



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 8 Units

2342 King St. E.

Hamilton, ON

PROPERTY OVERVIEW

ABOUT HAMILTON

Hamilton, Ontario, is a vibrant city located on the western tip of Lake Ontario. It's known for its diverse economy, rich history, and beautiful natural surroundings. Historically known as a steel manufacturing hub, Hamilton has diversified its economy in recent years. It now includes sectors like healthcare, education, and technology, making it a growing center for innovation. The city features a variety of historic sites, including the Canadian Warplane Heritage Museum and the HMCS Haida, a preserved naval destroyer. Hamilton is known for its friendly community and cultural diversity, with a mix of different neighborhoods that each have their own unique character. Whether you're interested in outdoor activities, arts and culture, or learning about its industrial past, Hamilton has something to offer for everyone!

ABOUT THE PROPERTY

This 8-unit apartment building offers tremendous upside. Each unit is separately metered for hydro, giving you flexibility to minimize expenses. 8 outdoor parking spaces to enhance tenant convenience.



PROPERTY DETAILS

Unit Breakdown:

8 Units (1 x Bachelor, 4 x 1 Bedrooms, 3 x 2 Bedrooms)

Construction: Concrete Block and Concrete

Approx. Age: 50 yrs old

Number of Stories: 2.5

Flooring Type: Concrete and Hardwood

Lot Size: 6,953.48 ft²

Legal Description:

PT LT 32, CON 3 SALTFLEET, AS IN CD403493 TOGETHER WITH AN EASEMENT OVER PT LT 32, CON 3 SALTFLEET, AS IN VM84743, PART 2 ON 62R19518 AS IN WE914426 SUBJECT TO AN EASEMENT OVER PART 1 ON 62R19518 IN FAVOUR OF PT LT 32, CON 3 SALTFLEET, AS IN VM84743 AS IN WE914426 CITY OF HAMILTON



Location: Close to Gage Park, Belview Park, Peace Memorial Park, Crown Point East Park, Memorial Elementary School, Bridge International Park, Bernie Custis Secondary School, Hamilton General, St. Joseph's Healthcare, Juravinski Hospital, St. Peter's Hospital.

