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RAY LOYA

905.906.5692  
www.rayloya.com



# Multi-Residential Property For Sale



**52 Barton Street E, Hamilton, ON L8L 2V8**

**SALE PRICE:** \$1,599,900.00

**SIZE:** 3757 SF +/- (including basement)

**LOT SIZE:** 24.77 ft x 100.19 ft

**ZONING:** H

**PARKING:** 2 plus, ample free on-street parking nearby

**ADDITIONAL COMMENTS:**

\* Please do not go direct or disturb any tenants

\* Contact listing agent for a private tour and additional information.

**COMMENTS:**

- Prime Hamilton location
- Walking distance to all incredible restaurants and shops on James Street North. The downtown core and Jackson's Square
- Quick access to major highways and GO Train
- 5 Units Total
- 2 storey building plus basement
- ensuite Laundry, furnace and a/c, tankless w/h in each unit
- 2 x 2 bedroom
- 2 x 1 bedroom
- 1 x Commercial storefront unit
- Everything is in excellent condition. This is Turn-key!

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# P & L and Proforma

Year End December 31	Income and Expense (proforma)			Notes
	5 Units			
Income Details	2023 actuals	2024 actuals	2025 Proforma	
Rental Income	\$ 90,764.00	\$ 106,584.00	\$ 109,080.00	
Laundry Income (n/a)		\$ -	\$ -	
Gross Income	\$ 90,764.00	\$ 106,584.00	\$ 109,080.00	
Less Vacancy and bad Debt	\$ 2,722.92	\$ 3,197.52	\$ 3,272.40	3% deducted as contingency
Effective Gross Income	\$ 88,041.08	\$ 103,386.48	\$ 105,807.60	
Expense Details				
Property Taxes	\$ 5,956.00	\$ 6,393.38	\$ 6,713.05	5% y/o/y Increase (est 2025)
Utilities & Equip. rental	\$ 2,640.00	\$ 2,772.00	\$ 2,910.60	5% y/o/y Increase (est 2025)
Insurance	\$ 6,675.00	\$ 6,912.00	\$ 3,729.00	new insurance provider in 2025
Laundry Rental (n/a)	\$ -	\$ -	\$ -	n/a
Superintendent (n/a)	\$ -	\$ -	\$ -	n/a
Repairs and Maint (est)	\$ 1,429.00	\$ 1,500.45	\$ 1,575.47	5% y/o/y Increase (est 2025)
Management (est)	\$ 1,704.00	\$ 1,789.20	\$ 1,878.66	5% y/o/y Increase (est 2025)
Total Expenses	\$ 18,404.00	\$ 19,367.03	\$ 16,806.78	
NET OPERATING INCOME	\$ 69,637.08	\$ 84,019.45	\$ 89,000.82	

Rent Roll (proforma 2025 rents)				
Unit	Type	Size +/-	Rent/mth	Rent/yr
#1	Commercial Unit	458 s.f.	\$ 1,700.00	\$ 20,400.00
#2	2 Bdrm (ground floor)	740 s.f.	\$ 1,950.00	\$ 23,400.00
#3	1 Bdrm (2nd floor)	639 s.f.	\$ 1,725.00	\$ 20,700.00
#4	2 Bdrm (2nd floor)	583 s.f.	\$ 2,125.00	\$ 25,500.00
#5	1 Bdrm (bsmt)	774 s.f.	\$ 1,590.00	\$ 19,080.00
	utility room (bsmt)	500 s.f.		
total		3757 s.f.	\$ 9,140.00	\$ 109,080.00

← New Tenant as of June 15, 2025

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## Photos



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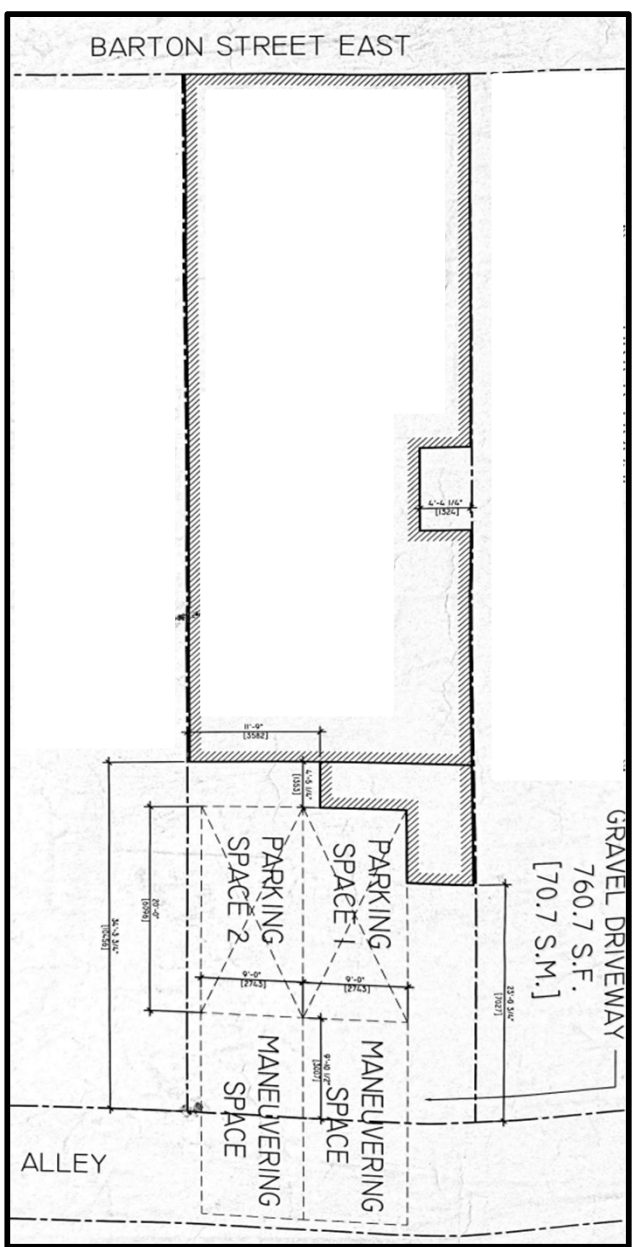
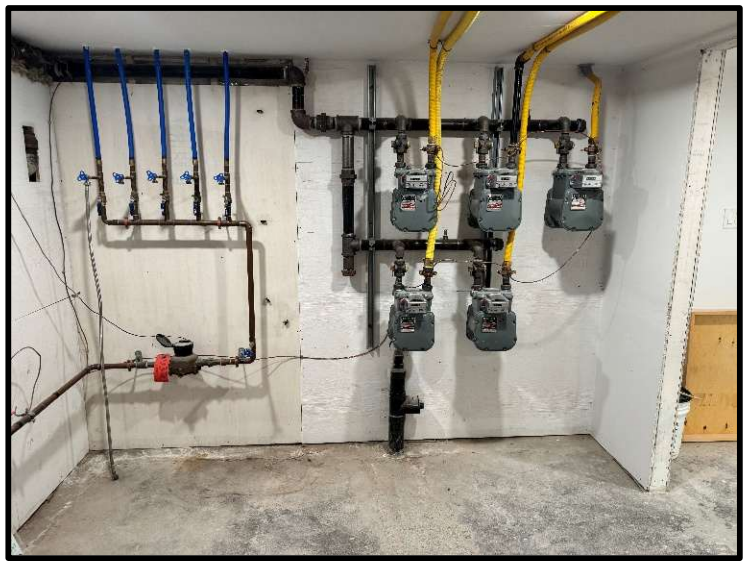
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## Survey / Site Plan and additional photos



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