

Mixed-Use Multi-Family

INVESTMENT OPPORTUNITY

100% LEASED

Significant VTB Will Be Considered

34-46 Walton Street, Port Hope



CBRE

**Firm
Capital**

Mixed-Use Multi-Family

INVESTMENT OPPORTUNITY

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Building Features

- The building features renovated residential units
- Significant frontage on Walton Street
- Potential to separately meter water consumption for individual residential units
- Property includes additional land, providing a surplus of owned parking
- The vendor is pleased to offer a Vendor Take-Back (VTB) mortgage
- Improved NOI with new commercial lease in place

34-46 Walton Street | Property Specifications

Number of Residential Units	16
Number of Commercial Units	5
Total Number of Units	21
On-Site Parking	23

Asking Price: \$5,450,000.00

Property Highlights

On behalf of Firm Capital Mortgage Fund Inc., CBRE Limited is pleased to offer a mixed-use multi-family investment opportunity that includes both commercial and residential assets with a surplus of owned on-site parking located at 34-46 Walton Street, Port Hope, ON.

Click to
Sign & Send CAs



Investment Highlights



100% Leased & Stabilized Income

The property is currently fully leased, providing immediate, stable cash flow for the incoming investor.



Triple Net Commercial Structure

The commercial component operates on a triple net basis, ensuring full expense recovery and minimizing landlord operational risk.



Flexible Financing Options

A significant Vendor Take-Back (VTB) mortgage is available for qualified buyers, offering a flexible and accessible capital solution.



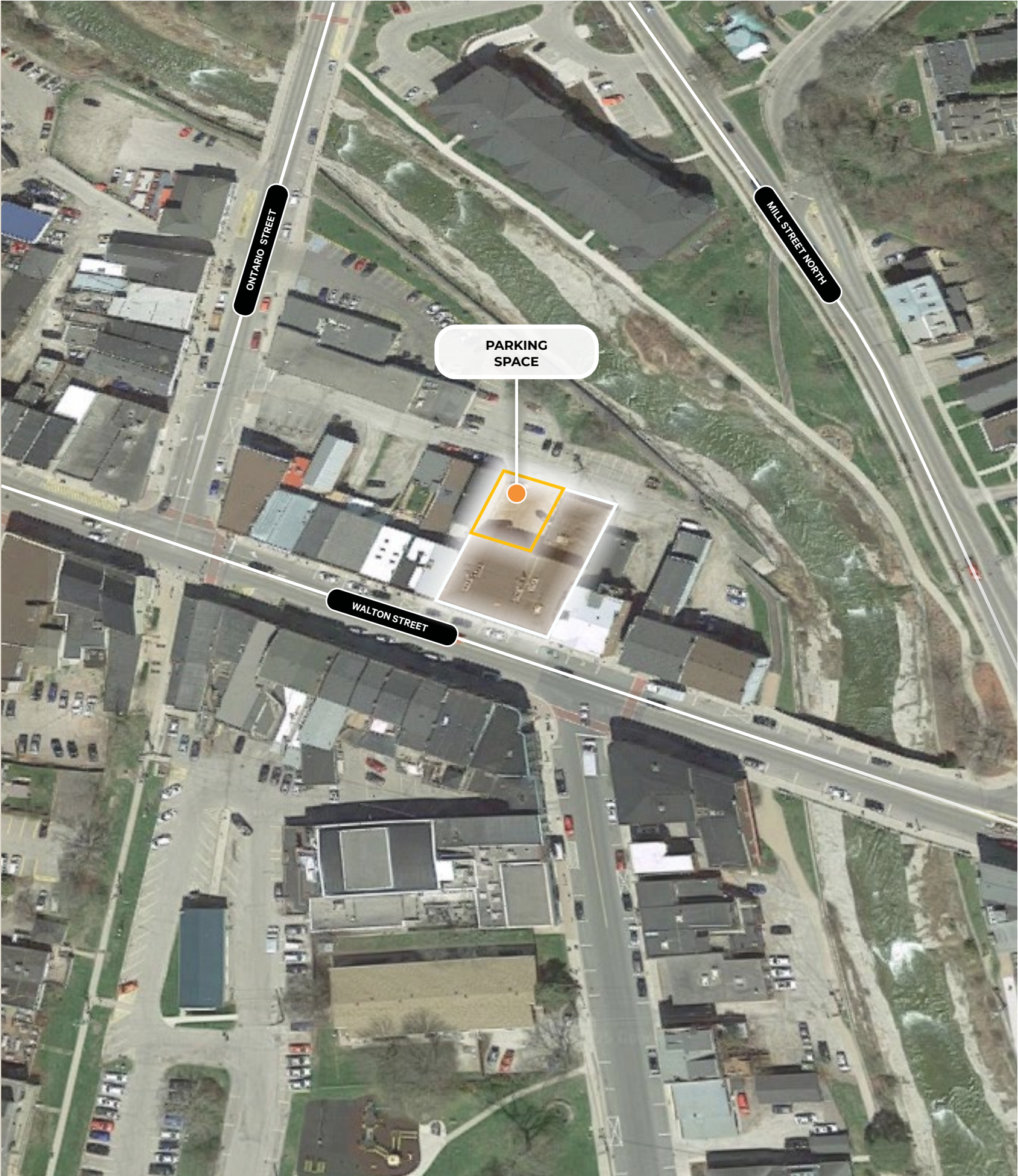
Surplus On-Site Parking

The site features a surplus of parking, providing each tenant with dedicated stalls, which significantly increases marketability and achievable rents.



