

For Sale | by Court Appointed Receiver

32 BARTON STREET EAST, HAMILTON, ON L8L 2V5



7,000 SF | 3-Storey

5 Plex + Ground Floor Retail Investment

Investment Highlights



Units & Rent

32 Barton Street East

Retail 1: Cost Cannabis	\$3,960.00
Retail 2: Currently Vacant	
Residential	Gross Rent
1	-
2	-
3	\$1,590.00
4	\$1,600.00
5	\$1,450.00
Unit Breakdown:	
1 x 3 bedroom apartments 3 x 1 bedroom apartment 1 Bachelor apartment	

Information not accurate. All Rents and Sizes are TO BE VERIFIED BY BUYER and BUYERS AGENT.



Property Details

32 Barton Street East, Hamilton, ON L8L 2V5

Land Area:	3,315.28 SF / 0.08 AC
Lot Dimensions:	36.75 FT x 90.00 FT
Improvements:	3-Storey Mixed Use Building
Estimated Building Area:	7,000 SF (Altus est.)
Zoning:	Commercial Residential
Official Plan:	Mixed Use Areas
Asking Price:	\$1,395,000
Property Taxes:	\$14,418.85
Unit Breakdown:	
Retail:	3,500 SF (divisible to 2 separate storefronts) + main floor laundry room
Residential:	5 Self Contained Apartments + a 2-car garage

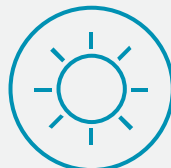
Demographics (5 km Radius)



Population
173,645



Average Household Income
82,717



Daytime Population
259,410



Median Age
40

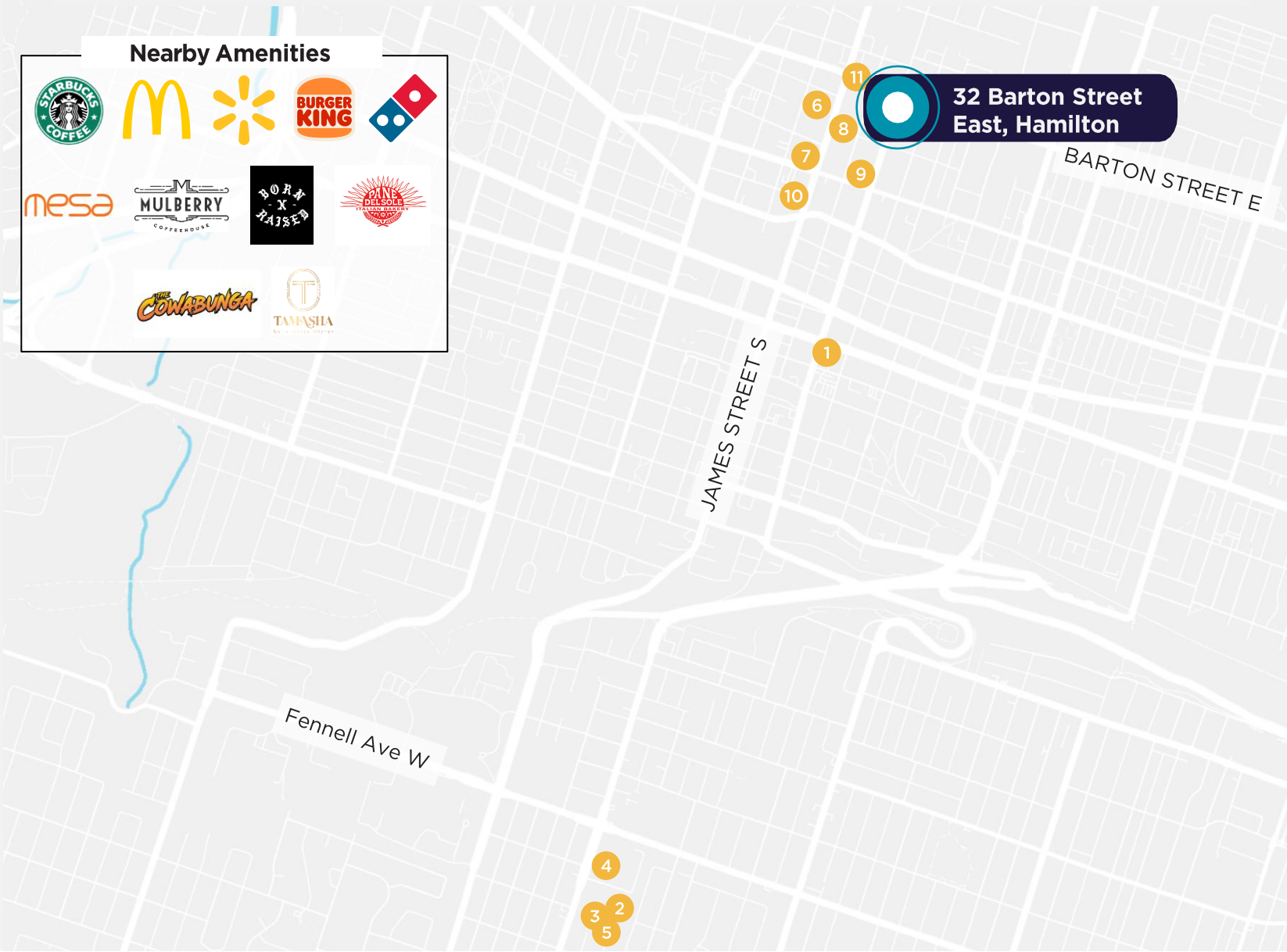


Average Household Size
2

Location Overview

LOCAL AREA

- 1 Starbucks
- 2 Domino's Pizza
- 3 Burger King
- 4 Walmart
- 5 McDonald's
- 6 Mesa
- 7 Mulberry Coffee House
- 8 Born & Raised
- 9 Pane Del Sole Bakery
- 10 Cowabunga
- 11 Tamasha Indian Kitchen



Mixed Use Investment Opportunity

FOR SALE

Offering Process

Terms of Sale

Cushman & Wakefield ULC, Brokerage (the “Advisor”) has been retained by MSI Spergel in its capacity as court appointed receiver for 9259929 Canada Inc. (the “Receiver”), solely in its capacity of Court Appointed Receiver, to offer for sale 32 Barton Street East, 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. This property is being sold on a completely as is where is basis, unpriced, and with no reps or warranties of any kind. Interested buyers to conduct their own due diligence. All sizes are approximate and to be verified by buyer.

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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