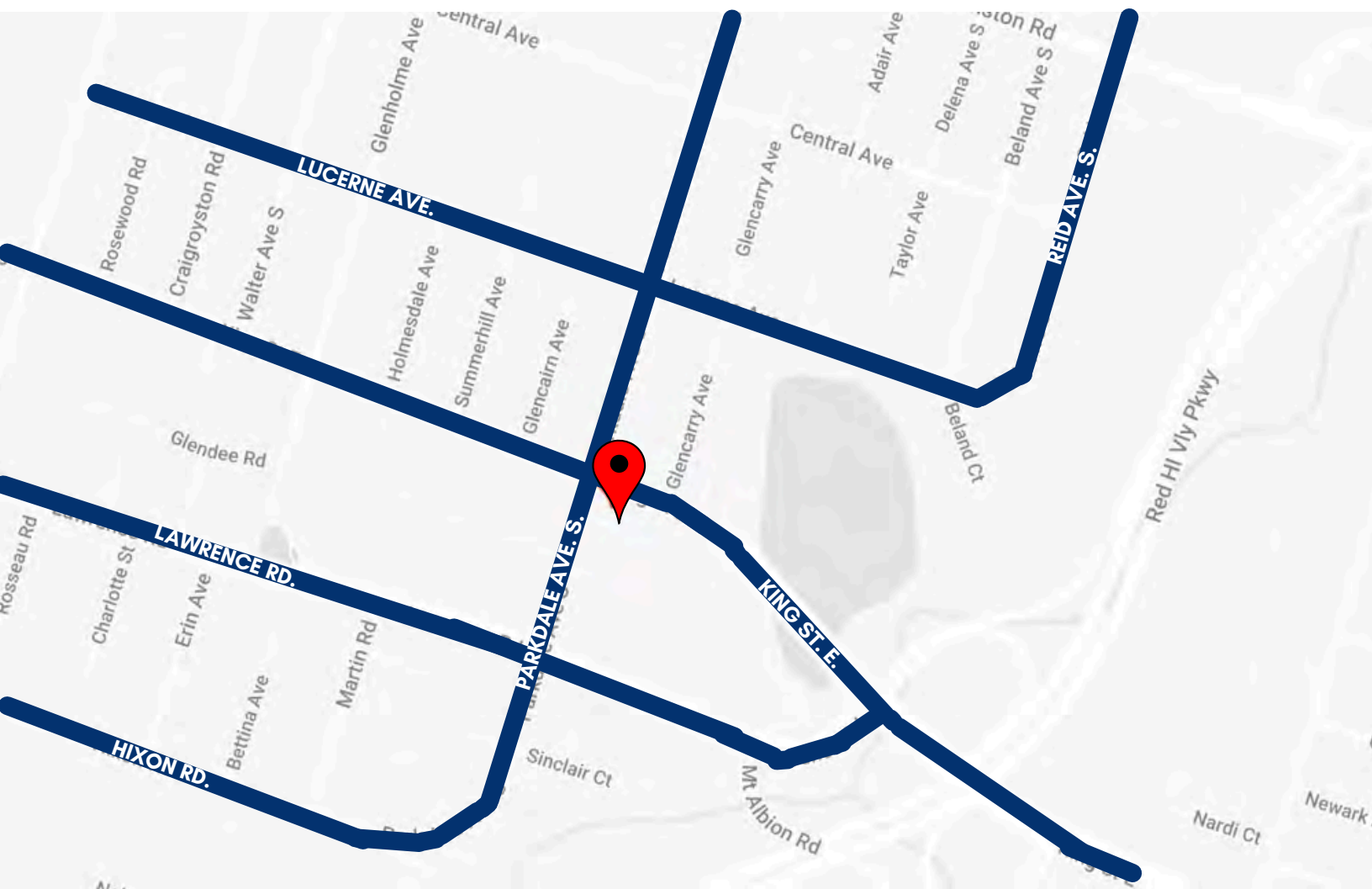


Public Transportation: Hamilton, Ontario, has a public transportation system primarily operated by the Hamilton Street Railway (HSR). HSR operates numerous bus routes throughout the city. Hamilton is developing a light rail transit system, known as the Hamilton LRT, aimed at connecting key areas of the city and improving transit efficiency.



