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FOR SALE

THE OSCAR
ON BOLD

27 BOLD STREET, HAMILTON, ON
DURAND NEIGHBOURHOOD
INVESTMENT OFFERING

32-Unit Multifamily
Apartment Building

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Executive Summary

27 Bold Street represents an exceptional multifamily investment opportunity in Hamilton's most prestigious residential neighbourhood. This fully reconstructed 32-unit apartment building offers substantial rental upside potential, with current occupancy at 59.4% providing immediate lease-up opportunity alongside strong market fundamentals.

The property underwent complete reconstruction between 2019 and 2020 following a fire, resulting in a virtually new building with modern mechanical systems, contemporary unit finishes, and premium amenities rarely found in Hamilton's rental stock. Each unit features in-suite washer/dryer connectivity, quartz countertops, stainless steel appliances, and updated bathrooms, positioning the asset at the premium end of the local market.

Situated in the heart of the Durand neighbourhood, the property benefits from Hamilton's strongest residential location, offering residents walkable access to downtown Hamilton, GO Transit connectivity, major healthcare institutions, and the trendy Locke Street retail corridor.

The investment thesis centers on a significant lease-up opportunity, with 13 vacant units representing immediate rental income potential of approximately \$27,750 per month. In-place rents on occupied units already achieve market levels, demonstrating the property's rental competitiveness and eliminating the need for capital-intensive unit upgrades.

For investors, 27 Bold Street combines scale, location, and immediate value creation potential, supported by minimal capital requirements and strong rental fundamentals in Ontario's fastest-growing secondary market.

