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FORSALE

62-66 James St N

Hamilton, ON, L8R 2K5

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The Offering

CB Metropolitan Commercial Ltd. is pleased to offer, under Power of Sale, two 100% freehold interests located at **62-66 James St N, Hamilton, Ontario** ("the Property"). This opportunity features two two-and-a-half-storey mixed-use buildings ideally situated in the heart of Hamilton's city centre.

The Property offers approximately **8,485 square feet of gross floor area**, showcasing high ceilings throughout. It includes three at-grade retail units (3,948 sq. ft.) and 4,537 sq. ft. of flexible space, ideal for office or various residential uses. With the possibility to expand the floor plate from 2.5 to 3 storeys, the Property presents a unique opportunity to further enhance its value and income potential.

Located in a rapidly revitalizing area experiencing significant development, the Property offers excellent potential for repositioning or expansion. Its flexible zoning allows for a variety of uses, enabling adaptation to evolving market conditions. Surrounded by a growing mix of retail, dining, and cultural amenities, the Property is well-positioned to attract quality tenants and capitalize on favorable market dynamics.

Contact the listing team today to explore this exceptional opportunity!

Disclaimer: The Property is currently unfinished and is being sold as-is, where-is.

Property Summary

Total Building Size	8,485 sf
Asking Price	Please Contact for Price Guidance.
Annual taxes (2026)	\$30,377.69
Cross Street	York Boulevard / Rebecca Street
Lot Size	48.54' x 88.00'
Parking	Paid Lot & Street Parking
Power	230V; 200A
Washrooms	8
Zoning	D2 Holding: H17, H19, H20



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Property Highlights



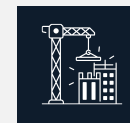
Corner Presence

Situated on a hard corner, maximizing exposure for retail tenants and future development potential.



Downtown Hamilton

Centrally located in a thriving urban core with access to key amenities, businesses, and entertainment.



Major Redevelopment Area

The area is experiencing substantial development, driven by rapid gentrification and economic growth.



Rental Upside

Area's significant rent growth and population expansion, drives demand for residential and commercial space.



Public Transit

Well-connected by multiple public transit lines, including a nearby GO Terminal.

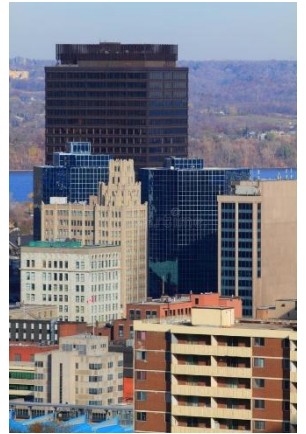


Mixed-Use Building

Zoned for retail, office, and residential uses, offering multiple revenue streams and long-term investment flexibility.

Highly Desirable Location

The Property is located within **Hamilton's Urban Growth Centre (UGC)**, a designated area targeted for intensification, economic development, and urban renewal. **James Street North, is a key corridor within this growth zone.** The area has experienced substantial revitalization over the past two decades, making it one of Hamilton's most vibrant districts. The Downtown Hamilton UGC is a critical hub for real estate investment, infrastructure improvements, and cultural transformation.



Key Focuses of Hamilton's Urban Growth Centre

Increased Density & Population Growth:

- The UGC encourages high-density residential and mixed-use developments. Several new condominium and apartment projects have emerged – driving demand for commercial spaces

Transit:

- The neighborhood benefits from major transit expansion, including the upcoming Light Rail Transit (LRT) project and proximity to Hamilton GO Centre and West Harbour GO Station, enhancing accessibility and property values.

Culture & Commercial Hub:

