

FOR SALE | INDUSTRIAL INVESTMENT PORTFOLIO

**45, 55, 67, 75 FRID STREET & 180 CHATHAM STREET**

HAMILTON | ON



**MCMASTER INNOVATION PARK (MIP) DISTRICT**



**CB Metropolitan Commercial Ltd.**, is pleased to offer for sale a professionally managed flex industrial investment portfolio with present and future development potential, situated adjacent to the vaunted McMaster Innovation Park (MIP) near McMaster University. MIP is planning to develop a 2.8 million square foot Life Sciences 'Mega Hub'.

The properties are situated at the junction of highway 403 and highway 8 (Main St W), in the Kirkendall North neighbourhood of Hamilton and are located minutes from McMaster University, downtown Hamilton and adjacent to a large historic residential district. The surrounding area has recently experienced significant revitalization, driven by the growth and influence of MIP.

The Property is designated within the City of Hamilton Official Plan as Industrial - Research and Development (M1) Zone which allow uses such as Office, Conference or Convention Centre, Hotel, Production Studio, Restaurant, Retail and Restaurant.

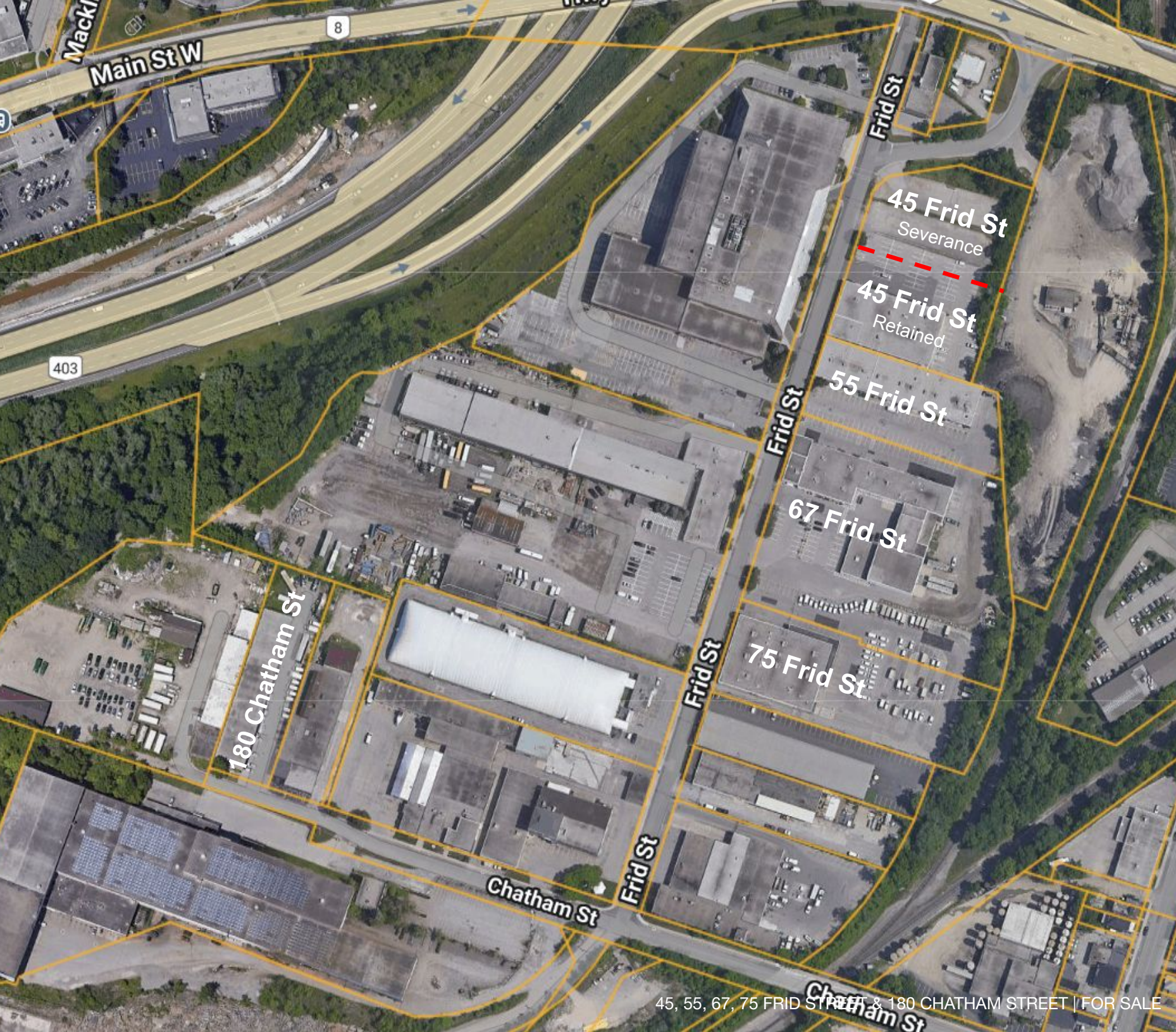
This flex industrial portfolio offers a going-in CAP Rate of 5.6% with an opportunity for phased future redevelopment, making it a compelling investment opportunity. There is an opportunity to develop a 100,097 SF self storage facility on the excess severed land which would require a ZBA/OPA.

