natural amenities. Historically known as a manufacturing powerhouse, Hamilton has transformed into a diversified economic hub supported by healthcare, education, advanced manufacturing, and a growing creative and tech sector. Anchored by major institutions such as McMaster University and Hamilton Health Sciences, the city benefits from a strong employment base and consistent population growth.

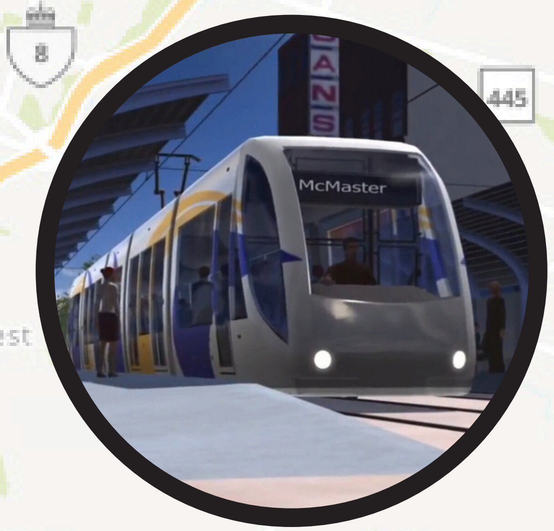
With improving transit infrastructure, proximity to Toronto, and an increasingly vibrant downtown core, Hamilton continues to attract residents, businesses, and investors alike. Ongoing intensification, waterfront redevelopment, and major public investments—such as the future LRT—are reshaping the urban landscape and reinforcing Hamilton's position as one of Southern Ontario's most compelling and value-driven commercial real estate markets.

HAMILTON LRT

METROLINX

The future Hamilton LRT will deliver fast, reliable east-west rapid transit along the King Street and Main Street corridor, fundamentally enhancing mobility and connectivity throughout the city. Designed with dedicated lanes and frequent service, the LRT will provide seamless access to key employment nodes, institutional hubs, and downtown destinations, while integrating with GO Transit and the broader HSR bus network.

As a major piece of long-term infrastructure investment, the Hamilton LRT is expected to stimulate transit-oriented development, increase pedestrian volumes, and reinforce the corridor as a high-demand retail and commercial spine. The project will support intensification, improve streetscapes, and attract new residential and commercial investment, positioning nearby properties to benefit from stronger tenant demand, improved accessibility, and long-term value appreciation.



