



FOR SALE | 16 Units

1539-1547 Barton St. E.

Bid Date: August 29, 2023

Hamilton, ON

PROPERTY OVERVIEW

ABOUT HAMILTON

Hamilton, Ontario, is a vibrant city located on the western tip of Lake Ontario in Canada. It is known for its rich industrial history, stunning natural landscapes, and thriving arts and cultural scene. Some sights worth seeing are Royal Botanical Gardens, Dundurn Castle, and Art Gallery of Hamilton (AGH). Hamilton is often referred to as the "City of Waterfalls" due to its numerous cascades. Popular waterfalls include Webster's Falls, Tew's Falls, and Albion Falls. Hamilton's proximity to Niagara Falls, Toronto, and the Niagara wine region also makes it a convenient base for exploring the broader region. Whether you're interested in history, nature, arts, or culinary experiences, Hamilton has something to offer for every visitor.

ABOUT THE PROPERTY

Amazing 16 unit investment property located just minutes from Downtown Hamilton. Some units have updated plumbing and electrical. Many units still below market rent.



PROPERTY DETAILS

Unit Breakdown: 16 residential units (2 x 1Bed, 14 x 2Bed)

Construction: Poured concrete, brick veneer and concrete-block.

Approx. Age: 1950's

Number of Storeys: 2.5

Flooring Type: Tile and Vinyl Plank

Square Footage of Area: 10,710.08 ft²

Legal Description: LTS 170, 171, 172 & 173, PL 514 ; PT LT 169, PL 514 , AS IN CD310919 ; HAMILTON



Location: Close to Gage Park, Fairfeild Park, Mahony Park, Tiffany Falls Conservation, Sir Winston Churchill Secondary School, Queen Mary Elementary School, Hamilton General Hospital, St. Peter's Hospital.