The Vendor will also consider selling the portfolio as separate parcels. Please contact the listing agents to discuss.



THE OFFERING





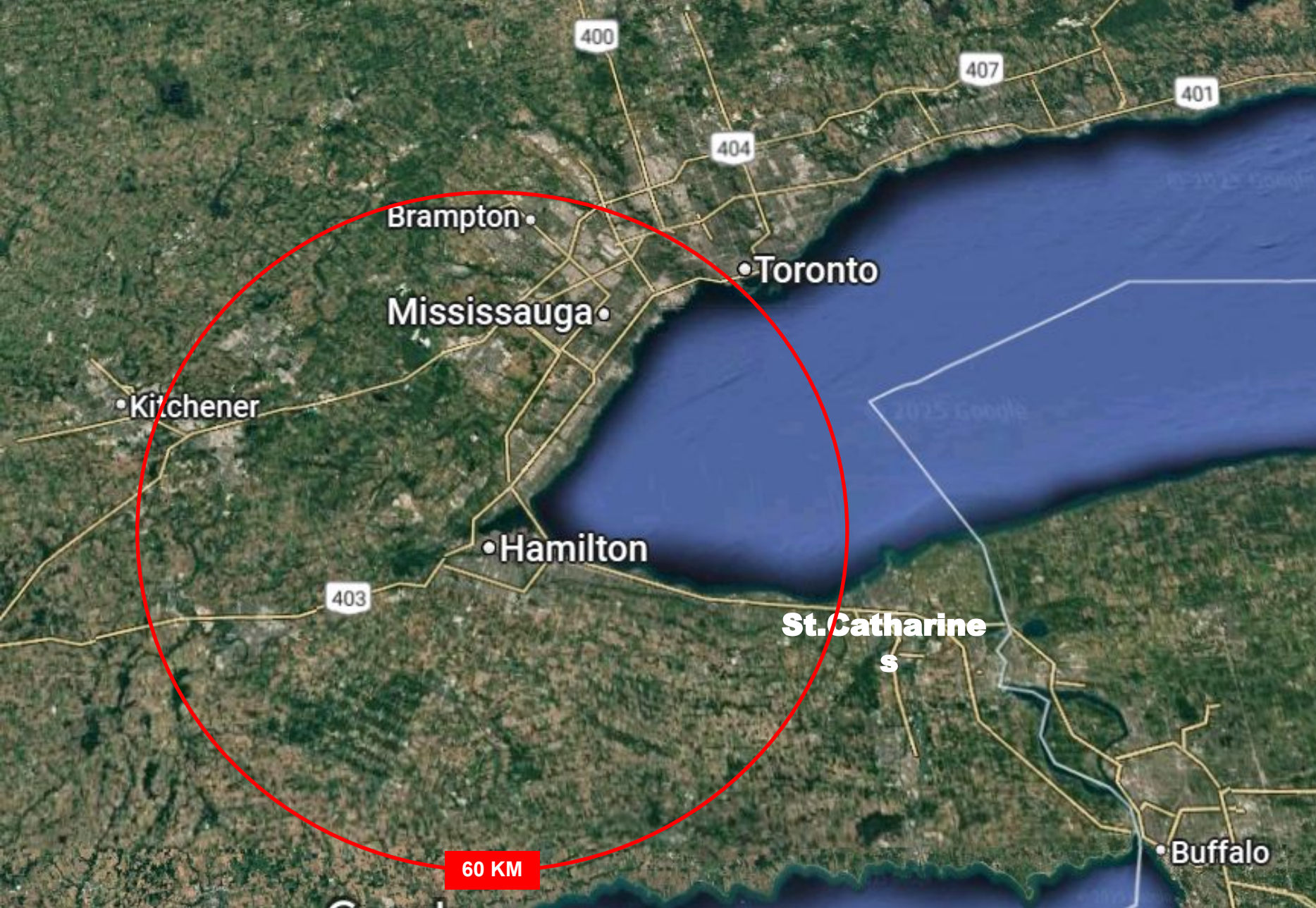
# AERIAL MAP

45, 55, 67, 75 FRID STREET & 180 CHATHAM STREET | FOR SALE





## PROXIMITY MAP



69 km 59 min to Toronto  
66 km 53 min to Kitchener Waterloo  
70 km 52 min to St. Catharines