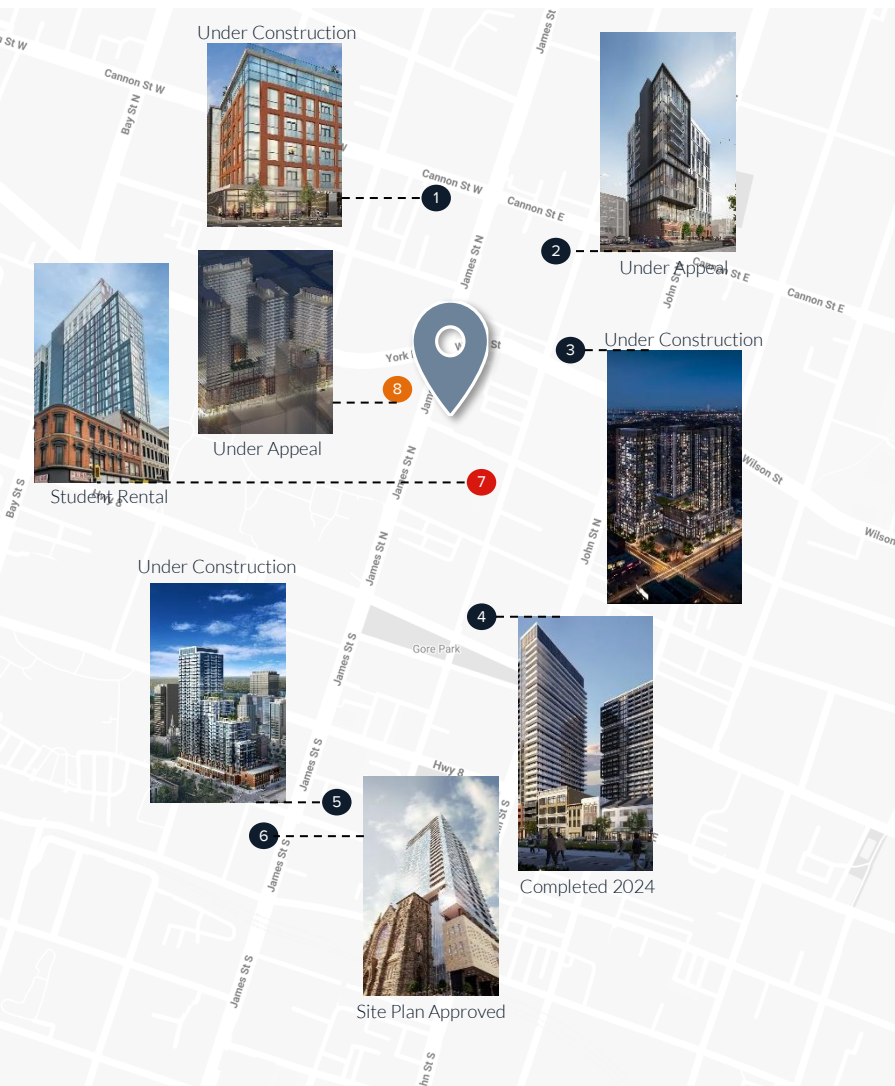
- James Street North is home to independent businesses, trendy restaurants, and a vibrant arts scene. Events like Supercrawl draw thousands of visitors annually, increasing foot traffic and retail potential.

Government Incentives:

- Investors can take advantage of government incentives, such as grants and tax benefits under the Downtown Hamilton Secondary Plan, supporting the adaptive reuse of older buildings. The city actively encourages development through zoning changes and infrastructure improvements.

Properties like 62-66 James Street North offer opportunities to reposition vacant units for retail, office, or residential use in a high-demand market.

Nearby Developments



Student Rentals

The property is well-suited for student housing, benefiting from strong rental demand in Downtown Hamilton's UGC. Adjacent to the 21-storey, 384-unit William Thomas Rental Tower by Fengate, it offers a prime opportunity for investors looking to capitalize on rising market rents, transit access, and ongoing development.

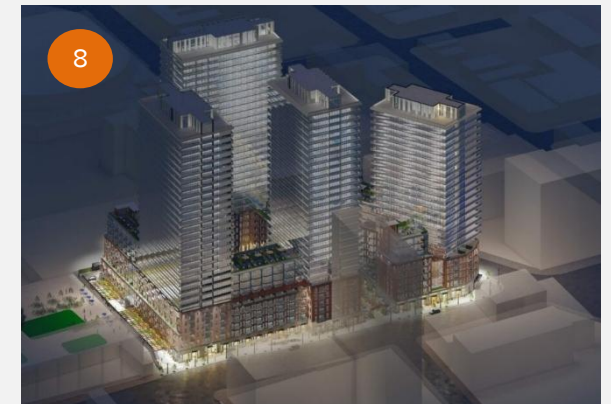


Address	Developer	# of Units
1 11-15 Cannon St	Marbelle Group	40
2 16 Cannon St E	Birchtree Developments	130
3 41 Wilson St	Emblem Developments	931
4 43-51 King St E	LIUNA	530
5 44 Hughson St S	Fengate Properties	635
6 98 James St S	Vantage Developments	259
7 20 Rebecca St	Fengate Properties	384
8 77 James St N	Harlo Capital	2,181
Total Units		5,090

Neighbourhood Urban Transformation

Directly across from the property, IN8 Properties and Harlo Capital are proposing a major mixed-use development featuring four 30-storey towers with 2,181 residential units. Currently under appeal with the OLT, the project is set to transform the neighborhood, driving gentrification and increased urban density.