Growing Residential Node

This site benefits from its location in a mature residential node which experienced a robust population growth of over 5.0% in the last 5 years within 3 km range. This significant demographic expansion implies increased consumer demand, offering great potential for business growth and profitability.



Zoning & Permitted Uses



CLICK TO VIEW
COM3
PERMITTED USES

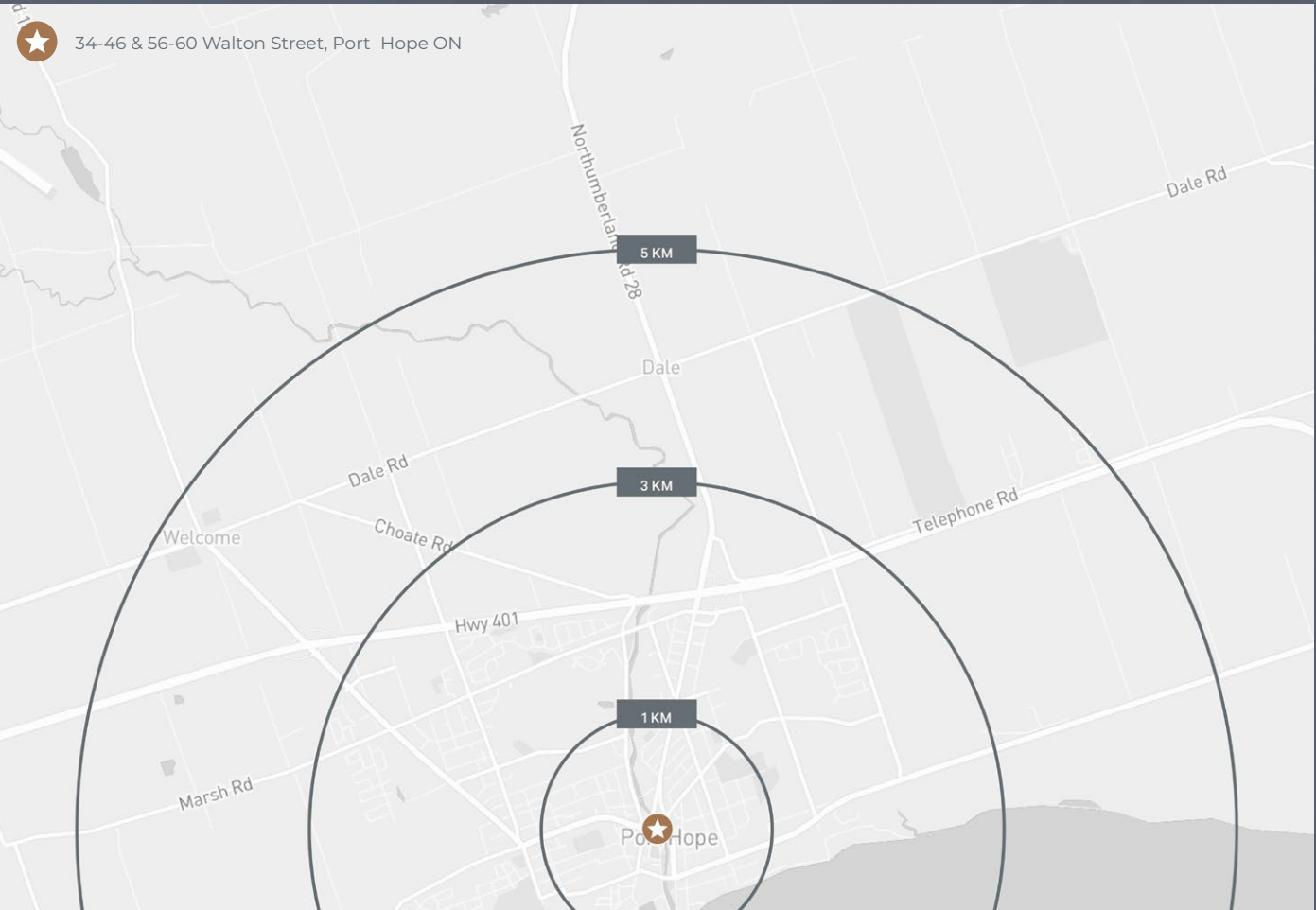
CLICK TO VIEW
MUNICIPALITY OF PORT HOPE
ZONING DEFINITIONS

PERMITTED COMMERCIAL USES INCLUDING BUT NOT LIMITED TO:

- Apartment Dwelling
 - Art Gallery
 - Assembly Hall
 - Auctioneer's Establishment
 - Billiard Hall
 - Commercial Fitness Centre
 - Child Care Centre
 - Dry Cleaners Distribution Station
- Dwelling, Accessory
 - Emergency Service Facility
 - Financial Institution
 - Hotel
 - Laundry Establishment
 - Library
 - Medical Office
 - Personal Service Shop
- Place of Entertainment
 - Restaurant
 - Restaurant, Take-Out
 - Retail Store
 - School, Commercial
 - Service Shop
 - Specialty Food Store
 - Studio

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

Demographics



	 Total Population 2025	 Population Growth 2020-2025	 Daytime Population 2025	 Household Income 2025
1 KM	4,161	1.3%	3,913	\$108,776
3 KM	13,941	3.2%	13,301	\$124,067
5 KM	15,125	3.8%	14,199	\$124,055

Location & Amenities



BUILDING EXTERIOR





RESIDENTIAL INTERIOR



RESIDENTIAL INTERIOR



RESIDENTIAL INTERIOR



REAR PARKING

UNIT 303



UNIT 303



UNIT 303



UNIT 303





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