19 km 20 min to Hamilton International Airport  
63 km 43 min to Pearson International Airport  
5 km 12 min to Hamilton GO Centre





## ASKING PRICE FOR PORTFOLIO

PROPERTY	SITE AREA (ACRES)	SITE AREA (SF)	BUILDING AREA (SF)	USE	GOING IN NOI	CAP RATE	ASKING PRICE	\$/ACRE LAND	\$/PSF BLDG
TOTALS	8.94	389,674	103,178		\$1,890,940	5.6%	\$33,500,000	\$3,747,204	\$325

## ASKING PRICE FOR EACH PROPERTY

PROPERTY	SITE AREA (ACRES)	SITE AREA (SF)	BUILDING AREA (SF)	USE	GOING IN NOI	CAP RATE	ASKING PRICE	\$/ACRE LAND	\$/PSF BLDG
45 Frid St (Severed)	0.98	42,657	100,097*	Self Storage*	-	-	\$3,500,000	\$3,535,354	\$35
45 Frid St (Retained)	0.99	42,959	17,704	Flex Industrial	\$308,170	5.7%	\$5,400,000	\$5,454,545	\$305
55 Frid St	1.06	46,328	19,431	Flex Industrial	\$448,485	6.6%	\$6,800,000	\$6,415,094	\$350
67 Frid St	3.32	144,731	32,446	Flex Industrial	\$589,445	6.0%	\$9,900,000	\$2,981,928	\$305
75 Frid St	1.71	74,303	20,000	Light Industrial	\$345,497	5.8%	\$6,000,000	\$3,508,772	\$300
180 Chatham St	0.88	38,696	13,650	Light Industrial	\$199,343	5.9%	\$3,390,000	\$3,852,273	\$248
TOTALS	8.94	389,674	103,231		\$1,890,940		\$34,990,000	\$3,913,870	\$339

DISCLAIMER: The information contained herein has been gathered from sources deemed reliable. However, CB Metropolitan Commercial Ltd., Brokerage, its agents, employees, independent contractors, and all affiliates of the Corporation make no representations or warranties on the accuracy of said information, images, assumptions or projections obtained from its sources. Prospective purchasers and their advisors are advised to independently verify any information provided herein by CB Metropolitan Commercial Ltd., Brokerage. Information herein has not been verified by CB Metropolitan Commercial Ltd. and may change and may be withdrawn from the market at anytime without notice to the recipient.



## 45 FRID STREET (SEVERED PROPERTY)

Lot Size	42,657 SF (0.979 acres)	Storeys	4
Building Size	100,097 SF (proposed)	Retail/Office	3,261.46 SF
Use	Self Storage	Loading	4,811.47 SF
Zoning	M1	Parking Spaces	15
Lot Coverage	75.2%	Construction Budget	\$20.5 mil (\$205 PSF)
FSI	2.34	Asking Price	\$3,500,000 (\$35 GFA)