HAMILTON

GLENVIEW WEST



Nearest Grocery Store

Approx. 800 m



Nearest School

Less than 500 m



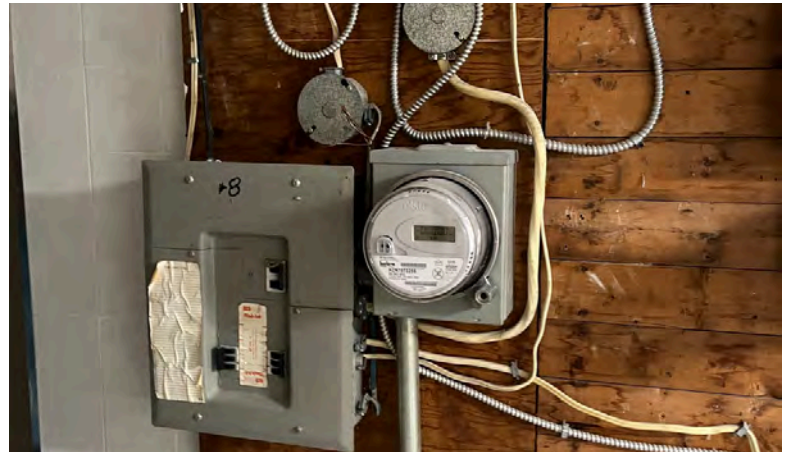
Nearest Park

Approx. 550 m

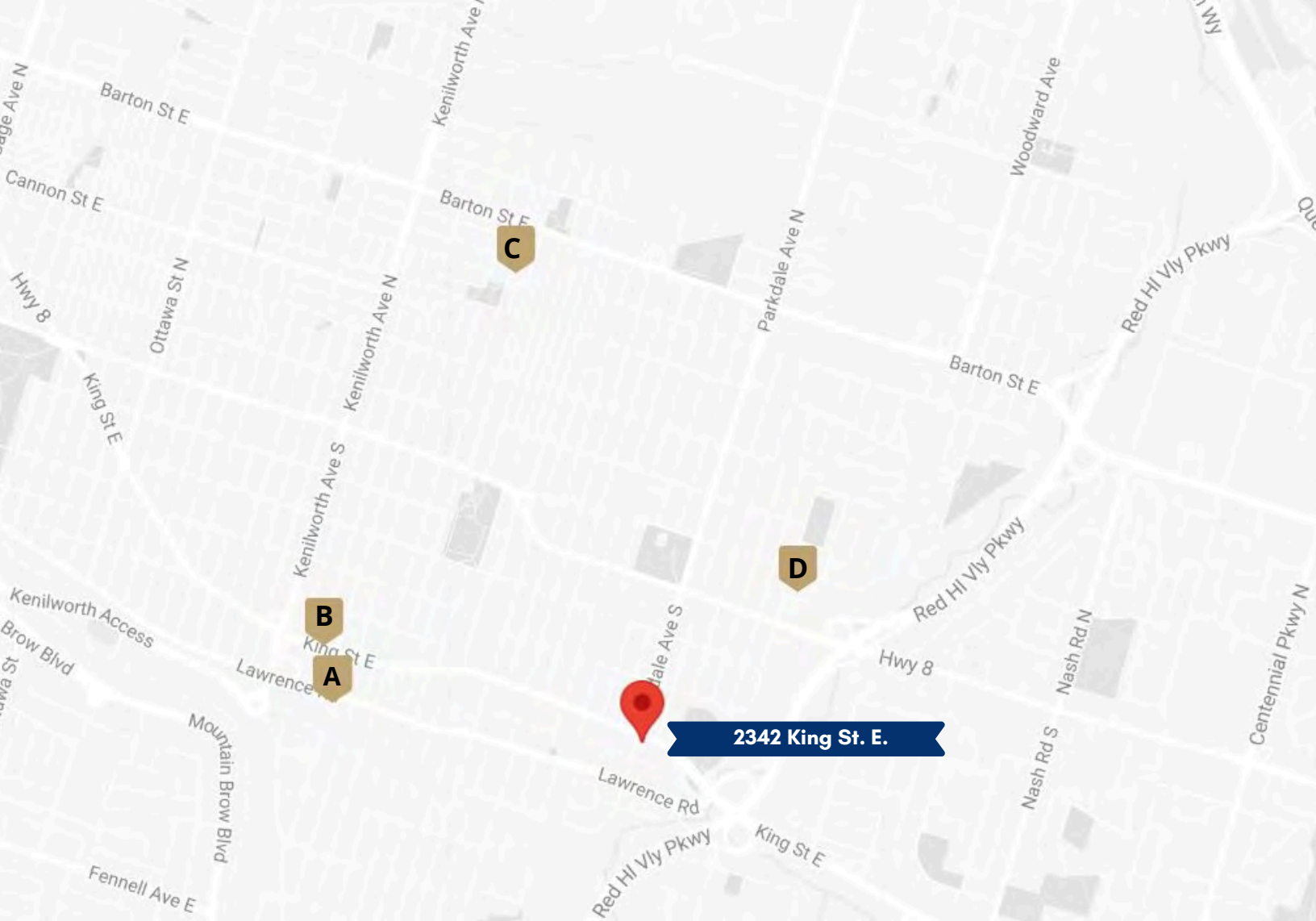
ABOUT GLENVIEW WEST

Glenview West is a residential neighborhood located in the west end of Hamilton, Ontario, Canada. Glenview West is a peaceful and well-established neighborhood that offers a blend of convenience, green space, and community living. It's a great choice for those seeking a suburban lifestyle with easy access to city amenities, good schools, and outdoor recreation options. Whether you're a young family or someone looking for a quieter place to settle, Glenview West has a lot to offer.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	718 Lawrence Rd.	1 Bed	\$1,920	2.0 km
B	1791 King St. E.	1 Bed	\$1,628	1.4 km
C	242 Tragina Ave. N.	Bach.	\$1,395	2.6 km
D	11 Dryden Ln.	2 Bed	\$2,500	1.3 km



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.

ROBERTO PIANOSI

Sales Representative



MYSAK REALTY INC., BROKERAGE

2358A Bloor St W

Toronto, ON M6S 1P3

Office: 416-767-5500 x25

Fax: 416-760-7878

Email: Roberto@MysakRealty.com