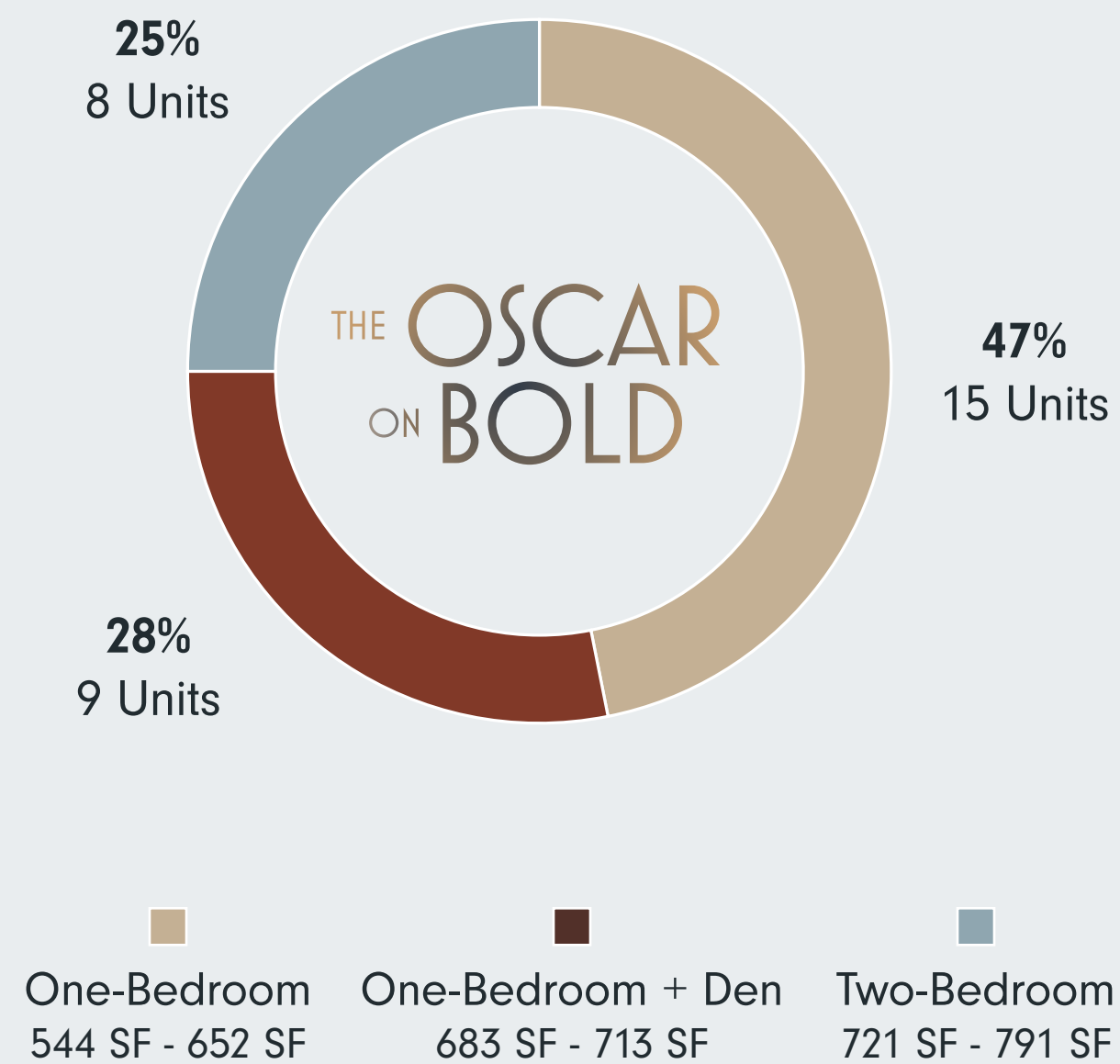


Property Overview

27 Bold Street is a 32-unit, three-storey apartment building, fully reconstructed in 2019-2020 and situated in Hamilton's prestigious Durand neighbourhood. The building features modern amenities including in-suite washer/dryer connections, quartz countertops, stainless steel appliances, and contemporary finishes throughout.

Suite Mix

The suite mix provides optimal rental diversification:



Property Details

Address	27 Bold Street, Hamilton, ON L8P 1T3
Legal Description	Part of Lot 85 Plan 286, WSCP 611 (Condo-registered, 32 units)
Levels	3 Storeys
Units	32
Total Rentable Area	21,127 SF
Year Built	Early 1900s (Fully Reconstructed 2019-2020)
Property Type	Multifamily Mid-Rise
Parking	No on-site parking
Special Features	In-suite washer/dryer, elevator, modern finishes throughout
PINs	18611-0001 through 18611-0032



Investment Highlights

Significant Lease-Up Opportunity

Immediate rental income upside with 13 vacant units representing approximately \$27,750 per month in additional rental revenue. Current 59.4% occupancy provides substantial value creation potential with minimal execution risk, as in-place rents on occupied units already achieve market levels.

Premium In-Suite Amenities

All units feature in-suite washer/dryer connections, a rare amenity in Hamilton's rental stock that commands premium rents and reduces tenant turnover. Combined with quartz countertops, stainless steel appliances, and contemporary finishes, the property competes at the top tier of the local market.

Minimal Capital Requirements

Building Condition Assessment identifies only \$233,500 in capital expenditures over 10 years, with major items limited to retaining wall repair (\$120,000) and chiller coil replacement. The recent reconstruction ensures minimal near-term capital exposure.

Recently Reconstructed Building

Fully reconstructed in 2019-2020 with virtually new building systems, mechanical infrastructure, and modern unit finishes. This comprehensive reconstruction eliminates typical deferred maintenance concerns and provides long-term operational reliability with minimal capital requirements.

Premier Durand Location

Situated in Hamilton's most established and desirable residential neighbourhood, offering residents walkable access to downtown Hamilton, GO Transit connectivity, major healthcare institutions, and the trendy Locke Street retail corridor. Durand consistently commands the highest rents in Hamilton.

Condo-Registered Flexibility

Property features 32 individual condominium units (PINs 18611-0001 to 18611-0032), providing future flexibility for potential stratified sale or individual unit disposition strategies while maintaining current rental operations.



Building Condition

27 Bold Street underwent comprehensive reconstruction between 2019 and 2020, resulting in a property with virtually new building systems and mechanical infrastructure. A professional Building Condition Assessment completed by ACES Building Inspections in February 2026 confirms the building's excellent condition and minimal capital requirements.