## 45 FRID STREET (RETAINED PROPERTY)

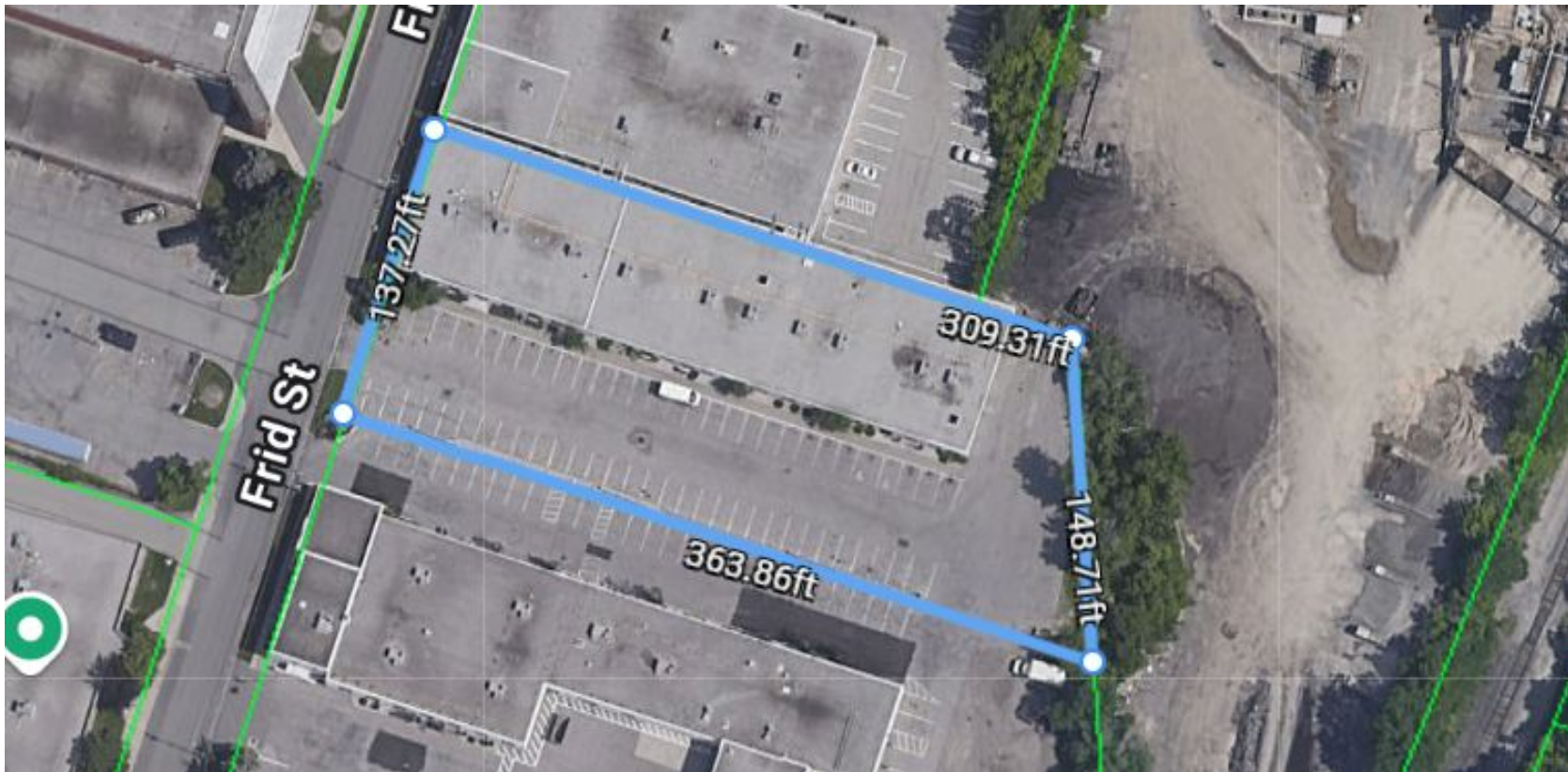
Lot Size	42,959 SF (0.986 acres)	Going in NOI	\$308,170
Building Size	17,704 SF	Cap Rate	5.71%
Use	Flex Industrial	Average Net Rent	\$17.40 PSF/YR
Zoning	M1	Operating Expenses	\$89,144
No. of Tenants	3 (one vacancy of 1,356 SF)	Latest Lease Term	August 31, 2029
% Leased	92%	Asking Price	\$5,400,000





## 55 FRID STREET

Lot Size	46,328 SF (1.064 acres)	Going in NOI	\$448,485
Building Size	19,431 SF	Cap Rate	6.60%
Use	Flex Industrial	Average Net Rent	\$23.08 PSF/YR
Zoning	M1	Operating Expenses	\$63,857
No. of Tenants	5	Latest Lease Term	April 30, 2030 (1 x 5yr option)
% Leased	100%	Asking Price	\$6,800,000







## 67 FRID STREET

Lot Size	144,731 SF (3.323 acres)	Going in NOI	\$589,445
Building Size	32,446 SF	Cap Rate	5.95%
Use	Flex Industrial	Average Net Rent	\$18.17 PSF/YR
Zoning	M1	Operating Expenses	\$113,451
No. of Tenants	9 (one vacancy of 5,403 SF)	Latest Lease Term	February 28, 2033 (option to Oct 31, 2037)
% Leased	83%	Asking Price	\$9,900,000