The development will bring significant foot traffic and economic activity, reinforcing Hamilton's commitment to the Urban Growth Centre and attracting both residents and investors to the area.





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64 James St Floor Plan



James St Frontage

Rebecca St Frontage



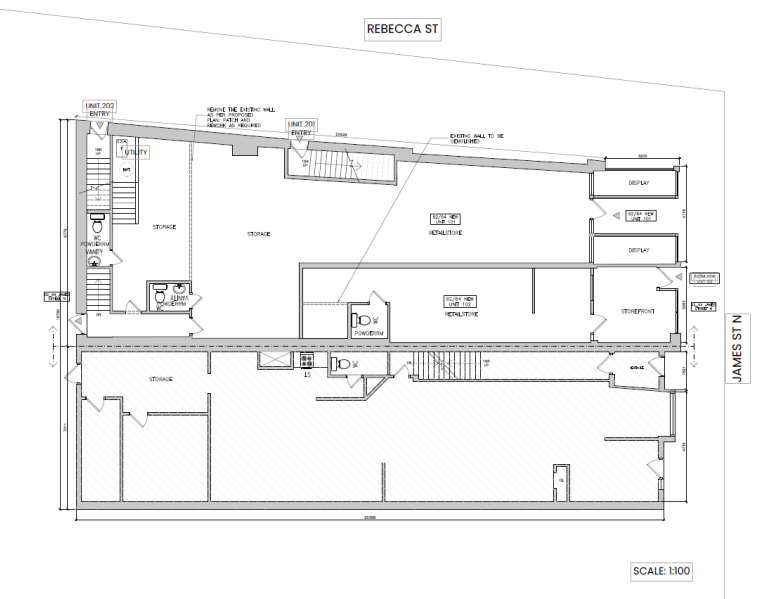
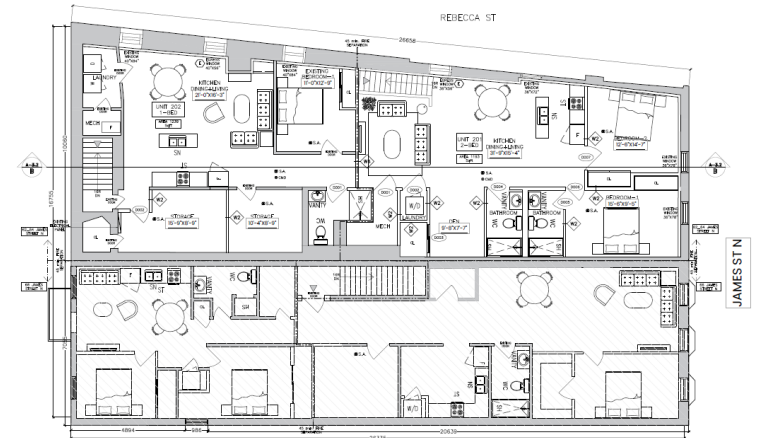
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66 James St Floor Plan