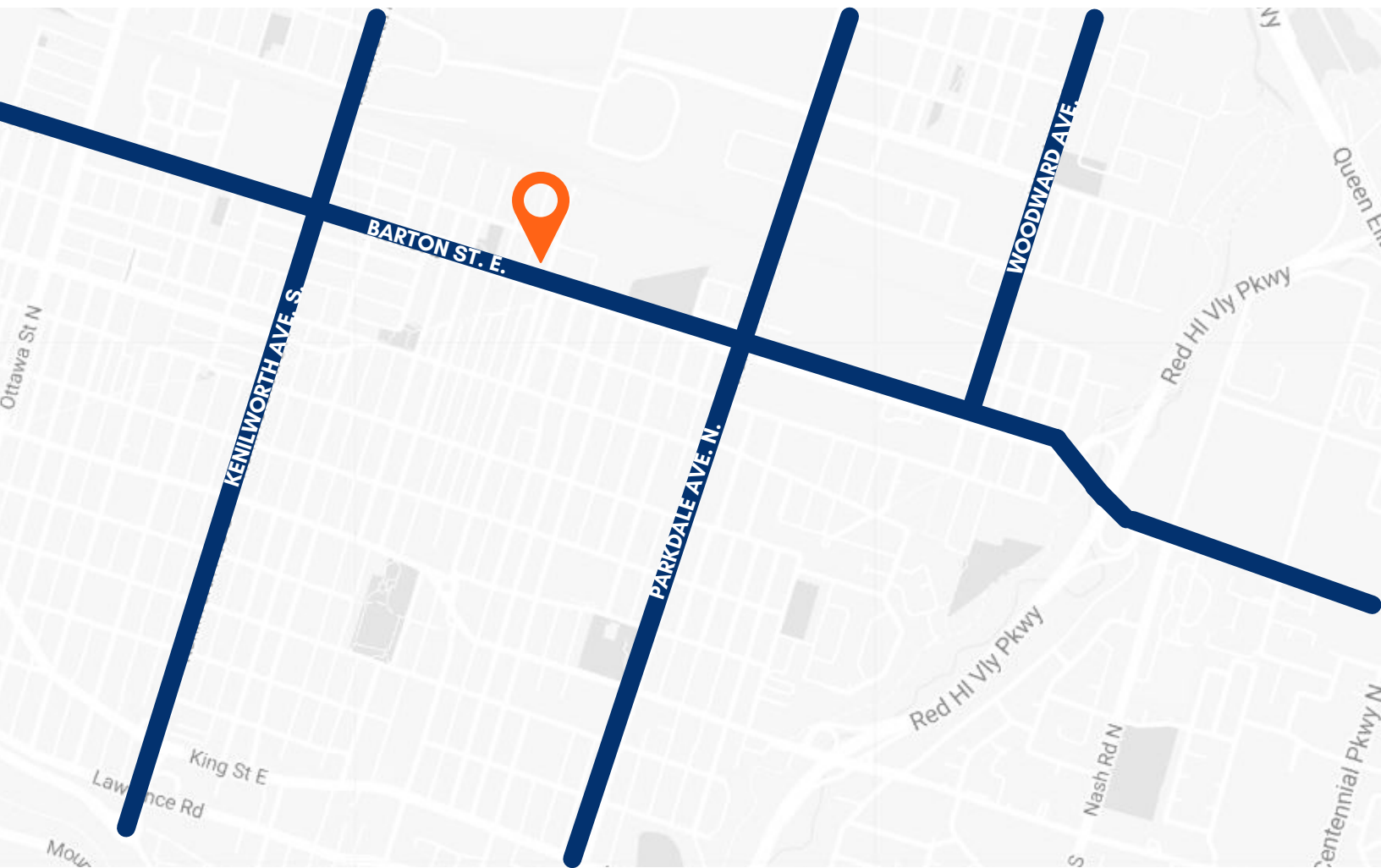


Public Transportation: Hamilton Street Railway provides bus services throughout the city. Hamilton is also served by GO Transit, that connects the city to other parts of the Greater Toronto and Hamilton Area.



HAMILTON

HOMESIDE



Nearest Grocery Store
Approx. 190 m



Nearest School
Less than 1.8 km



Nearest Park
Approx. 130 m

ABOUT HOMESIDE

Homeside is a great place to live and one of Hamilton's more reasonably priced neighbourhoods. You'll see a number of homes in the neighbourhood that exhibit "pride of ownership" as you stroll through the neighbourhood. Young families and professionals have increased in popularity in this community over the past few years, and as a result, many of the homes are being upgraded and refurbished.

INTERIOR SUITES



Investment Information Sheet



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Toronto, ON, M6S 1P3

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Email: Info@MysakRealty.com
Website: www.MysakRealty.com

City **Hamilton**
Address **1539-1547 Barton St. E.**
Close to **Barton/Kenilworth**
Res Units **16**

Bid Date: August 29, 2023



Expenses as of			Source of Income		
May 31, 2023					
	Per Suite	Annual		Monthly	Annual
Taxes	\$2,163	\$34,605	Rental	\$22,777	\$273,324
Ins.	\$734	\$11,751	Garages		\$0
Hydro	\$73	\$1,170	Laundry Est.		\$0
Water	\$447	\$7,151	Other Income		\$0
Gas	\$670	\$10,720	Total	\$22,777	\$273,324
Maint. Est.	\$750	\$12,000	AVG/Unit	\$1,424	\$17,083
Super Est.	\$350	\$5,600	GROSS ANNUAL INCOME		\$273,324
Vac Est	1.0%	\$171			
Mng. Est	4.0%	\$683			
TOTAL					
EXPENSES	\$6,042	\$96,664			

2 x 1 Bedroom
14 x 2 Bedroom

For this and/or other investment properties, call **MYSAK REALTY INC. Brokerage** at 416-767-5500

Property Details					Capital Items		
Approx. Age	1950's	Intercom	None	Fridges+Stoves	16 + 16	Roof	Flat
Lot Size	10,710.08 ft ²	Hall Floors	Tile	Parking In+Out	0 + 12	Furnace	Boiler
Construction	Poured Concre	Room Floors	Vinyl Plank	Leases	m to m	Windows	Vinyl
# Stories	2.5	Heat Type	Boiler/Elect. Baseb.	Cable Paid	Tenants	Enviro	Clean 2018
Balconies	10	HWT Style	16 Electric (O)	Hydro Paid	Tenants	Fire Compliance	Annual - Independent
Elevator	None	Washer/Dryer	None	Heat Paid	paid by 2 Tenants		

Remarks

Two units pay for heat. Three units have updated plumbing and electrical. Many units still below market rent. Sellers willing to give 2nd mortgage with 20% down.

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other terms, prior to sale or withdrawal without notice. Prospective purchasers are advised to seek independent legal, accounting, or any other consulting advice as may be deemed necessary to submit an offer to purchase.

MYSAK REALTY INC. Brokerage, 2358-A BLOOR ST. WEST, TORONTO, ON M6S 1P3

RENT ROLL

Schedule "B"
1539-1547 Barton
July 2023

Unit #	# of Br.	Rental Income	Parking Income	Rental Total	Move In Date	Hydro Included	Amount of Deposit Last Month's Rent
1541-1	1	\$1,515.00		\$1,515.00	Exp. Mar 31, 2024		
1543-1	2	\$1,765.00		\$1,765.00	Exp. June 30, 2023		
1547-1	2	\$1,645.00		\$1,645.00	Exp. Nov 30, 2023		
1539-1A	2	\$943.00		\$943.00	M to M		
1539-1B	2	\$1,632.00		\$1,632.00	M to M		
1539-2	2	\$1,700.00		\$1,700.00	Vacant		
1543-2	2	\$1,670.00		\$1,670.00	Exp. Feb 29, 2024		
1547-2	2	\$1,093.00		\$1,093.00	M to M		
1543-3	2	\$1,700.00		\$1,700.00	Vacant		
1547-3	2	\$814.00		\$814.00	M to M		
1543-4	2	\$1,700.00		\$1,700.00	Vacant		
1547-4	2	\$892.00		\$892.00	M to M		
1543-5	2	\$1,810.00		\$1,810.00	Exp. Aug 30, 2023		
1547-5	2	\$1,695.00		\$1,695.00	Exp. Apr 30, 2024		
1543-6	2	\$1,665.00		\$1,665.00	*		
1547-6	1	\$538.00		\$538.00	M to M		
Monthly Totals		\$22,777.00	\$0.00	\$22,777.00			TRUE
Annual Totals		\$273,324.00	\$0.00	\$273,324.00			

Other Monthly Income

Laundry Est.