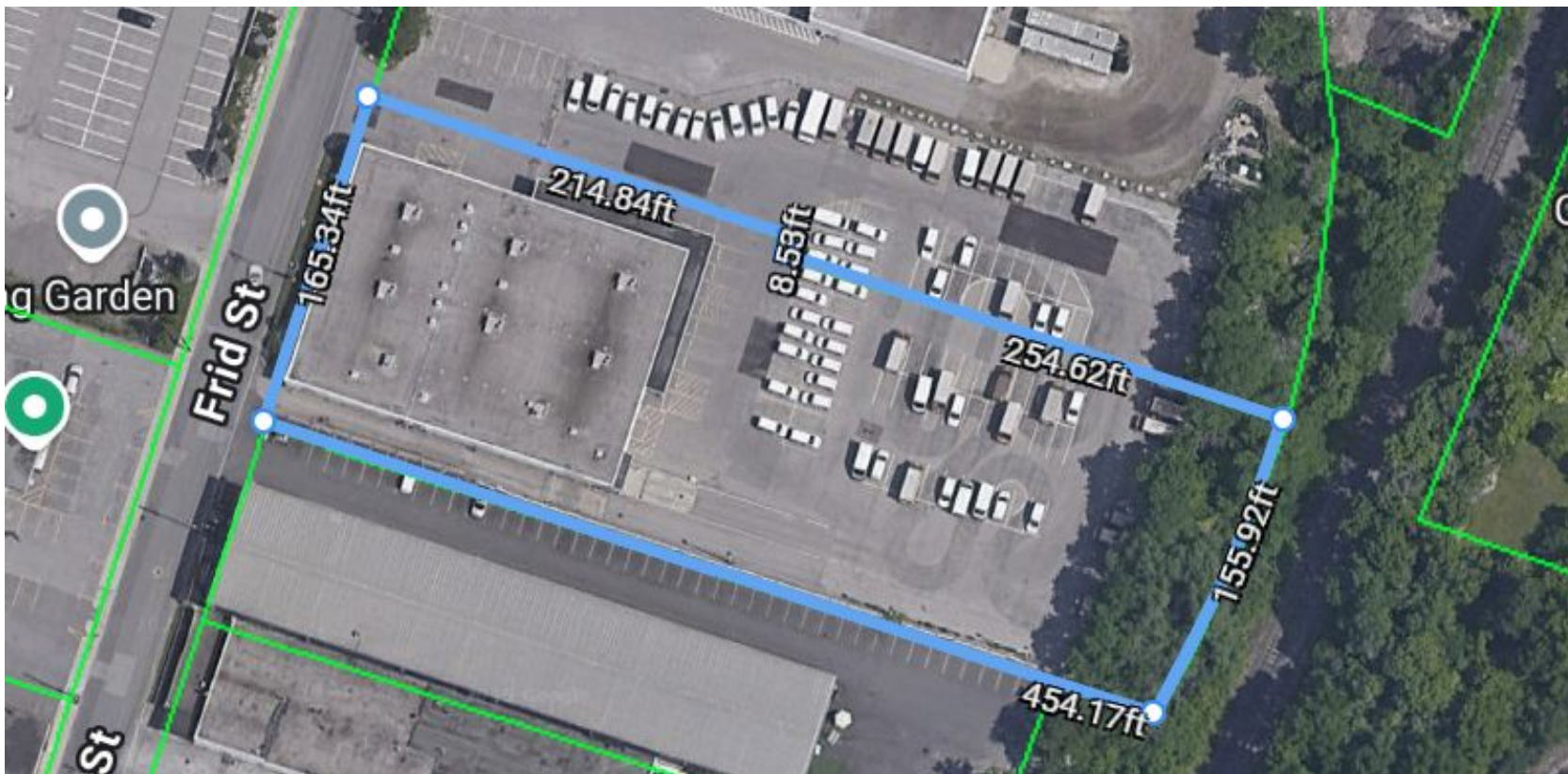






## 75 FRID STREET

Lot Size	74,303 SF (1.706 acres)	Going in NOI	\$345,497
Building Size	20,000 SF	Cap Rate	5.76%
Use	Light Industrial	Average Net Rent	\$17.27 PSF/YR
Zoning	M1	Operating Expenses	\$72,019.24
No. of Tenants	1 (Canada Post Corporation)	Latest Lease Term	Nov 30, 2029 (option to Nov 30, 2044)
% Leased	100%	Asking Price	\$6,000,000

