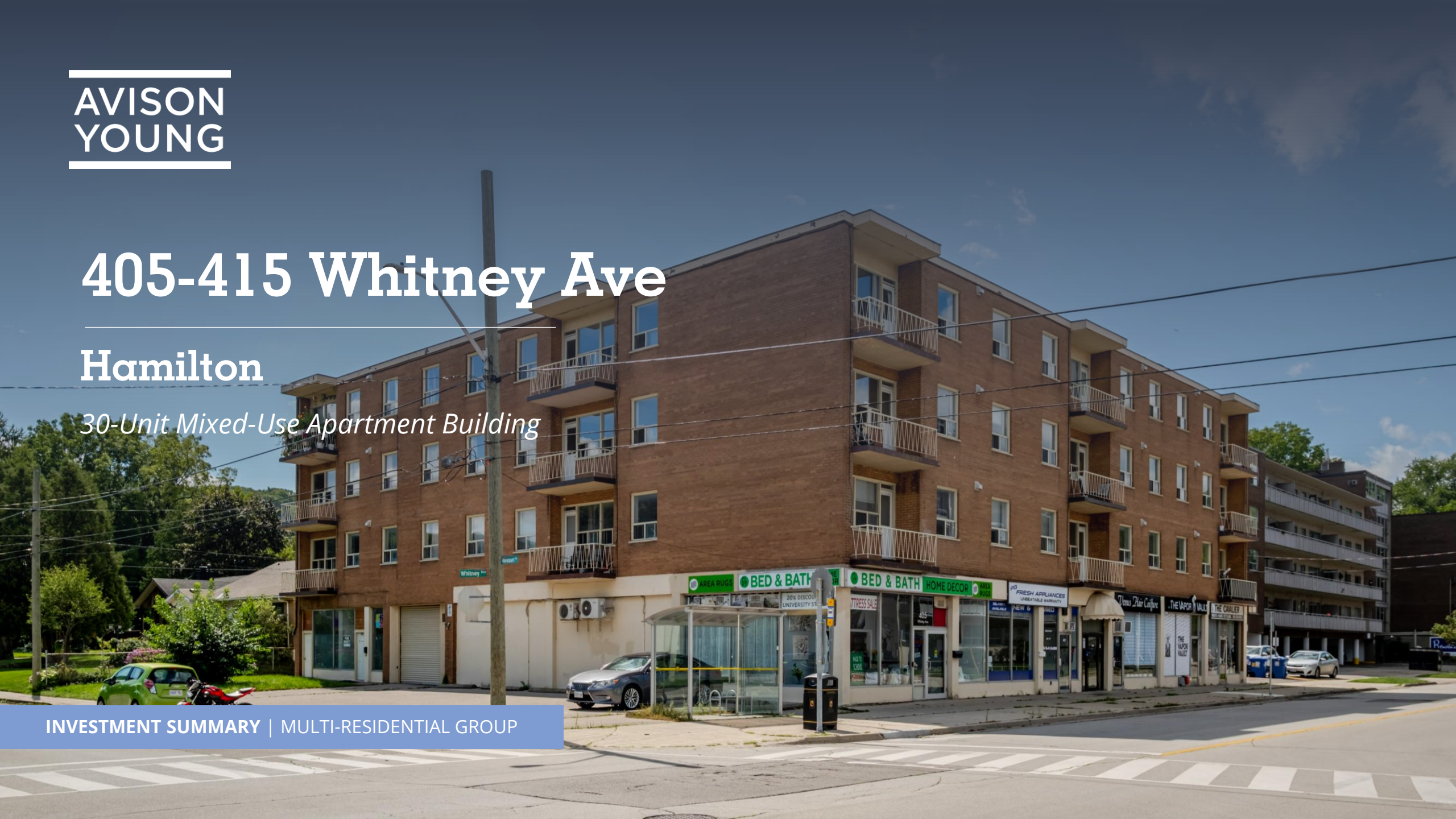
AVISON YOUNG

405-415 Whitney Ave

Hamilton

30-Unit Mixed-Use Apartment Building



INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP

405-415 Whitney Avenue

The Avison Young Multi-Residential Group is pleased to bring to market 405-415 Whitney Avenue, Hamilton **(the "Property"),** a four-storey, elevator serviced, mixed-used apartment building totaling 30 units.

