



For Sale: User/Investor Opportunity

358 Main Street West, Hamilton

High Profile Mixed Use Commercial Building with Second Floor Residential

Lennard: 210-137 Glasgow Street, Kitchener
519.340.5900

lennard.com

The Property

358 Main Street West

Located on busy Main Street West between Pearl Street S. and Ray Street S. This building is centrally located with easy access from Highway 403 and minutes to Downtown Hamilton.

A great opportunity for an owner/occupier or investor. The main floor features a 2,528 SF of commercial space which is currently set up as office space.

The second floor is improved with three fully rented residential apartments. Additional income is also being generated from rooftop signage. The zoning permits a wide range of uses including medical clinic, office, retail, restaurant, laboratory, personal services, repair services, commercial recreation and much more.

Lennard:



Property Summary



Total Building Area
4,350 SF

Virtual Tour



Main Floor
2,528 SF

3 Residential Units
1,822 SF

Virtual Tour



Land Area
4,205 SF



Zoning
C-5



Parking
4 Stalls



Frontage
66.13 FT



Asking Price
\$1,800,000

Property Taxes
\$13,765.70 (2023)



Power
240V


Property Highlights

- The main floor of the building is currently vacant and finished as a professional office.
- Second floor improved with three residential apartments.
- Walking distance from bus stop.
- Located within close proximity to Downtown Hamilton offering a full range of amenities and other business services.
- Several new mixed use developments in the immediate area of the property are transforming the neighborhood.
- Shared second floor patio space for the residential tenants.


Lennard:

Property Location




 **Bus Stop**
1 minute walk | 85 m


 **Hess Village**
1 minute drive | 650 m

 **Highway 403**
3 minute drive | 950 m

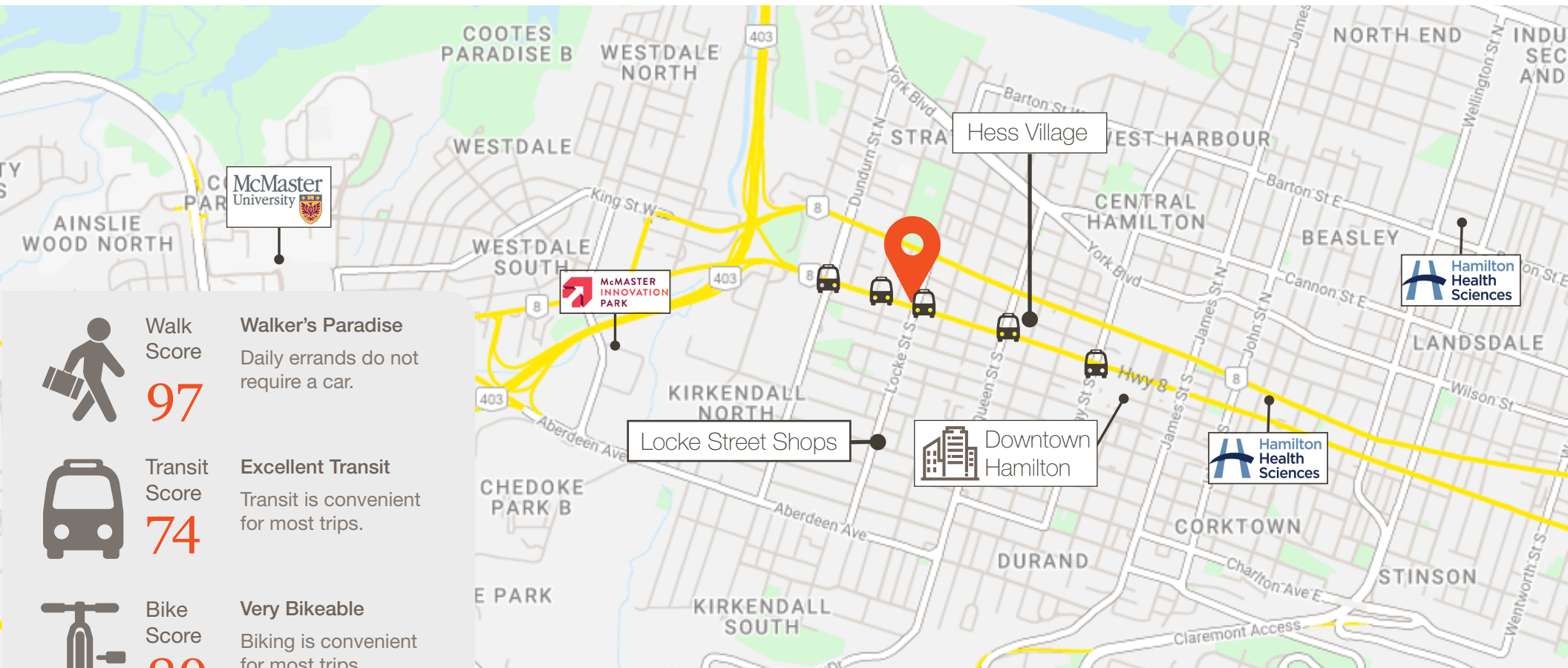
 **Downtown Hamilton**
3 minute drive | 1.1 km

 **Locke Street Shops**
4 minute drive | 1.3 km

 **McMaster Innovation Park**
7 minute drive | 2.5 km

 **McMaster University**
8 minute drive | 3.1 km

 **Hamilton General**
10 minute drive | 3.5 km



Walk Score
97
Walker's Paradise
Daily errands do not require a car.



