

FOR SALE | INDUSTRIAL INVESTMENT

180 CHATHAM STREET

HAMILTON | ON



CB Metropolitan Commercial Ltd., is proud to present an opportunity to purchase a professionally managed industrial investment property with future redevelopment potential, situated adjacent to the vaunted [McMaster Innovation Park \(MIP\)](#) at McMaster University.

Located near HWY 403 and Main St W, in the Kirkendall North neighbourhood of Hamilton, 180 Chatham St is minutes from a large historic residential district. The surrounding area has recently experienced significant revitalization, driven by the growth and influence of MIP.

This single-tenant property offers a going-in CAP Rate of 6.2% with a strong Tenant Covenant, making it a compelling investment opportunity.



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THE OFFERING



PROPERTY DETAILS	
Lot Size	38,696 SF (0.88 acres) 105.21' Frontage x 367.85' Depth
Building Details	13,650 SF
Zoning	M1 (Research and Development)
Official Plan	Designated Employment
Net Operating Income	\$199,343
Stabilized Capitalization Rate	6.2%
Lease Term	April 30, 2027 lease end date; One further option to extend for 5 years
Legal Description	PT LT 20, CON 3 BARTON , AS IN CD395683 EXCEPT HL238886, S/T & T/W CD395683 ; HAMILTON
Asking Price	\$3,250,000

CA available for data room access.



AERIAL MAP



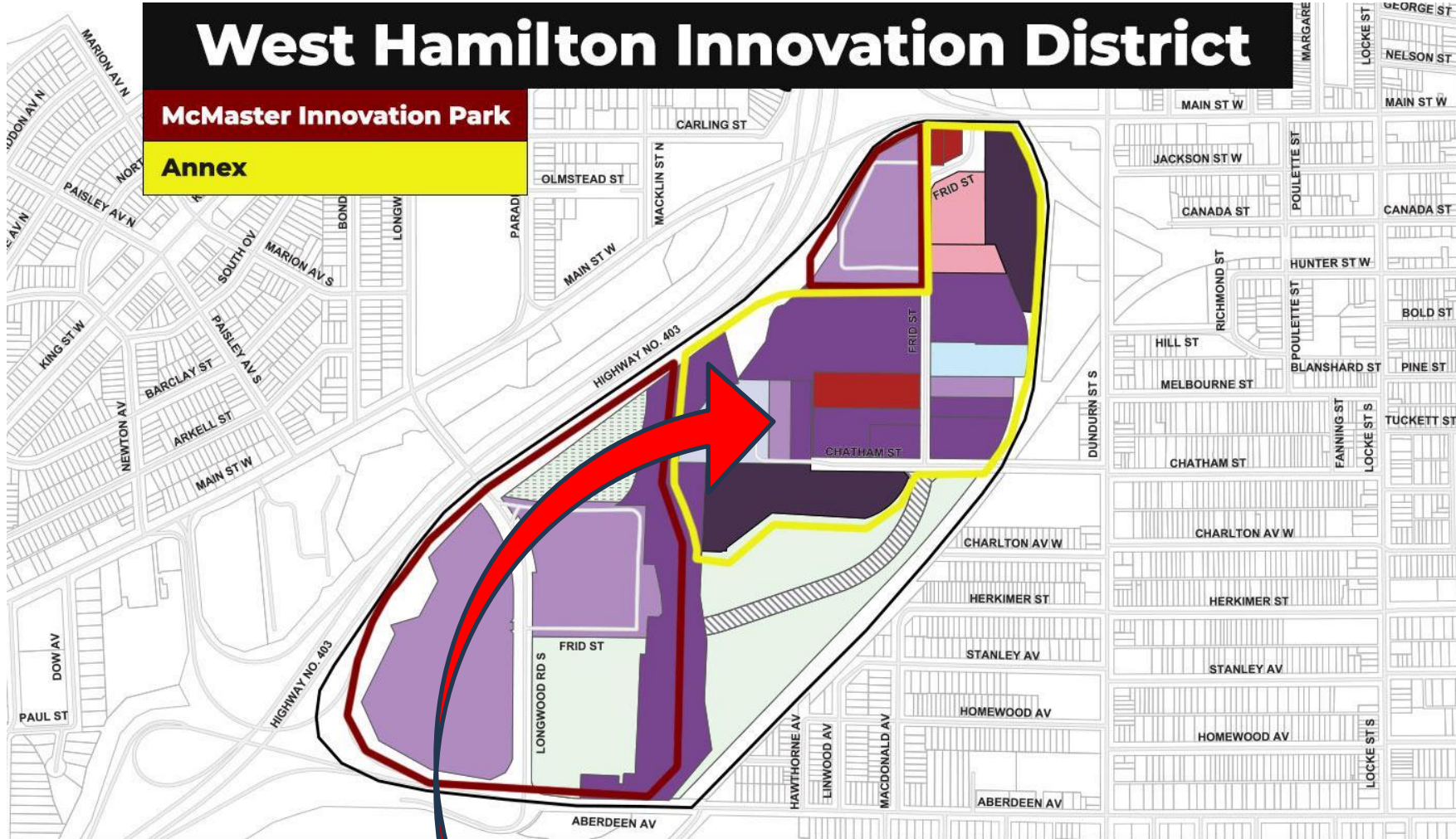
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West Hamilton Innovation District