The reconstruction included complete replacement of all major building systems:

- **Mechanical Systems:** Modern HVAC with dual Laars boilers (850K BTU each), rooftop chiller, individual Bulldog heat pumps per unit, and Lochinvar condensing boiler for domestic hot water
- **Electrical Infrastructure:** Updated electrical systems with SMART Triacta PowerHawk sub-meters for unit-level monitoring
- **Life Safety Systems:** Mircom FX2000 fire alarm system, wet sprinkler system, and standpipe/fire hose cabinet installation

- **Building Envelope:** Two-ply modified bitumen roof system with 10-15 years estimated useful life remaining
- **Elevator:** ThyssenKrupp elevator installation with current service contract through Brock Elevator.

The BCA identifies total capital expenditures of \$233,500 over the next 10 years, with major items limited to retaining wall repair (\$120,000) and chiller coil replacement. This minimal capital requirement profile reflects the comprehensive reconstruction completed and provides predictable ownership costs.

All unit interiors feature contemporary finishes including quartz countertops, stainless steel appliance packages, updated bathrooms with modern fixtures, wide plank flooring, and in-suite washer/dryer connections.



Gallery



Gallery



Gallery



Hamilton & Durand

Hamilton is Ontario's third-largest city and a key component of the Greater Toronto-Hamilton Area (GTHA), offering investors exposure to one of Canada's strongest growth markets while maintaining attractive pricing relative to Toronto. The city's economy is diversified across healthcare, education, manufacturing, and technology sectors, anchored by major institutions including McMaster University, McMaster Health Sciences Centre, and Hamilton Health Sciences.

The Durand neighbourhood represents Hamilton's most established and prestigious residential area, characterized by tree-lined streets, historic architecture, and proximity to the city's key amenities.

Durand's location offers residents unparalleled convenience:

- Downtown Hamilton:** Walking distance to the city's business and entertainment core
- GO Transit:** Direct rail service to Toronto Union Station and the Greater Toronto Area
- Healthcare Cluster:** Proximity to St. Joseph's Healthcare Hamilton and McMaster Medical Centre
- Higher Education:** Close to McMaster University and Mohawk College
- Retail and Dining:** Walking distance to the trendy Locke Street corridor and James Street South
- Recreation:** Access to Durand Park, Dundurn Castle grounds, and Corktown Park



Art Gallery of Hamilton



Hamilton GO Centre



TD Coliseum

The neighbourhood consistently commands Hamilton's highest residential rents, reflecting its desirability among healthcare professionals, university staff, downtown workers, and young professionals. Hamilton's role as a more affordable alternative to Toronto, combined with improved GO Transit connectivity and major infrastructure projects including LRT development, supports long-term rental demand growth in premium neighbourhoods like Durand.

Area Demographics (2025)	10KM Radius
Total Population	520,124
2035 Projected Total Population	577,166
Average Household Income	CA\$124,709
Average Age	41.7
Labour Force Population	277,837
Employment Rate	92.4%