Transit Score
74
Excellent Transit
Transit is convenient for most trips.

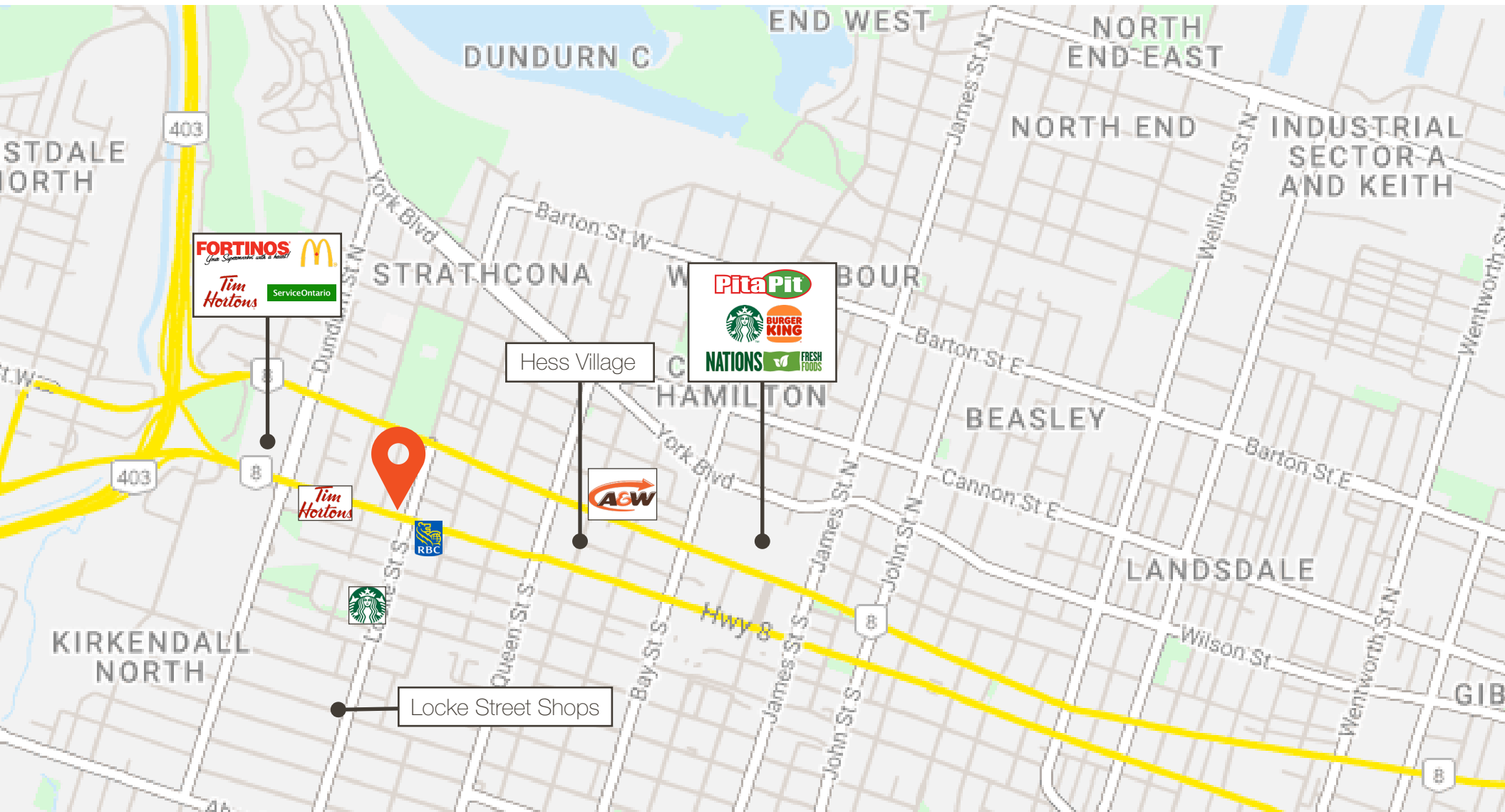


Bike Score
80
Very Bikeable
Biking is convenient for most trips.

Amenities



Nestled in the bustling heart of Hamilton, 358 Main Street West offers close proximity to a host of amenities. Just steps away from a vibrant selection of shops, eateries, and services. Within a short walking distance, you can explore numerous local boutiques, grocery stores, and specialty shops.