McMaster Innovation Park

Annex



Legend

- | | | | |
|---------------------------------|--------------------|----------------------------------|-------------------|
| Employment Area Boundary* | Industrial - Heavy | Parking Lot | Utilities |
| Farm with Retail/Industrial Use | Institutional | Potential Area for Redevelopment | Vacant Land |
| Industrial - Light | Non-Developable | Residential < 1ac | Warehouse/Storage |
| Industrial - Medium | Office | Retail | Parcel Fabric |

West Hamilton Innovation District
2018 Land Use

Source Date:
December 31, 2018



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
INFRASTRUCTURE PLANNING - GROWTH MANAGEMENT

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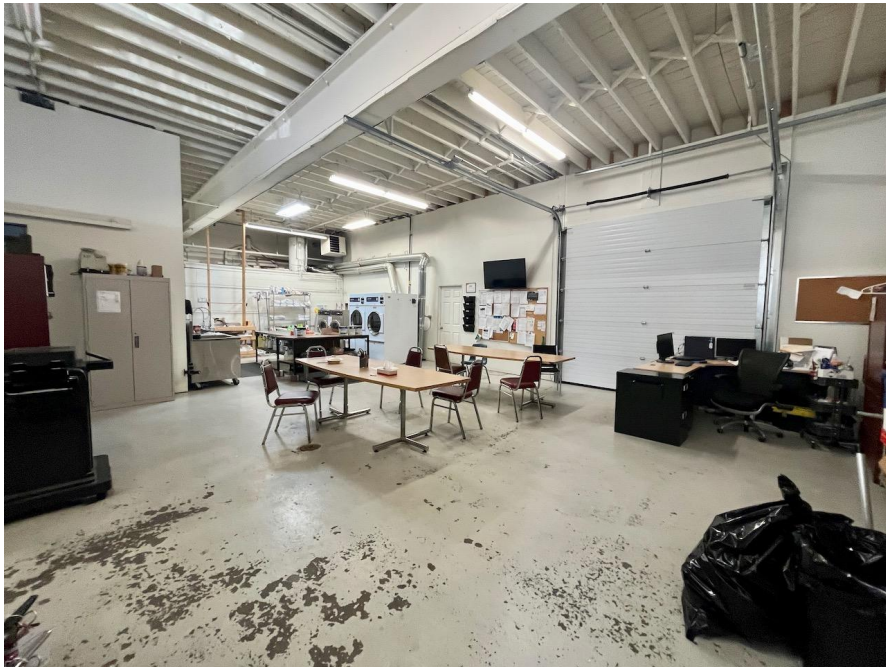
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|------------------|-------------------------------------|--------------------------|--------------------------|
| 1. The Atrium | 2. Hyatt House | 3. Marc | 4. New Office Buildings |
| 5. CCRM Building | 6. Building 606 and Glass Warehouse | 7. New parking garage | 8. 44 Frid St (The Spec) |
| 9. ANNEX70 | 10. ANNEX150 | 11. LRT Storage Facility | |



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AREA DEVELOPMENT



PHOTOS



CB METROPOLITAN

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