



1038-1048 King Street W, Hamilton, L8S 1L5

Commence Dt: **04/18/2024**

Status: **Active** Prev Price:
 MLS®#: **H4191224** Region: **Hamilton**
 Alt. MLS®#: **H4191208,** Municipality: **Hamilton West**
H4191233 **(11)**

Status: **Active**
 Price: **\$4,950,000**
 DOM: **7**
 Price Code: **For Sale**

Neighbrhd: **Westdale South / Cootes Paradise (111)**

Ownrshp Type: Lot Frontage: **60.00 Feet**

Property Type: **Multi-Residential** Lot Depth: **100.00 Feet**

Sub Type: **12 + Units** Lot Shape: **Rectangular**

Fronting On: **North** Lot Irregularities:

Taxes: **\$43,506/2023** Sq Ft / Src: **12900 / 3rd Party** Age: **51-99 Years**

Cross Street: **Newton & Paisley**

Directions: **From Toronto QEW to 403 to York Rd, turn right on Dundurn, turn right on King St West. Located between Paisley and Newton**

Virtual Tour: https://unbranded.youriguide.com/1038_king_st_w_hamilton_on/

Property Details

Exterior

Accessible:	Type:	Apartment Unit	Foundation:	Concrete Block
VisitAble:	Style:	2 Storey	Year Built:	1939
Soil Type:	Clay, Loam	Location:	Urban	Sq Ft/Src: 12,900/3rd
				Party Measuring Service
Exterior Finish:	Brick, Stone	Pool:	None	Acres: less than .50
Driveway/Park Spcs:	4.0	Waterfront:		Sewers: Sewer
Parking Type:			Roof Type:	Flat, Other
				(see Remarks)
Driveway/Parking:	Asphalt	Water Meter:		Shingles Rplc:
Garage Spaces:	0.0	Water Type:		Water Source: Municipal
Garage/Parking:	None			Recreational Use:
Elementary Schools:	Cootes Paradise, Dalewood			Retirement Community:
			Secondary Schools:	St. Mary's, Westdale

Interior

Basement Size:	Full	Fireplace:	Natural Gas	Heat Source:	Gas	Elevator:
Basement Finish:	Fully Finished	FP Stove:		Heat Type:	Forced Air	Laundry Access: Shared
Basement Features:				A/C Type:	Central Air	Pets Permit:
Rental Items:	Hot Water Heater					UFFI:
Inclusions:	5 Fridges, 4 Stoves, 4 Microwaves, 5 Flat screen T.V's. Fully furnished residential units.					
Listing Brokerage:	Re/Max Escarpment Realty Inc., Brokerage					

Multi-Residential Information

# Storeys:	2	Gross Rent Inc:	\$397,504	Leases:	Yes	Vacancy Allowance:
Type of Dwelling:	2 Storey	Rent Registered:		Laundry:	Shared	
Current Bldg Use:						
Tenant Pays:	Gas, Heat, Hydro, Maintenance/Repairs,					Fire Protection: Smoke Detector

Property Taxes

1	Full Baths: 1	Bedrooms: 3	Sq Ft: 700	Appliances: Microwave, Refrigerator, Stove
	Half Baths: 0	Rooms: 5	Occupied: Yes	
2	Full Baths: 1	Bedrooms: 4	Sq Ft: 850	Appliances: Microwave, Refrigerator, Stove
	Half Baths: 0	Rooms: 5	Occupied: Yes	
3	Full Baths: 1	Bedrooms: 3	Sq Ft: 950	Appliances: Microwave, Refrigerator, Stove
	Half Baths: 0	Rooms: 5	Occupied: Yes	
4	Full Baths: 1	Bedrooms: 4	Sq Ft: 1,200	Appliances: Microwave, Refrigerator, Stove
	Half Baths: 0	Rooms: 7	Occupied: Yes	

RE/MAX Escarpment Realty Inc.

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Public Remarks:

LOCATION, LOCATION, LOCATION. This Impressive and Stunning 12 Unit, Mixed Use Investment Building is situated in the Heart of Hamilton's sought after Westdale Community. FEATURES; 4 Retail/Office units on the main floor separated by a center hallway, 4 Luxurious and fully furnished apartments on second floor, plus a fully finished basement with 4 more retail/ office units. All the units are fully rented providing a Gross Income of 397K annually supporting a Capitalization rate of 6.5%. This is an Absolute Must See. R.S.A

Prepared By: Andrew Bridgman

Client Full Report

Date Printed: 04/25/2024