RAPIDLY INTENSIFYING RESIDENTIAL NODE

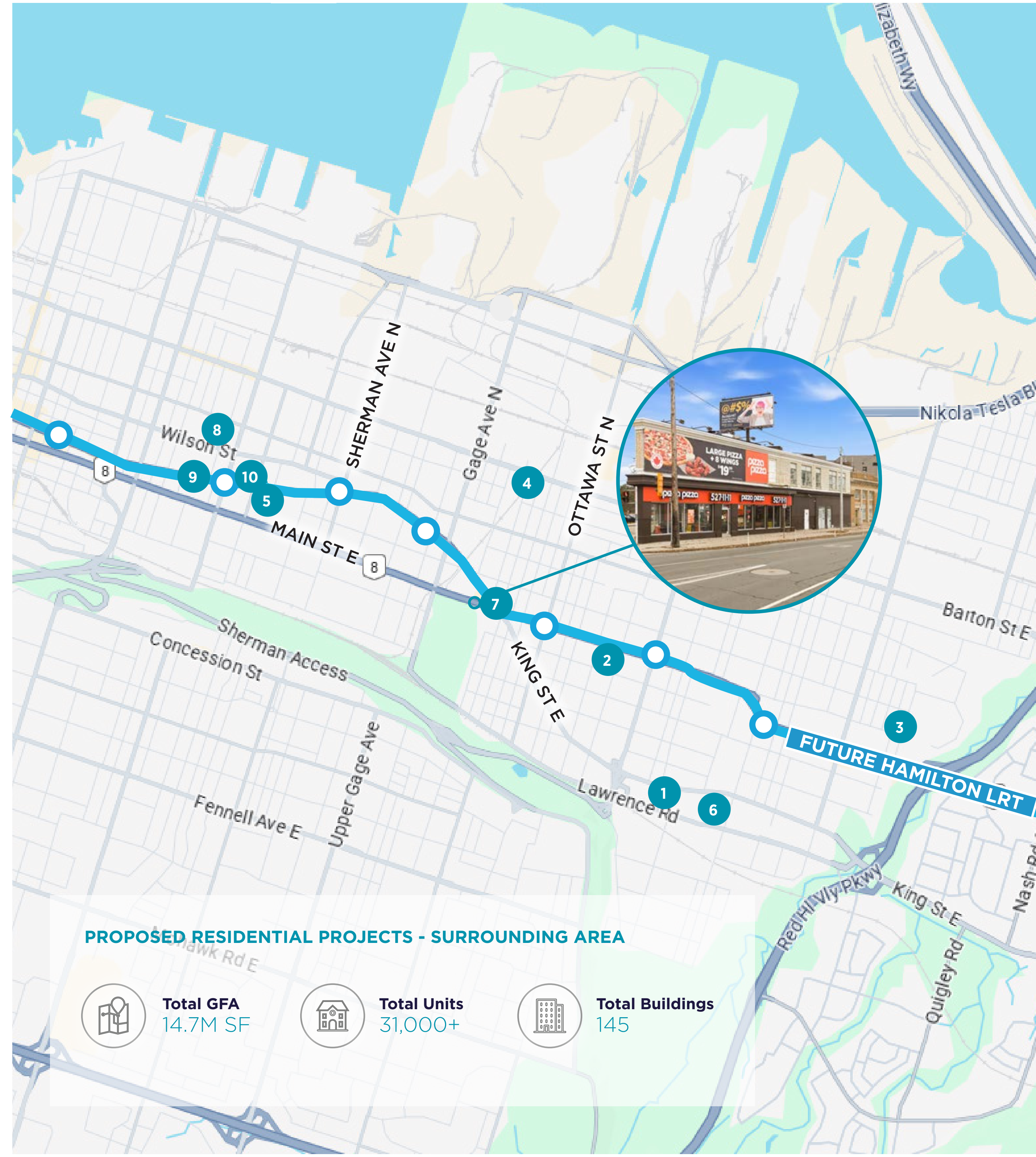
There are numerous proposed residential projects within the surrounding area of the subject Property including projects ranging from small boutique developments to large scale multi-phased projects. These projects range upwards of 1,341 residential units and 24-storeys in height. Due to the Property's direct frontage along the future Hamilton LRT corridor on Main Street East, the surrounding area is expected to remain a strong focus for residential intensification over the long term.

	Project	Address	Status	Buildings	Units	Total GFA (sf)
1	Brock University Campus Redevelopment	1842 King St E	Approved	4	13	1,341
2	Delta Secondary Redevelopment	1284 Main St E	Approved	3	12	962
3	Roxy Condos	20 Reid Ave N	Approved	2	18	597
4	Barton / Belview	984 Barton St E	Pre-application	1	24	449
5	Sanford / King	734-756 King St E	Approved	2	12	298
6	Lawrence / Cochrane	851 Lawrence Rd	Approved	1	13	272
7	Kensington / King	1309 King St E	Pre-application	1	19	220
8	Ashley / Cannon	87-109 Ashley St	In Application	1	6	136
9	Steven / King	537-563 King St E	Approved	1	8	116
10	King / Sanford	737 King St E	Pre-application	1	10	100


DELTA SECONDARY REDEVELOPMENT


BROCK UNIVERSITY CAMPUS REDEVELOPMENT

SURROUNDING AREA PROPOSED PROJECTS



SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 1091 & 1099 Main 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 will be reviewed on an as received basis.