Source: Colliers | Hydra 2025

99
Walk Score

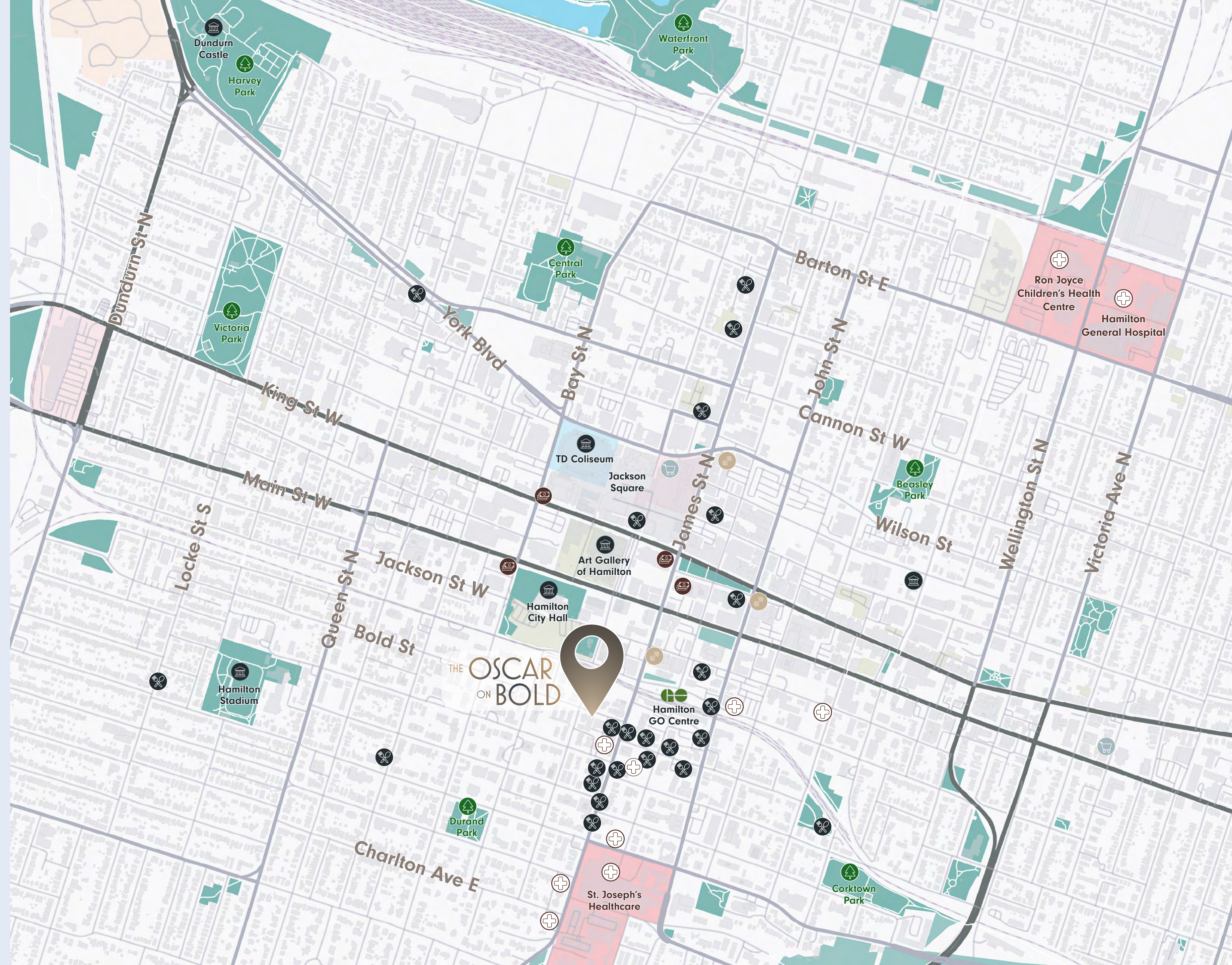
83
Bike Score

86
Transit Score

Amenity Map

Amenities in Close Proximity

-  20+ Restaurants
-  3+ Fitness
-  5+ Recreation & Cultural Centres
-  3+ Grocery Stores
-  7+ Gas Stations
-  6+ Medical Facilities & Pharmacies



