



219/221 KING Street E, Hamilton, L8N 1B6

Commence Dt: **09/12/2023**

Status: **Active**

MLS®#: **H4172966**

Alt. MLS®#:

Prev Price:

Region: **Hamilton**

Municipality: **Hamilton Centre (14)**

Status: **Active**

Price: **\$2,395,000**

DOM: **0**

Price Code: **For Sale**

Neighbrhd: **Beasley (140)**

Ownrshp Type:

Lot Frontage: **31.60 Feet**

Property Type: **Multi-Residential**

Lot Depth: **112.00 Feet**

Sub Type: **6-11 Units**

Lot Shape: **Rectangular**

Fronting On:

Lot Irregularities:

Taxes: **\$16,912/2023**

Sq Ft / Src: **6900 / 3rd Party**

Age: **100+ Years**

Cross Street: **Ferguson**

Directions: **Between Walnut & Ferguson Ave**

Property Details

Exterior

Accessible:

Type: **Apartment Unit** Foundation: **Unknown**

VisitAble:

Style: **Multi-Level**

Year Built:

Amps:

Soil Type:

Location: **Urban**

Sq Ft/Src: **6,900/3rd Party Measuring Service**

Volts:

Exterior Finish: **Brick**

Driveway/Park Spcs: **1.0**

Pool:

Acres: **less than .50**

Sewers: **Sewer**

Parking Type:

Waterfront:

Roof Type: **Flat**

Zoning:

Driveway/Parking: **None**

Water Meter: **Yes**

Shingles Rplc:

Garage Spaces: **0.0**

Water Type:

Water Source: **Municipal**

Recreational Use:

Garage/Parking: **None**

Retirement Community:

Interior

Basement Size: **Full**

Fireplace:

Heat Source: **Electric**

Elevator:

Basement Finish: **Unfinished**

FP Stove:

Heat Type: **Forced Air**

Laundry Access: **None**

Basement Features:

A/C Type: **Central Air**

Pets Permit:

Rental Items: **None**

UFFI:

Inclusions: **Residential appliances**

Exclusions: **Tenant belongings**

Listing Brokerage: **Keller Williams Complete Realty, Brokerage**

Multi-Residential Information

Storeys: **4**

Gross Rent Inc:

Leases: **No**

Type of Dwelling: **Multi-Level**

Rent Registered:

Laundry: **None**

Current Bldg Use:

Vacancy Allowance:

Tenant Pays: **Hydro**

Fire Protection: **Alarm, Monitored**

C1 Full Baths: **0** Bedrooms: **0** Sq Ft: **1,200** Appliances: **None**

Half Baths: **1** Rooms: **1** Occupied: **Yes**

C2 Full Baths: **0** Bedrooms: **0** Sq Ft: **1,200** Appliances: **None**

Half Baths: **1** Rooms: **1** Occupied: **Yes**

1 Full Baths: **1** Bedrooms: **1** Sq Ft: **700** Appliances: **Refrigerator, Stove**

Half Baths: **0** Rooms: **3** Occupied: **Yes**

2 Full Baths: **1** Bedrooms: **2** Sq Ft: **800** Appliances: **Refrigerator, Stove**

Half Baths: **0** Rooms: **4** Occupied: **Yes**

3 Full Baths: **1** Bedrooms: **1** Sq Ft: **700** Appliances: **Refrigerator, Stove**

Half Baths: **0** Rooms: **3** Occupied: **Yes**

4 Full Baths: **1** Bedrooms: **2** Sq Ft: **800** Appliances: **Refrigerator, Stove**

Half Baths: **0** Rooms: **4** Occupied: **No**

5 Full Baths: **1** Bedrooms: **1** Sq Ft: **700** Appliances: **Refrigerator, Stove**

Half Baths: **0** Rooms: **3** Occupied: **Yes**

6 Full Baths: **1** Bedrooms: **2** Sq Ft: **800** Appliances: **Refrigerator, Stove**

Half Baths: **0** Rooms: **4** Occupied: **Yes**

Keller Williams Complete Realty

Directions:

Between Walnut & Ferguson Ave

Public Remarks:

Great investment opportunity in the heart of Hamilton's International Village. This four storey building has 6 residential and 2 commercial units: 3x2 bdrm (800 sq ft); 3x1 bdrm (700 sq ft); 2x1200 sq ft Comm. Each residential unit has outside deck/patio. All units have own HVAC & HW tank with separate hydro which would greatly assist with future conversion to condos. Commercial on own gas meters. High traffic area in historic Hamilton right on newly approved LRT route. High demand rentals in the heart of the city The International Village seeing a growth of retail, restaurants, services and residential buildings. RSA due to tenants. Building is prime for value add by renovating to modern standards. Great lift potential to maximize rent roll.

Prepared By: Andrew Bridgman

Client Full Report

Date Printed: 09/12/2023