

FOR SALE

Annex Suites Student Housing Complex

811 KING STREET WEST

HAMILTON | ON



Colliers

811 King Street West

HAMILTON | ON

Colliers (the “Realtor”) is pleased to present an exclusive opportunity to acquire 811 King Street West, Hamilton, ON, a well-located multifamily investment offering both stable income and future development upside.

This offering represents a rare chance to purchase a student housing income property supported by strong fundamentals and enduring tenant demand. The Property sits on a 0.22-acre lot with a 5,000 SF building, offering immediate rental income while also enabling purchaser flexibility to for future intensification. Originally built as a retail property, the building has been thoughtfully converted into five self-contained residential suites, each offering 4 bedrooms and 2 washrooms with a shared living room and kitchen, a layout well-suited to strong demand from students, young professionals, and shared-living tenants. All utilities are included in rent, simplifying operations and supporting stable, predictable cash flow.

Combined with the property’s C5 zoning and future development potential, 811 King Street West presents an attractive hold-and-grow opportunity for investors looking to capitalize on Hamilton’s continued rental demand and urban growth.



Property Profile

Municipal Address	811 King Street West, Hamilton, ON L8S 1K2
Legal Description	LOT 54 & PT LOT 55, PLAN 118, AS IN VM152100; HAMILTON
Asset Type	Multifamily
Site Area	0.22 acres
Residential Units	5 Units x 4-Bedroom per unit
Current Zoning	C5
Property Management	Self Managed
Utilities	Included in Rent
NOI	\$116,500
Annual Taxes	\$12,463.80 (2026)