Transit Map

Education

Colleges & Universities

McMaster University	bus 22 min	5 km
Mohawk College	bus 12 min	2.4 km

Transportation

Bus Stop

Route 6	walk 1 min	
Route 7	walk 4 min	
Route 8	walk 4 min	
Route 34	walk 4 min	

Commuter Rail

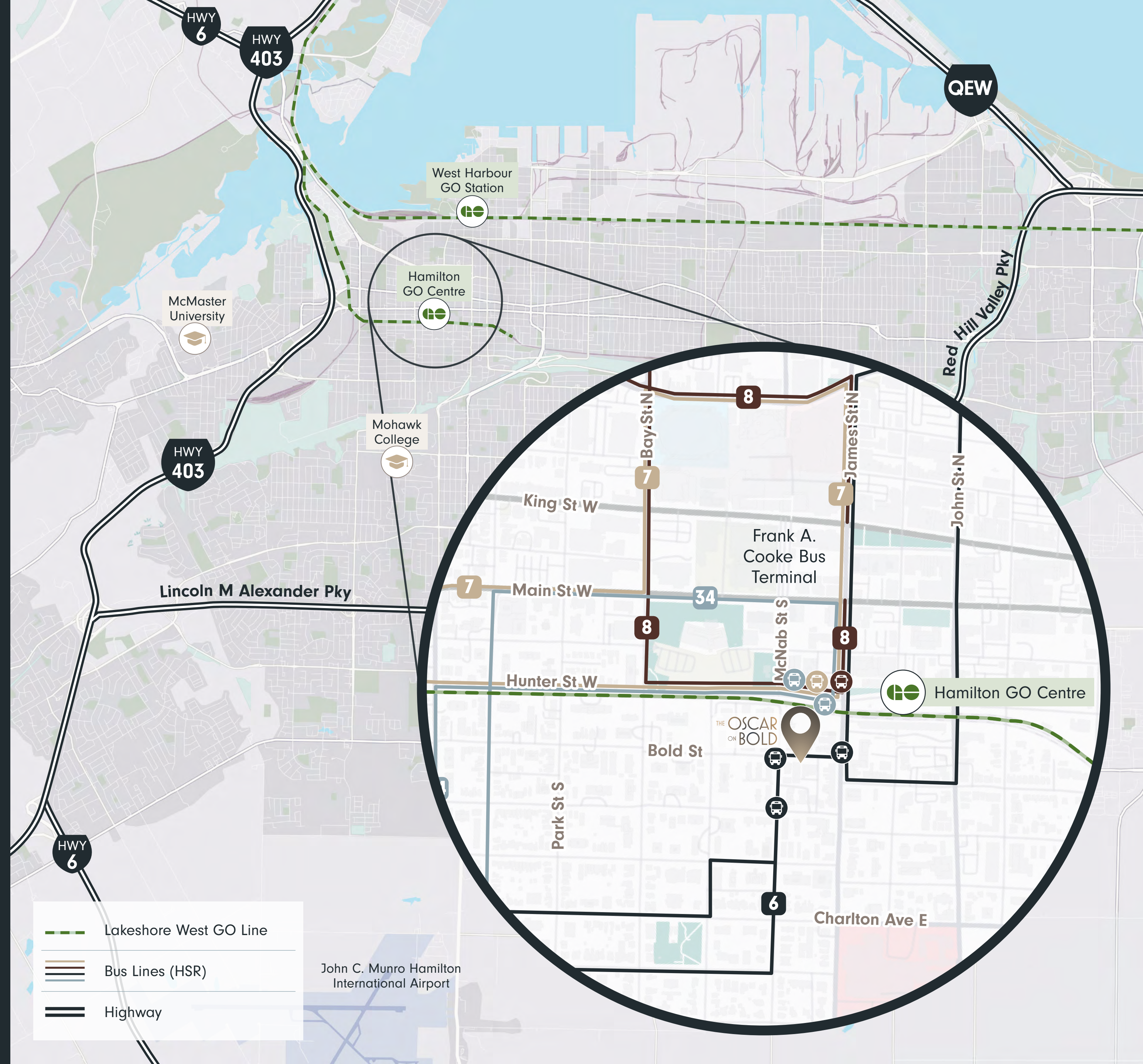
Hamilton GO Centre	walk 2 min	150 m
West Harbour GO Station	bus 15 min	2.4 km

Airports

John C. Munro Hamilton International Airport	drive 19 min	19.3 km
Toronto Pearson International Airport	drive 47 min	62.5 km

Highways

Highway 403	drive 7 min	2.5 km
QEW & Red Hill Valley Pky Interchange	drive 15 min	10.5 km
Lincoln M Alexander Pky	drive 9 min	4.7 km





Contact

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