ASKING PRICE

The Properties are offered for sale at a price of **$2,100,000.**

DISCLAIMER

The information on which this brochure is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the brochure or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

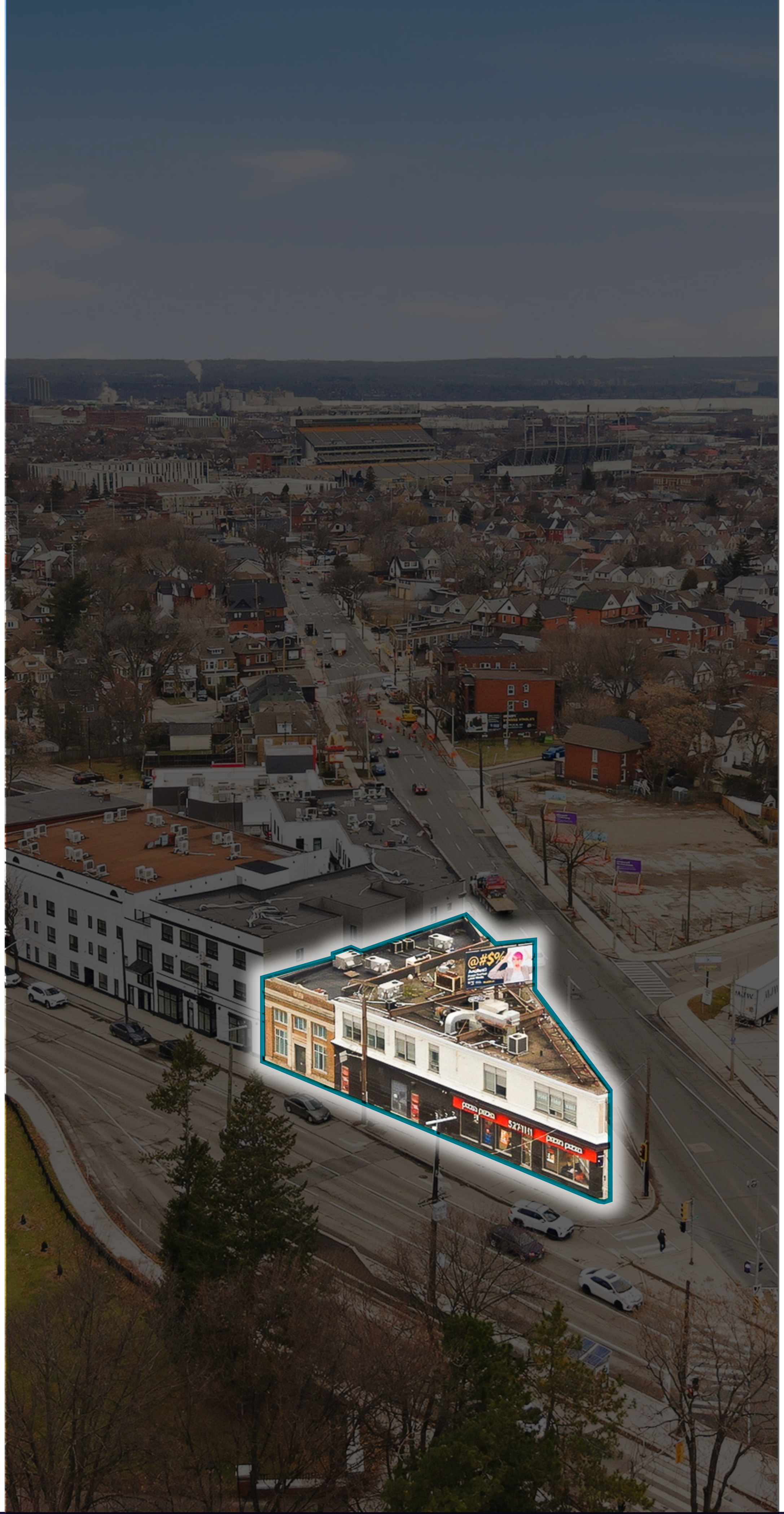
INDEMNIFICATION

In exchange for good and valuable consideration provided by the Vendor and the Advisor, including without limitation, the delivery of this brochure, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, prospective purchasers hereby agree to indemnify the Vendor and the Advisor, and their affiliates against any compensation, liability or expense (including attorneys’ fees), arising from claims by any other party the purchaser had dealings with (excluding the Advisor) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser 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 Vendor.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Amir Nourbakhsh & Jesse Roth
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5C 2V9 | Canada



National Capital Markets Group

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