

253 MOHAWK Road E, Hamilton, Ontario, L9A 2H5

Listing

253 MOHAWK Road E, Hamilton, Ontario, L9A 2H5
Active / Multi-Residential

Listing ID: 40798741
Price: \$1,350,000.00



Hamilton/17 - Hamilton Mountain/176 - Hill Park Multi-6-9 Unit

Unit Type	# Units
1 Bed	2
2 Beds	3
3 Beds	1
4+ Beds	0
Apt	0
Bachelor	0
Efficiency	0
Loft	0
Other	0
Pent	0
Studio	0
Occupied	6
Total	6

Equip	# Inc
Dishwshr	0
Dryers	0
Fridges	6
Stoves	6
Washers	0

SF Range: **2001 to 3000**
 AG Fin SF: **2,600.00**
 BG SF: **1,200.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,500.00/2025**
 Units Occupied: **6**
 Storeys/Total: **/2.00**

Beds and Baths	
# Beds	11
# Baths	6

Remarks/Directions

Public Remarks: Located in a sought-after neighbourhood, this well-maintained 6-unit multiplex offers a prime opportunity for investors looking for consistent income in a high-demand area with easy access to public transit. With a total annual rental income exceeding \$114,000, this property boasts a strong return on investment and competitive Capitalization Rate of 6% (after vacancy). The solid brick building features two 1-bedroom apartments, three 2-bedroom apartments, and one 3-bedroom apartment-- each with functional layouts and durable finishes, ensuring long-term tenant satisfaction. Each unit enjoys spacious living areas, parking, ample natural light, coin-operated laundry, and access to nearby amenities, making this building highly desirable. With its unbeatable location close to public transportation, shopping, dining, and recreational areas, this building stands out as an exceptional investment in a thriving community. The solid brick construction and updates including new roof shingles in 2018 and new security system in 2019, provide stability and low maintenance, while the current rental income offers immediate cash flow. Don't miss this opportunity to add a high-performing asset with lots of uplift potential to your portfolio.

Cross St: **Upper Wellington**

Exterior

Construct. Material: **Solid Brick** Foundation: **Brick, Concrete Block** Roof: **Asphalt Shingle**
 Shingles Replaced: Year Built: **1963** Apx Age: **51-99 Years**
 Garage and Parking: **, Outside/Surface/Open,**
 Parking Spaces: **6** Driveway Spaces: **6**
 Garage Sp/Desc: Sewer: **Sewer (Municipal)**
 Water Source: **Municipal** Water Tmnt:
 Lot Size Total/Units: Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **50.00** Lot Depth (Ft): **135.00** Licen Dwelling:
 Area Influences: **Downtown, Highway Access, Hospital, Public Transit, School Bus Route, Shopping Nearby**
 School District: **Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board**

Interior

Interior Feat: **Separate Hydro Meters**
 Security Feat: **Security System**
 Basement: **Full Basement, Partially Finished,**
 Cooling: **Other**
 Heating: **Baseboard, Radiator**
 Inclusions: **Other**
 Add Inclusions: **Six (6) refrigerators, Six (6) stoves, Coin-operated washer & dryer, security system**
 Exclusions: **Tenant(s) belongings**

Multi-Residential Information

Under Contract: **Other** Additional Monthly Fees:
 Lease to Own: **Boiler** Financial Information Is: **Actual**
 Laundry Features: **Coin Operated**
 Inspection ESA/Date:

Financial Information

Assoc Fee: Property Taxes: **\$6,500.00**

<u>Expenses</u>		<u>Income</u>	
TMI:		Gross:	
Heating:	\$3,600.00	Rental Income:	\$114,140.00
Water:		Laundry Income:	\$3,600.00
Electric Expense:	6,600.00	Operating Income:	\$117,740.00
New Tax Expense:		Net Operating:	\$82,988.00
Maintenance:	\$4,000.00		
Building Insurance:	6,200.00		
Administrative Fee:			
Laundry Rentals:			

Under Cntrct Mnthly:
Addl Monthly Expense:
Prop Mgmt Expense:
Operating Expense: **\$31,152.00** Expenses:

Actual

Property Information

Common Elem Fee:
Legal Desc: **LT 49, PL 846 ; HAMILTON**
Zoning: **E**
Assess Val/Year: **\$415,000/2026**
PIN: **170180027**
ROLL: **251807082100280**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **None/**
Hold Over Days:
PIN 2:
Occupant Type: **Owner Plus Tenant**
Deposit: **80000**

Brokerage Information

List Date: **01/15/2026**
List Brokerage: [The Agency](#) 

Source Board: Cornerstone Association of REALTORS®
Prepared By: Andrew Bridgman, Salesperson
Date Prepared: 01/22/2026

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