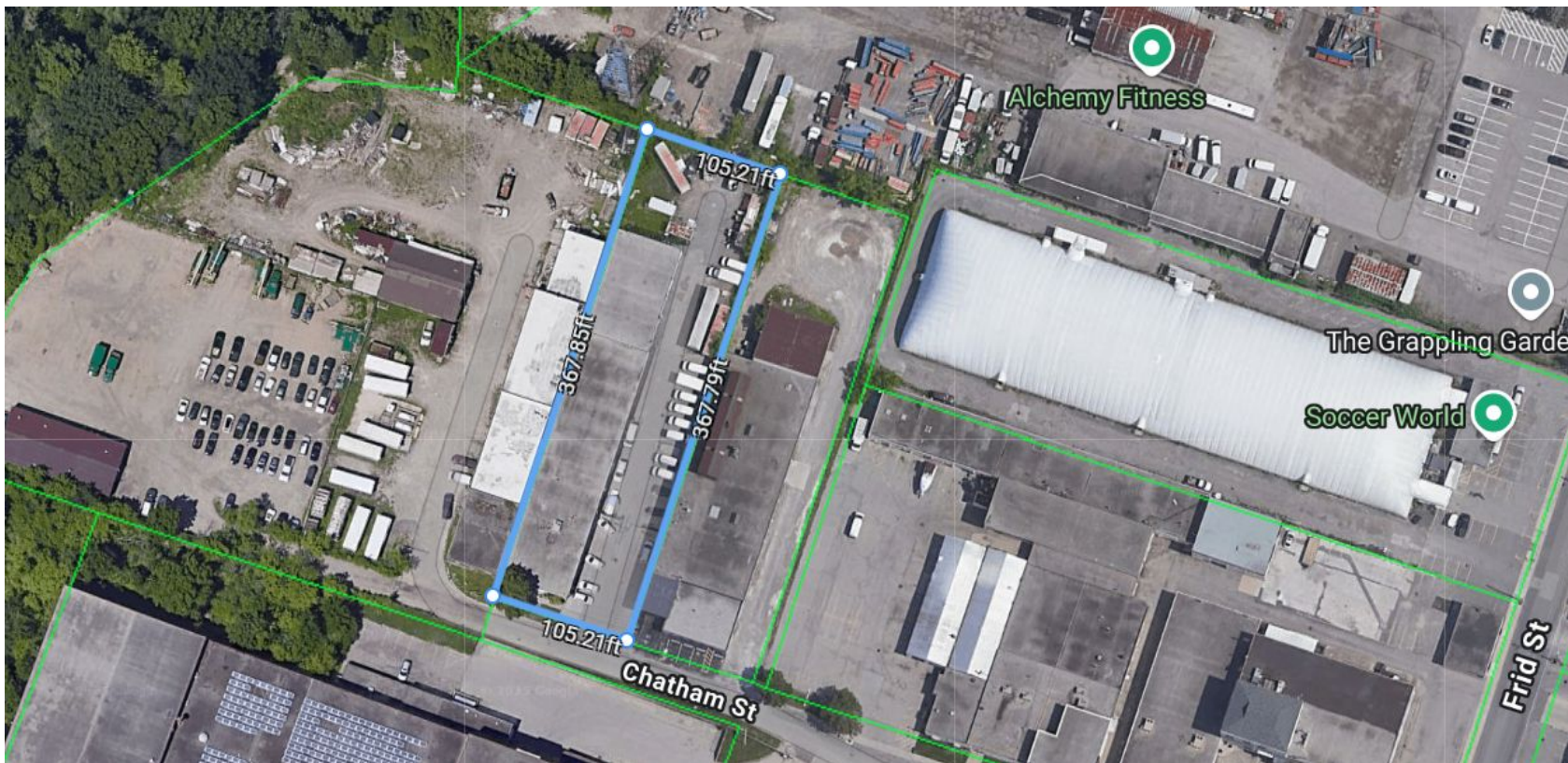






## 180 CHATHAM STREET

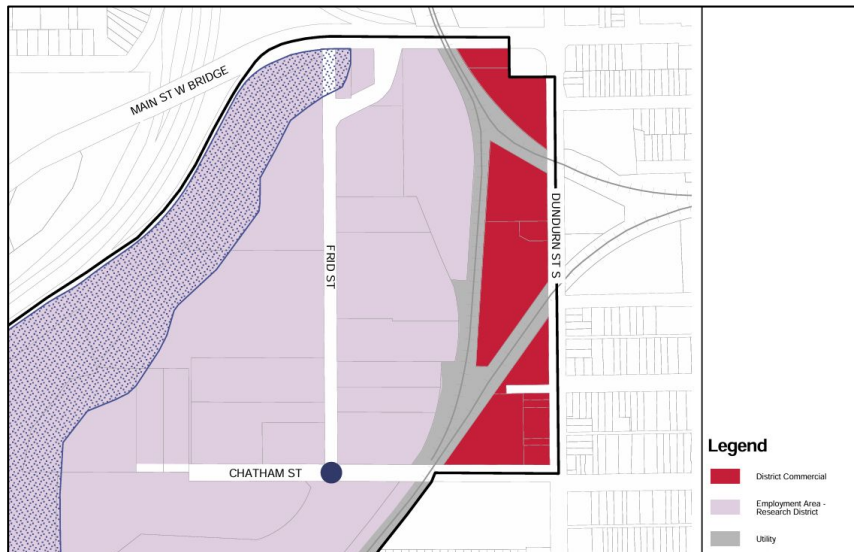
Lot Size	38,696 SF (0.88 acres)	Going In NOI	\$199,343
Building Size	13,650 SF	Cap Rate	5.88%
Use	Light Industrial	Average Net Rent	\$14.60 PSF/YR
Zoning	M1	Operating Expenses	\$26,362.84
No. of Tenants	1 (First OnSite Restoration Ltd)	Latest Lease Term	April 30, 2027 (1 x 5yr option)
% Leased	100%	Asking Price	\$3,390,000