Zoning

C5

Permitted Uses within the C5 Zones:

- Medical Clinic
- Veterinary Service
- Office Personal
- Services Performing
- Arts Theatre
- Artist Studio
- Place of Assembly
- Place of Worship
- Beverage Making Establishment
- Restaurant Retail
- Catering Service
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Commercial School
- Communications Establishment
- Conference or Convention Centre
- Craftsperson Shop
- Day Nursery
- Educational Establishment
- Financial Establishment
- Funeral Home
- Laboratory
- Lodging House
- Microbrewery
- Motor Vehicle Gas Bar
- Motor Vehicle Service
- Multiple Dwelling
- Repair Service
- Residential Care Facility
- Retirement Home
- Social Services Establishment

Lennard:



Gallery

Main Floor



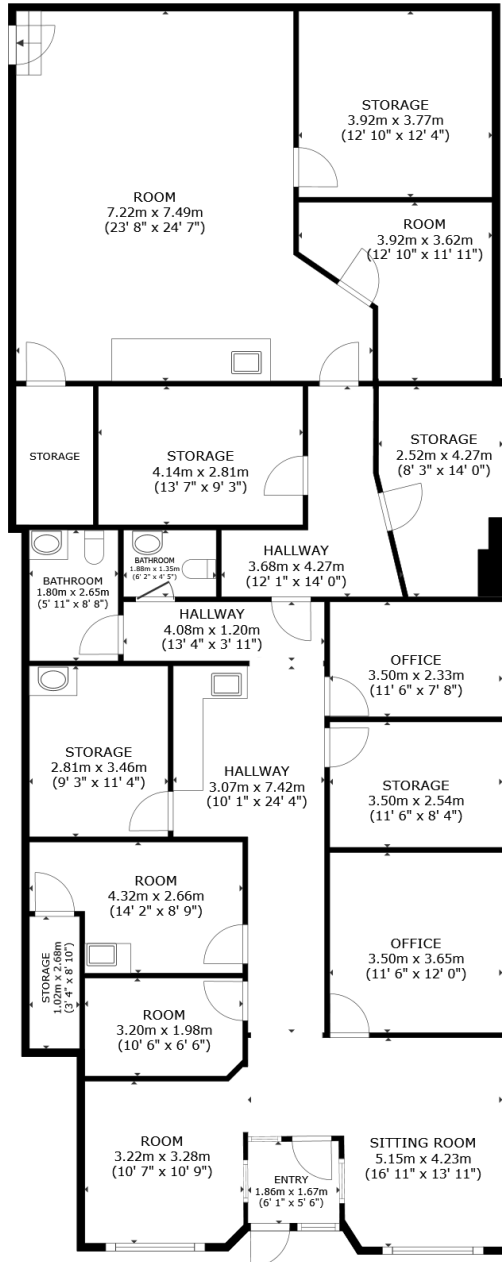
Gallery

2nd Floor Residential Apartments

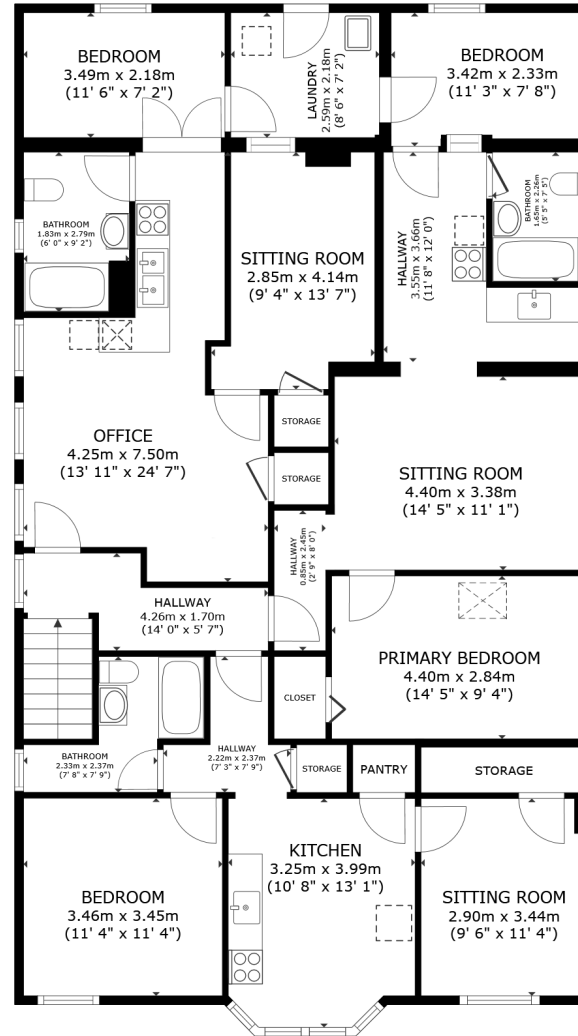


Floor Plans

Main Floor



2nd Floor Residential Units



Lennard:

Humza Haq*
519.514.1392
hhaq@lennard.com

Darren Shaw, SIOR
Broker, Partner
519.514.3370
dshaw@lennard.com

Yash Kumar*
Executive Vice President, Investment Services
905.917.2031
yash@lennard.com

Sasha Ischenko*
Vice President, Investment Services
905.917.2032
sasha@lennard.com

210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com



*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.