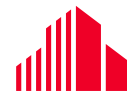


FOR SALE

271 BAY ST N

HAMILTON, ONTARIO



**CUSHMAN &
WAKEFIELD**

RESIDENTIAL DEVELOPMENT SITE



1.75 ACRES

HAMILTON'S HOTTEST NEW NEIGHBOURHOOD

Trevor Henke*

Vice President, The Land Group

Direct Tel: 416 756 5412

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Andrew Kichler*

Associate Sales Representative

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FOR SALE

271 BAY ST N

HAMILTON, ONTARIO

RESIDENTIAL DEVELOPMENT SITE



1.75 ACRES

Trendy West Harbour

LOCATION

Situated on the west side of Bay Street, the east side of Tiffany Street and the south side of Stuart Street

SITE DESCRIPTION

- Total area of the site is 1.75 acres
- Vacant, land with two road frontages on Bay Street, Tiffany Street and Stuart Street
- This neighbourhood block is primarily made up of low rise residential homes with commercial uses to the east and west

FEATURES

- Premium residential development site in Hamilton's trendy West Harbour Neighbourhood
- Site Plan application submitted and deemed complete by the City of Hamilton for an 8 storey, 200 unit residential building with a GFA of 210,790 sq ft
- West Harbour GO Train Station is a 3 minute walk (290 meters)
- Direct access to Lake Ontario, marina and recreational trails at the 40 acre Bayfront Park is a 5 minute walk
- 5 minute walk to trendy James Street North cafes and shops

OFFICIAL PLAN

Neighbourhoods

ZONING

D6 (Downtown Multiple Residential) Exception 445 H

SERVICES

Full municipal services are located at the property line

LEGAL DESCRIPTION

PLAN 127 BLK 30 PT LOT 7 (271 Bay St)

PIN

171510144 (271 Bay St)

ASKING PRICE

\$10,900,000



FOR SALE

271 BAY ST N

HAMILTON, ONTARIO

THE NEIGHBOURHOOD

RICH IN HISTORY AND CULTURE



BAYFRONT PARK

A 5 minute walk to a 40 acre park sanctuary with water access, cycling and walking trails



GREAT GO TRAIN ACCESS

West Harbour Go Station - 3 min Walk
Hamilton Centre Go Station - 20 min Walk



FILM, MUSIC & ART

art museums, galleries, theatre companies just a short walk away



HIGHER EDUCATION

5 Colleges & Universities Plus 2 School Of The Arts

TOP TEN REASONS

IT'S TIME... TO INVEST IN HAMILTON

1. The Conference Board of Canada rated Hamilton as Canada's most diversified municipality and Ontario's fastest growing economy.
2. Hamilton stands alone in southern Ontario as the only city that can offer all four modes of transportation - rail, road, air and port - with lower costs, and efficient and uncongested global connections to serve external markets.
3. Hamilton ranked 4th in connectivity and 10th in FOi strategy in the 2015-2016 FOi American Cities of the Future Report that looked at 421 North American locations.
4. Located in the heart of Ontario's highly prosperous agricultural-based business and food processing region, Hamilton is one of the three largest food and beverage processing areas in North America.
5. Hamilton, the 9th largest regional economy in Canada, is located in the centre of the most densely populated corridor of economic activity in Canada with a GDP per capita of approximately \$48,000 (2006, CAD).
6. Hamilton's creative industries sector has become a major economic driver and a magnet for outside talent, and provides an economic advantage over competing communities without rich creative sectors.
7. Hamilton's millennial population, which represents almost 28% or one in four Hamiltonians, is having a significant impact on Hamilton's diversified economy, and the City's economic and cultural renaissance.
8. McMaster University ranks as one of Canada's top 3 most research-intensive universities (number of research dollars per faculty member), ranked 83rd of the top 500 universities in the world by performance, and is one of only four Canadian universities consistently ranked in the world's top 100.
9. Mohawk College, celebrating its 50TH anniversary in 2016, is the largest trainer of apprentices in the province of Ontario.
10. Hamilton Health Sciences was ranked #2 out of 40 research hospitals in Canada and one of the 25 most influential research communities in the world. HHS leads the world in stem cell research and was recently selected by GE Healthcare to be the first site in the world to receive new prototype technologies for use in a molecular breast imaging research program.