James St Frontage



Potential Concept



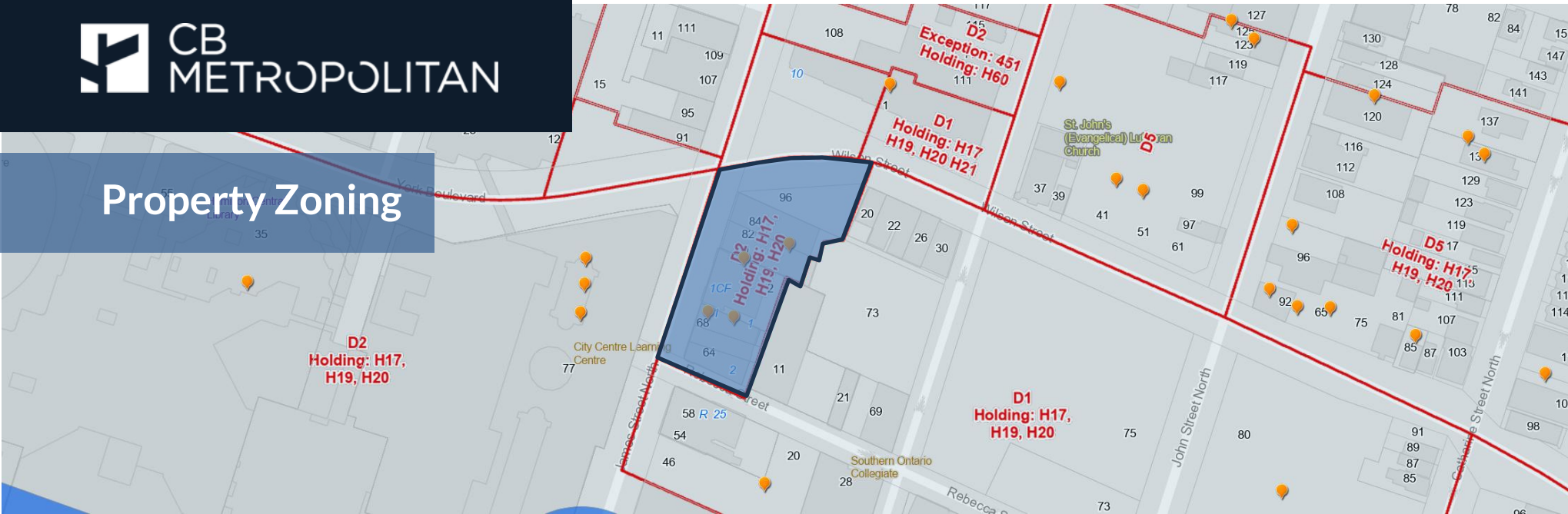
62-66 James St 10 Year Cashflow Proforma

Year Ending	Stabilized PSF	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 2032	Year 7 2033	Year 8 2034	Year 9 2035	Year 10 2036
Revenue											
Gross Potential Rent	\$25.43	\$77,580	\$136,190	\$140,332	\$144,601	\$148,999	\$153,531	\$158,200	\$163,012	\$167,970	\$173,079
Commercial Rent	\$25.55	\$59,261	\$101,590	\$101,590	\$101,590	\$101,590	\$101,590	\$101,590	\$101,590	\$101,590	\$101,590
TMI Recovery	\$7.00	\$16,235	\$27,832	\$27,832	\$27,832	\$27,832	\$27,832	\$27,832	\$27,832	\$27,832	\$27,832
Physical Vacancy	-\$0.18	-\$1,552	-\$2,724	-\$2,807	-\$2,892	-\$2,980	-\$3,071	-\$3,164	-\$3,260	-\$3,359	-\$3,462
Bad Debt	-\$0.09	-\$760	-\$1,335	-\$1,375	-\$1,417	-\$1,460	-\$1,505	-\$1,550	-\$1,598	-\$1,646	-\$1,696
Effective Gross Revenue	\$17.77	\$150,764	\$261,553	\$265,572	\$269,713	\$273,981	\$278,377	\$282,908	\$287,576	\$292,387	\$297,344
Expenses											
Property Management	-\$1.19	-\$10,114	-\$10,367	-\$10,626	-\$10,892	-\$11,164	-\$11,443	-\$11,729	-\$12,022	-\$12,323	-\$12,631
Hydro	-\$1.79	-\$15,171	-\$15,550	-\$15,939	-\$16,338	-\$16,746	-\$17,165	-\$17,594	-\$18,034	-\$18,485	-\$18,947
Water & Sewer	-\$0.30	-\$2,529	-\$2,592	-\$2,657	-\$2,723	-\$2,791	-\$2,861	-\$2,932	-\$3,006	-\$3,081	-\$3,158
Gas	-\$0.60	-\$5,057	-\$5,183	-\$5,313	-\$5,446	-\$5,582	-\$5,722	-\$5,865	-\$6,011	-\$6,162	-\$6,316
Repairs & Maintenance	-\$1.79	-\$15,171	-\$15,550	-\$15,939	-\$16,338	-\$16,746	-\$17,165	-\$17,594	-\$18,034	-\$18,485	-\$18,947
Property Taxes	-\$2.51	-\$21,268	-\$21,799	-\$22,344	-\$22,903	-\$23,476	-\$24,062	-\$24,664	-\$25,281	-\$25,913	-\$26,560
Property Management	-\$0.54	-\$4,592	-\$7,968	-\$8,093	-\$8,221	-\$8,353	-\$8,489	-\$8,629	-\$8,773	-\$8,922	-\$9,075
Total Expenses	-\$8.71	-\$73,902	-\$79,011	-\$80,911	-\$82,860	-\$84,857	-\$86,906	-\$89,007	-\$91,160	-\$93,369	-\$95,633
Net Operating Income	\$9.06	\$76,862	\$182,543	\$184,661	\$186,854	\$189,123	\$191,471	\$193,902	\$196,416	\$199,018	\$201,710