Storage

Garages

Total Income

Annual Other Income

\$0.00

\$0.00

Initials

Buyer

Seller

Gross Annual Income

\$273,324.00

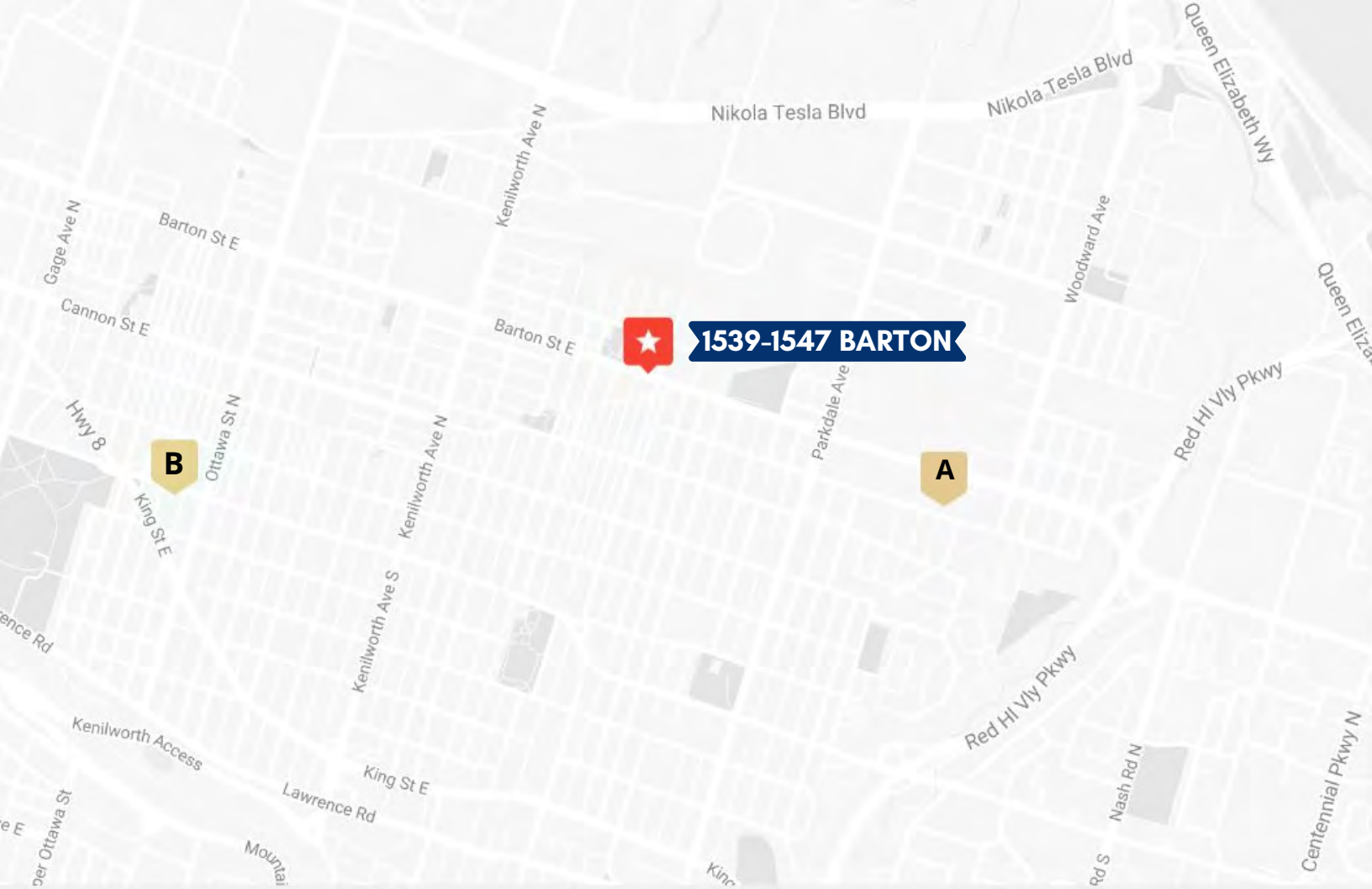
MYSAK

REALTY INC.,- BROKERAGE

*Tenant presently in arrears \$9,948

a hearing has been scheduled with the LTB

RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	335 Melvin Ave.	1 Bed	\$1,699	1.5 km
B	1160 Main St. E.	2 Bed	\$2,550	3.0 km



Bid Date: August 29, 2023
To book a tour
please email
reception@mysakrealty.com

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.



JOE MYSK
Owner, Broker of Record

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