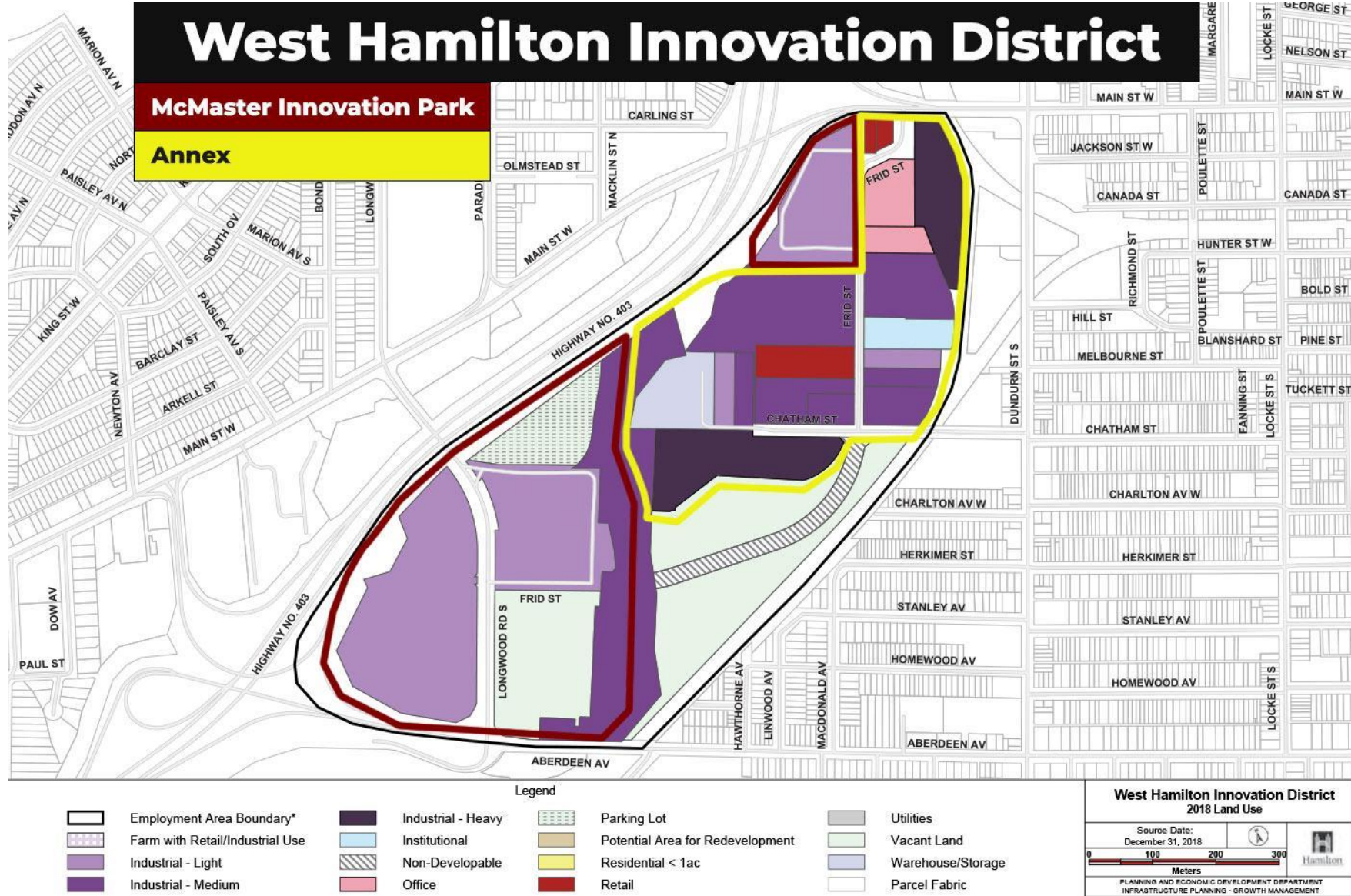
## RESEARCH AND DEVELOPMENT (M1) ZONE



## PERMITTED USES

Alcohol Production Facility (By-law No. 18-219, August 17, 2018)  
Artist Studio (By-law No. 17-220, October 25, 2017)  
Biotechnological Establishment  
Commercial Parking Facility  
Communications Establishment  
Computer, Electronic and Data Processing Establishment  
Conference or Convention Centre  
Craftsperson Shop (By-law No. 17-220, October 25, 2017)  
Financial Establishment  
Hotel  
Laboratory  
Manufacturing  
Medical Clinic  
Motor Vehicle Service Station  
Office  
Personal Service  
Pharmaceutical and Medical Establishment  
Printing Establishment  
Production Studio (By-law 17-220, October 25, 2017)  
Repair Service  
Research and Development Establishment  
Restaurant  
Retail  
Science and Technology Establishment  
Warehouse  
(By-law No. 11-276, November 16, 2011)  
(By-law No. 17-220, October 25, 2017)  
(NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)









## AREA DEVELOPMENT

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





# CB METROPOLITAN

## Offering Process

CB Metropolitan Commercial Ltd, (the “Listing Brokerage”) has been exclusively retained to seek proposals to acquire the Property(s). Please complete the enclosed Confidentiality Agreement for access to our data room.

Kindly submit all offers to the contacts listed below.

## Contact

### Ming Zee

Broker of Record  
O: 416.703.6621 Ext. 222  
C: 416.523.1368  
E: [ming.zee@cbmetcom.com](mailto:ming.zee@cbmetcom.com)

### David De Courcy

Broker  
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C: 416.986.5878  
E: [david.decourcy@cbmetcom.com](mailto:david.decourcy@cbmetcom.com)

### Nick Nankissoor

Sales Representative  
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C: 647.406.6064  
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[CBMETCOM.COM](http://CBMETCOM.COM)

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## **CONFIDENTIALITY AGREEMENT FOR 45, 55, 67, 75 FRID STEET & 180 CHATHAM STREET - HAMILTON**

This Confidentiality Agreement is entered into as of the date set forth below between the undersigned recipient (the "Recipient"), and the Vendor or its appointed representatives, for the purpose of evaluating a potential purchase of the property described below (the "Property").