Construction Assumptions

Stabilization Month	Month 12
Construction Buildout Time	6 Months

Property Zoning



Downtown Mixed Use – Pedestrian Focus D2 Zone

The property is designated as Downtown Mixed Use – Pedestrian Focus (D2) under the City of Hamilton Zoning By-law, allowing for a blend of commercial and residential uses with an emphasis on active street-level engagement. Additionally, the property is subject to holding provisions H17, H19, and H20, which impose specific conditions that must be met before development can proceed. The Property's zoning designation allows for the following uses:

- Artist Studio
- Beverage Making Establishment
- Catering Service
- Commercial Entertainment
- Commercial Recreation
- Commercial School
- Community Garden
- Conference or Convention Centre
- Craftsperson Shop
- Day Nursery
- Dwelling Unit(s)
- Educational Establishment
- Financial Establishment
- Hotel, Laboratory
- Lodging House
- Medical Clinic
- Microbrewery,
- Multiple Dwelling
- Office
- Personal Service
- Personal Service
- Place of Assembly
- Place of Worship
- Repair Service
- Restaurant
- Retail
- Tradesperson's Shop
- Urban Farm
- Urban Farmers Market

**Zoning and permitted uses to be verified by the purchaser*

Population

5km radius

198,094

Household Income

5km households

\$74,202

Children

0-19 years

19%

Adult

20-54 years

49%

Pre-Retirement

55-64 years

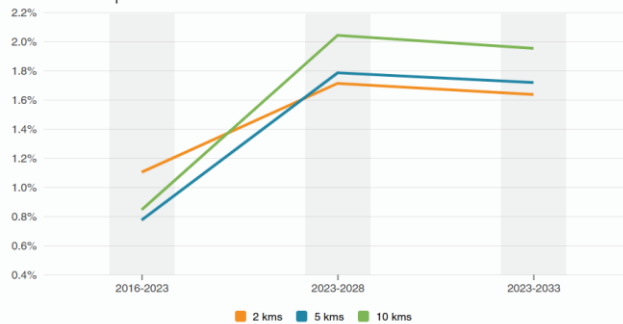
13%

Seniors

65+ years

18%

Annual Population Growth



50,000+

Students living in Hamilton



86/100

Transit Score



100/100

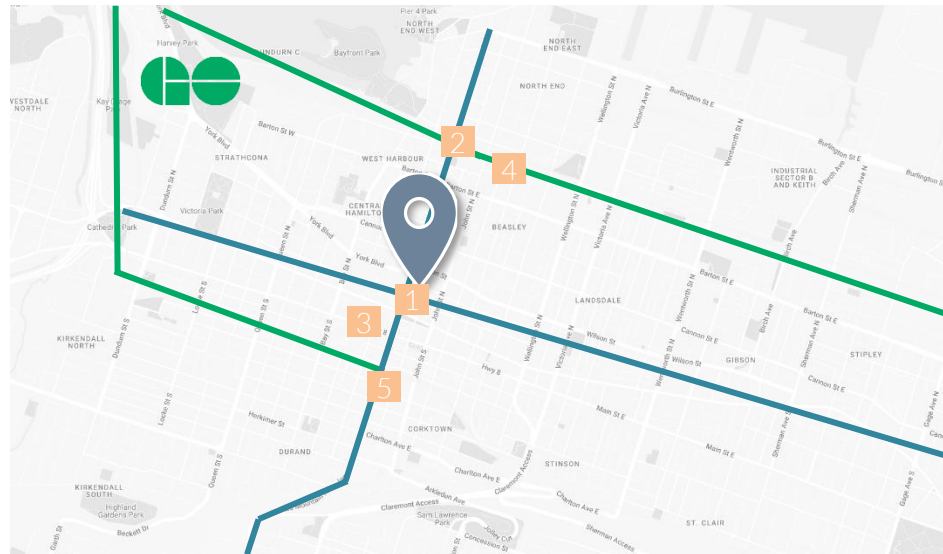
Walk Score

Accessibility & Transit

- 1 Hamilton LRT
- 2 West Harbour GO
- 3 MacNab Transit Terminal
- 4 Hwy 427
- 5 Hamilton GO Centre

Other

- 1 York Blvd & Park St North
• Traffic Volume: 18,000+
- 2 Cannon St W & Park St North
• Traffic Volume: 18,500+
- 3 McMaster Main Campus
• 3.5km from The Property





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Contact for More Information

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