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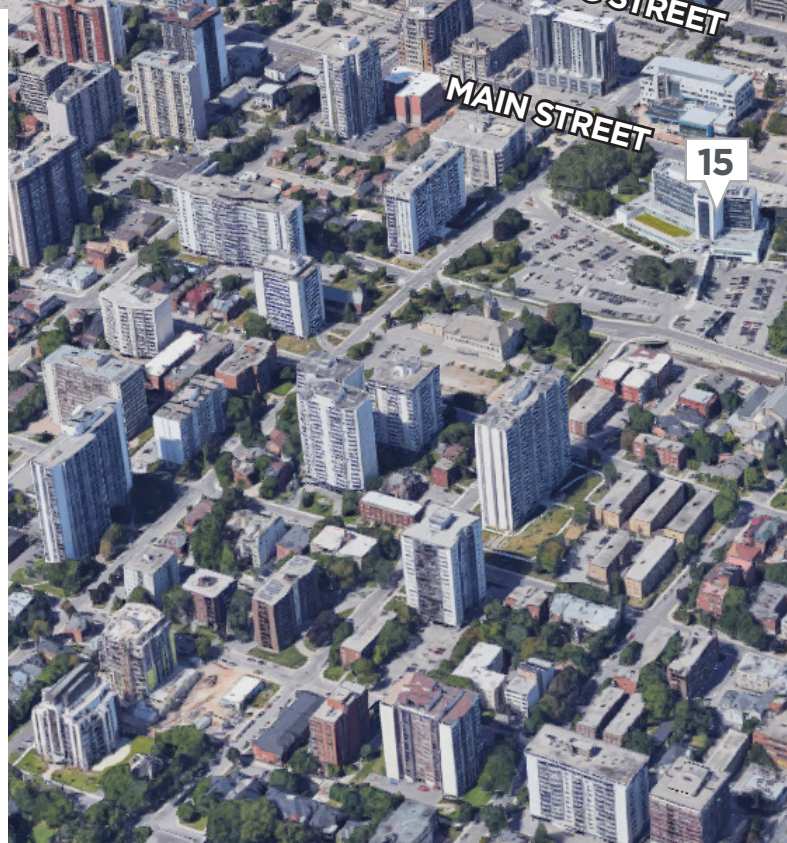