**CONFIDENTIAL INFORMATION:** The Recipient acknowledges that the Vendor or its Agent/Broker has provided or may provide certain confidential and proprietary information, including but not limited to financial statements, leases, reports, contracts, site plans, and any other related documents (collectively, the "Confidential Information") in connection with the evaluation of the Property.

The Recipient agrees: To keep the Confidential Information strictly confidential and not disclose it to any third party except as permitted herein; To use the Confidential Information solely for the purpose of evaluating a potential purchase of the Property; To inform all representatives, including employees, partners, officers, directors, agents, legal, financial, or real estate advisors (collectively, "Representatives"), of the confidential nature of the information and ensure their compliance with this Agreement; Not to use the Confidential Information in any manner detrimental to the Vendor or its representatives.

**PERMITTED DISCLOSURE:** The Recipient may disclose Confidential Information only to those Representatives who need to know such information for the purpose of evaluating the Property, provided that: Such Representatives are informed of the confidential nature of the information; The Recipient assumes full responsibility for any breach of this Agreement by its Representatives.

**RETURN OR DESTRUCTION OF INFORMATION:** In the event the Recipient does not proceed with a purchase of the Property, or upon request by the Vendor, the Recipient agrees to: Return or destroy all Confidential Information, including all copies, notes, and summaries derived from it; Confirm such return or destruction in writing upon request.

**NO WARRANTY OR LIABILITY:** The Recipient acknowledges that neither the Vendor, its Agent/Broker, nor any of their respective officers, directors, employees, shareholders, or agents make any representations or warranties regarding the accuracy or completeness of the Confidential Information. The Recipient releases the Vendor and its representatives from any liability arising from the use of the Confidential Information.

**INDEMNIFICATION:** The Recipient agrees to indemnify and hold harmless the Vendor and its representatives from any claims, damages, losses, or expenses (including legal fees) arising from a breach of this Agreement. **TERM AND TERMINATION:** This Agreement shall remain in effect for a period of one (1) year from the date of execution.

EXECUTED at \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2025.

Recipient's Company: \_\_\_\_\_ Recipient's Agent's Company: \_\_\_\_\_

Recipient's Name and Title: \_\_\_\_\_ Recipient's Agent's Name and Title: \_\_\_\_\_

Recipient's Address: \_\_\_\_\_ Recipient's Agent's Address: \_\_\_\_\_

Recipient's Email: \_\_\_\_\_ Recipient's Agent's Email: \_\_\_\_\_

Recipient's Signature: \_\_\_\_\_ Recipient's Agent's Signature: \_\_\_\_\_