



For Sale

7 Commercial Units, 33,582 SF, 3-Storeys

105-115 KING STREET EAST, HAMILTON



Iconic Retail & Office Building
In Downtown Hamilton

Property Details & Opportunity Overview

Prime Downtown Hamilton Mixed-Use Investment & Owner-User Opportunity

Three-storey, 33,582 SF mixed-use building prominently positioned on King Street East, in the heart of Downtown Hamilton's lively downtown core. Offering a rare combination of stabilized ground-floor retail income and vacant, occupier-ready upper floors, the building offers tremendous value to investors and occupiers.

The property features five ground-floor retail units, four of which are currently leased, providing immediate cash flow. The fifth retail unit, and the second and third floors are all fully vacant, and ready to occupy or lease. Both upper floors are in turnkey condition following significant capital investment and leasehold improvements by previous tenants.

The second floor is fully built out as a restaurant, bar and entertainment venue, complete with extensive food and beverage infrastructure and equipment. The third floor features a premium co-working facility with 39 glass offices, 26 dedicated and shared workstations, three meeting rooms, mailbox services, kitchen and lounge areas, a large event space and rooftop patio.

With prominent King Street East frontage, flexible D2 zoning and a short walk to Hamilton GO Centre, the property offers significant flexibility for investors, owner-users and repositioning strategies.

PIN	171670117
Site Area	0.26 Ac.
Gross Building Size*	44,922 Sq. Ft.
PH & Basement	11,340 Sq. Ft.
Ground Floor	11,020 Sq. Ft.
Floor 2	11,279 Sq. Ft.
Floor 3	11,283 Sq. Ft.
Frontage	82.89 Ft.
Zoning	D2 (Downtown Mixed Use - Pedestrian Focus)
Taxes	\$70,772.42 (2025)
Units	7
Occupancy	19.7%
MLS	X13663688
Asking Price	\$2,950,000



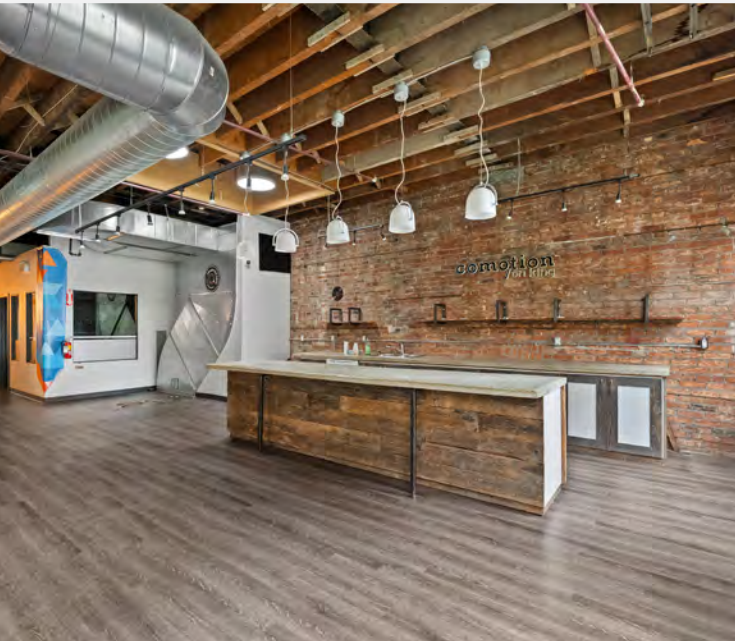
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Summary of Occupancy

Unit	Tenant	Area (SF)	% of Total Area
105	Vacant	5,850	17%
107a (Ground Floor)	Kyoto Claw	2,829	8%
109	Hi Yogurt	1,977	6%
111 (Ground Floor)	Vesna Tattoo Studio	744	2%
115a (Ground Floor)	Urbanicity	1,066	3%
105b (Second Floor)	Vacant	10,054	30%
115c (Third Floor)	Vacant	10,996	33%
Total		33,516	100%



Location Overview

King St East is known of its mix of historic and newer commercial and residential buildings, including significant landmarks like the former Bank of Nova Scotia building (40 King St E), and the Cenotaph in Gore Park.

LOCAL AREA

- 1 Piano Piano
- 2 The Mule
- 3 Conversate Steak and Seafood
- 4 Persona
- 5 The Diplomat
- 6 Theatre Aquarius
- 7 First Ontario Concert Hall
- 8 Art Gallery of Hamilton
- 9 Starbucks
- 10 Parma Restaurant
- 11 Mezza Café
- 12 Electric Diner





Offering Process

Terms of Sale

Cushman & Wakefield ULC, Brokerage (the “Advisor”) has been retained by Equitable Bank (the “Vendor”) in its capacity Under Power Of Sale to offer the Property located at 105-115 King Street East, Hamilton (the “Property”) for sale. 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 Vendor 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 Vendor 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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