5 unit 4-bedroom complex



Corner lot with easy access to Highway 6



Strong signage exposure



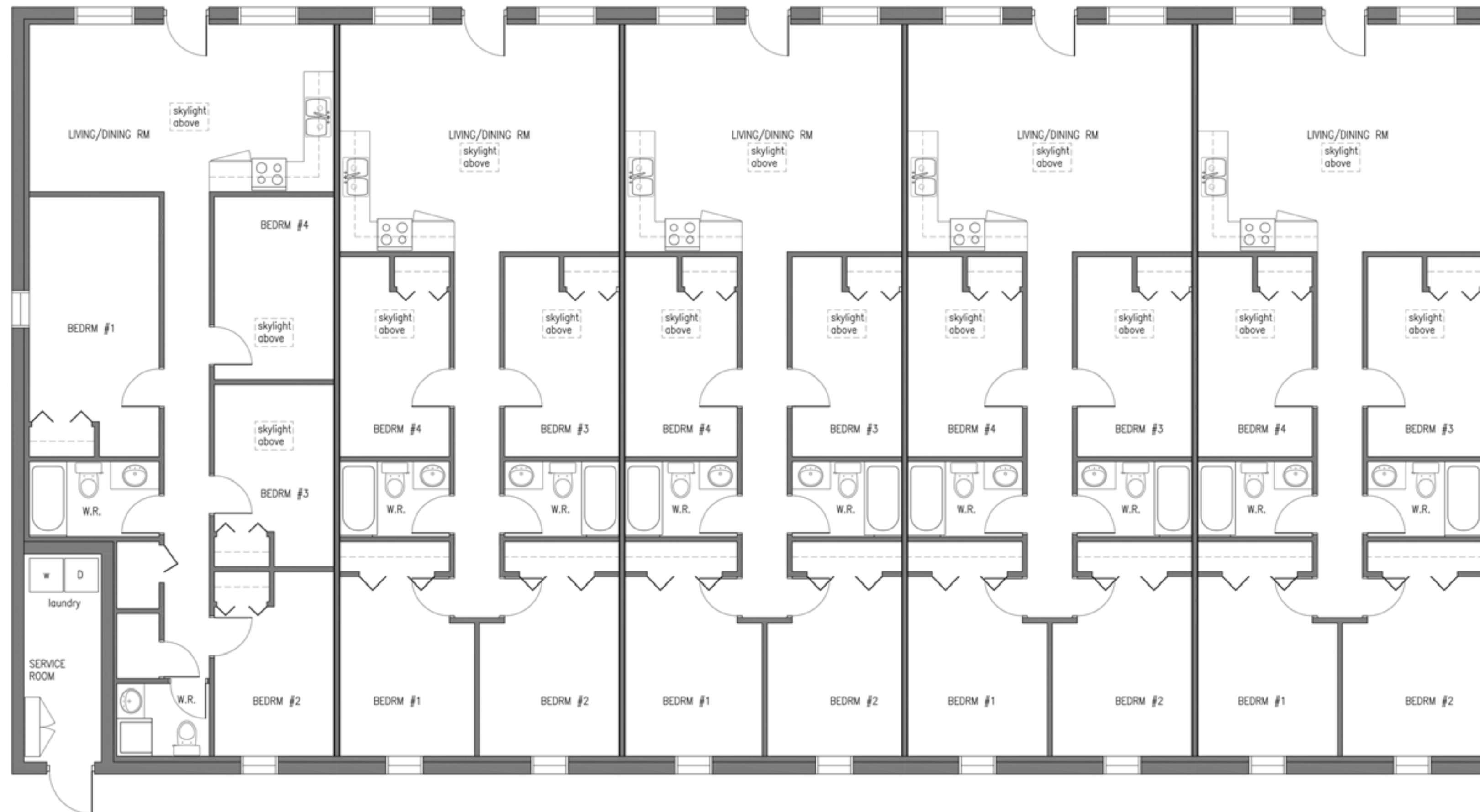
811 King Street West

Building Specifications

Roof	Flat
Elevator	No
HVAC	Rooftop Unit (RTU)
Security	None
Unit Renovations	Partial
Rooftop Signage	Leased by Pattinson
Parking Spaces	8 parking spaces
Waste	Municipal
Laundry	Coin 1 washer and dryer
Balconies	None
Lockers/Storage	None
Separate Metering	Hydro

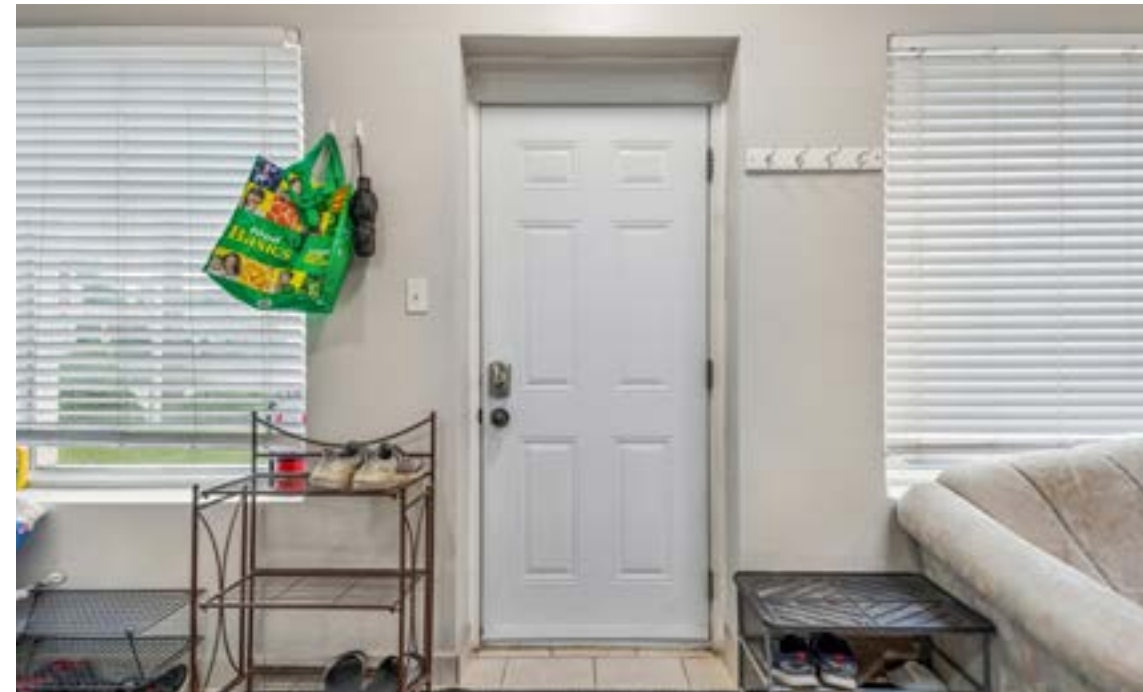


Floor Plan





Suite Photos



Hamilton

811 King Street West is situated in the Westdale South neighbourhood of Hamilton, Ontario, near the intersection of King Street West and Paradise Road. This opportunity is ideally placed in a high walkable area where daily errands can be completed without a car. Nearby conveniences include Food Basics for groceries and a variety of local restaurants, while Churchill Park, Jackson Playground, and Hill Street Park provide ample outdoor recreation close to home. Churchill Park spans 27 hectares and features an accessible playground, a splash pad, ball diamonds, and soccer fields, making it a go-to destination for active families year-round.