- Well located mixed-use asset with six commercial units at grade and 24 residential units above.
- Proximity to McMaster University.
- Favourable suite mix, approx. 63% 2-bedroom and larger.
- Strong going-in yield

Property Details

Current Use	Four-storey building featuring 24 residential units and 6 commercial units.
Site Area	16,092 sf
Year Built	Circa 1961
Units	30
Hydro	Residential – separately metered Commercial – separately metered
Heating	2 Natural Gas Boilers
Hot Water Tank	One Domestic Hot Water Tank (2020)
Roof	Rubber Membrane (2006)
Construction	Concrete
Laundry	2 Washers & 2 Dryers (owned)
ESA	In Progress



Suite Mix Breakdown

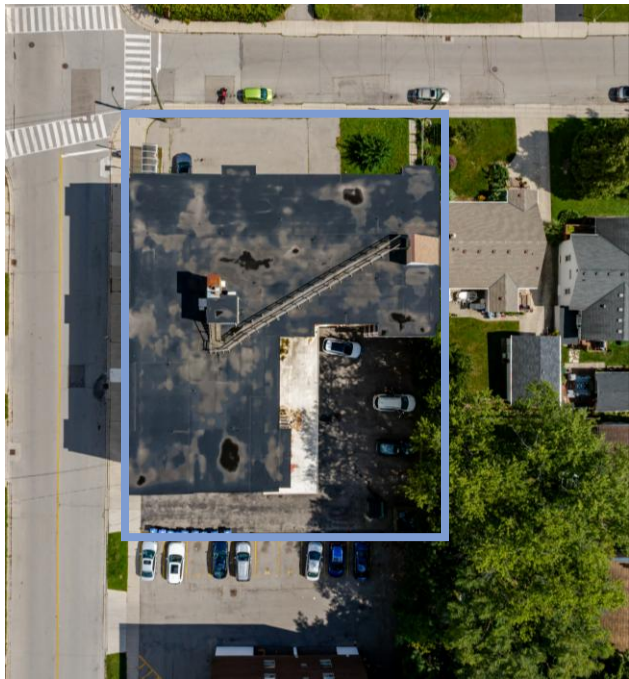
405-415 Whitney Avenue (the "Property") is comprised of 24 residential units and 6 commercial units totaling 30 units. The Property includes 9 one-bedrooms, 9 two-bedrooms, 3 large two-bedrooms, and 3 three-bedrooms.



Suite Mix - Residential

Type	Units	Avg. In-Place Rent
1 Bedroom	9	$1,567
2 Bedroom	9	$1,756
2 Bedroom – Large	3	$1,618
3 Bedroom	3	$2,613
Total/Average	**24**	**$1,775**





Suite Mix - Commercial

Unit	Tenant	Unit Size (sf)
405 Whitney	Bed & Bath Home Decor	1,945
407 Whitney	PG Appliances	985
411 Whitney	Venus Hair	649
413 Whitney	APC Law, PerC Essentials, The Vapor Vault	1,190
415 Whitney	The Cavalier Barber	400
93 Mericourt	VACANT	1,150
Total/Average		**6,319**

405-415 Whitney Avenue ("The Property") is located at the nearest intersection of Mericourt Road and Whitney Avenue in the City of Hamilton. Hamilton is located approximately 45 km southwest of Toronto. McMaster University, one of the province's top post-secondary institutions, is nearby The Property, attracting students and young professionals alike. The Property is also nearby Hamilton Health Science's Hospital featuring the McMaster Children's Hospital, one of Canada's largest pediatric centres. Nearby amenities include Dundas Peak, Chedoke Park & Falls, and Downtown Hamilton.



AVISON YOUNG

FOR SALE: 405-415 WHITNEY AVENUE, HAMILTON | INVESTMENT SUMMARY

The Property is being offered for sale, "UNPRICED."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Offer process to be announced

For More Information About this Offering:

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