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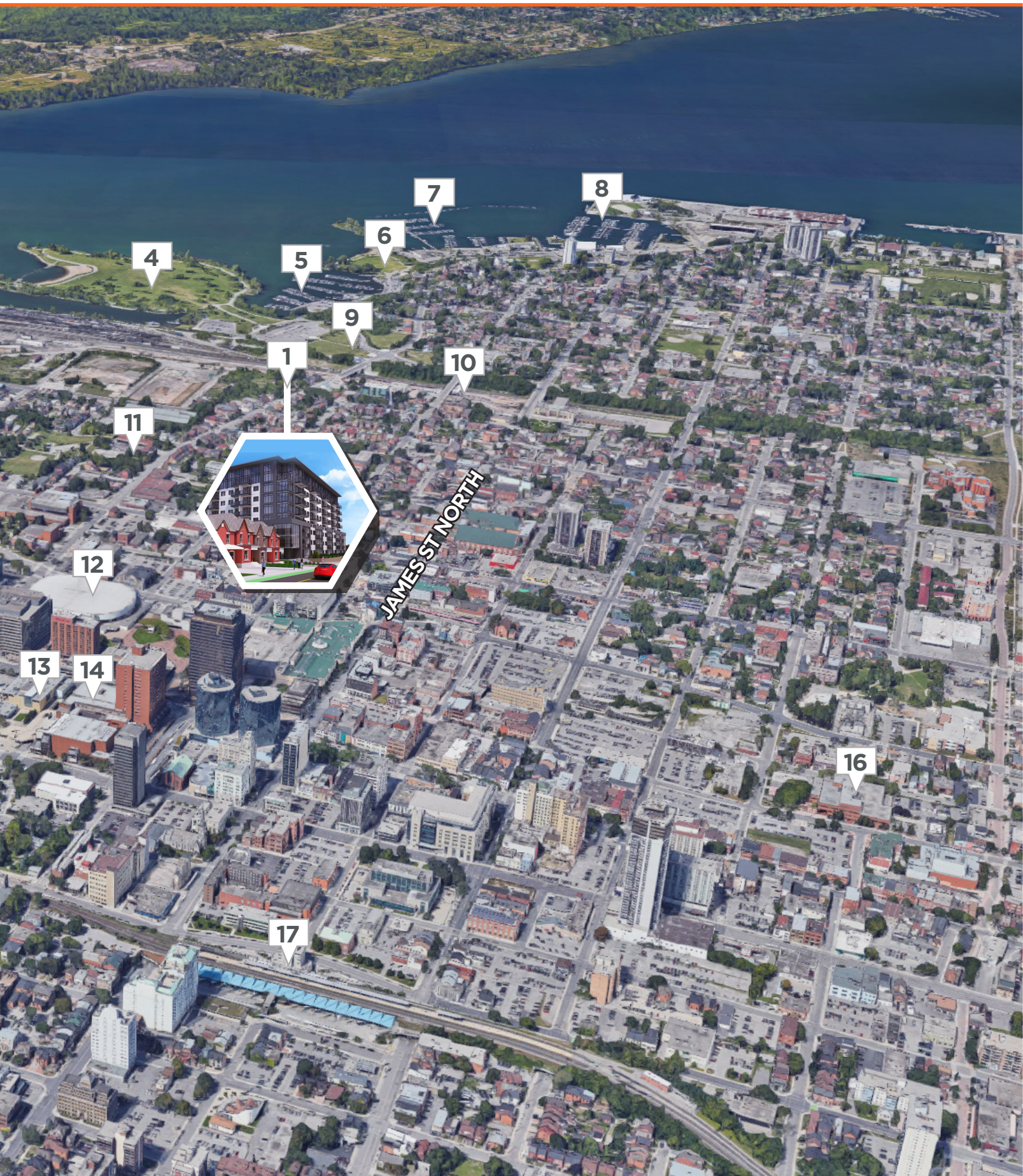
NEIGHBOURHOOD AMENITIES



SCHOOLS/DAYCARES:

1. Subject Property
2. Princess Point
3. Dundurn Castle
4. Bayfront Park
5. Macassa Bay Yacht Club
6. Pier4 Park
7. Harbour West Marina
8. Pier 8
9. Bayview Park
10. West Harbour GO
11. Fire Dept St. 13
12. First Ontario Centre
13. Art Gallery Of Ontario
14. Hamilton Convention Centre
15. City Hall
16. Police Dept
17. Hamilton GO Centre



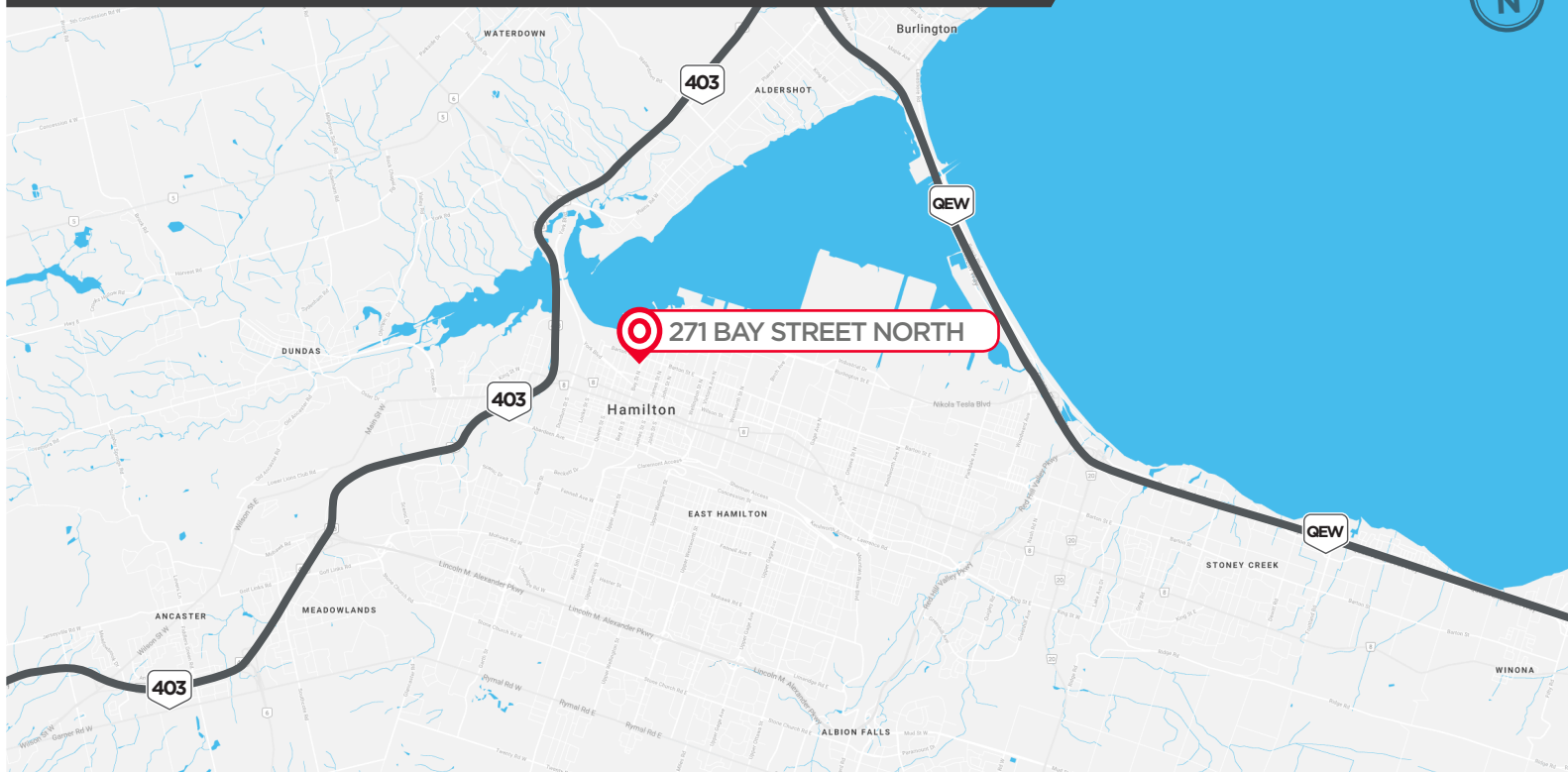


FOR SALE

271 BAY ST N

HAMILTON, ONTARIO

LOCATION MAP



OFFERING GUIDELINES

- Cushman & Wakefield (the “Advisor”) has been retained by the Vendor to be the exclusive Advisor for the potential disposition of 271 Bay Street, Hamilton, Ontario (the “Property”).
- Following execution of a Confidentiality Agreement (“CA”), interested buyers will be provided with additional property information via access to an online data room that includes full due diligence information for the property.
- Offers are to be received anytime and are to be delivered via email to Trevor Henke and Andrew Kichler.

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*Sales Representative