On the education front, Westdale is served by 5 public schools, 4 Catholic schools, and 2 private schools, with specialty programs. The community itself is consistently described as family friendly, walkable, safe at night, and rich with a strong sense of community, with crime rates 68% lower than the Ontario average.

The western stretch of King Street West runs alongside McMaster University Medical Centre, placing world-class healthcare within easy reach, and quick access to Highway 403 rounds out the connectivity for commuting families. Altogether, this address delivers an outstanding combination of walkability, education, safety, green space, and community character that makes it a compelling choice for families.

2025 Demographics	3 KM	5 KM	10 KM
Total Population	69,973	188,103	480,041
Current Households	32,118	79,806	188,434
Average Household Income	\$120,548	\$117,065	\$136,654



91

WALK
SCORE



95

BIKE
SCORE



64

TRANSIT
SCORE



Rent Comparables



Building Name	Ventura Towers
Suite Type	Up to 3-Bedrooms
Rent	\$1,100 to \$2,095



Building Name	McMaster's 10 Bay Residence
Suite Type	Up to 2-Bedrooms
Rent	\$1,920 to \$1,416



Building Name	Durand Village
Suite Type	Up to 2-Bedrooms
Rent	\$1,650 to \$2,895



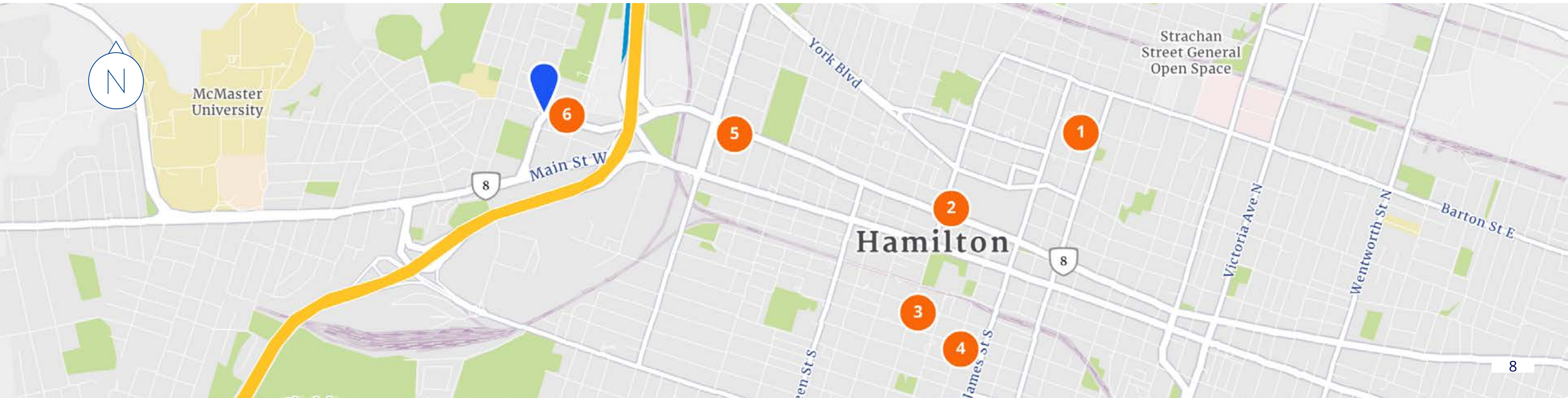
Building Name	27 Duke
Suite Type	2-Bedrooms
Rent	\$1,799



Building Name	595 King Street
Suite Type	1-Bedroom
Rent	\$1,499



Building Name	782 King St W
Suite Type	1-Bedroom
Rent	\$1,425



Amenity Map

 811 King Street West, Hamilton

 | Food

- | | | |
|-------------------------------------|---------------------------------|----------------------------|
| 1. Phin Coffee Bar | 5. Lava Pizza & Wings | 9. A Tablespoon of Time |
| 2. Vlentino's Restaurant - Westdale | 6. TOLAGOS - Taste of Lagos | 10. Halibut Fish & Chips |
| 3. King Billiards & Sports Bar | 7. Mister Maki Sushi Hand Rolls | 11. Lazeez Shawarma |
| 4. Doug's Dogs N Sausage | 8. Weil's Bakery | 12. Chung Chun Rice Hotdog |

 | Services

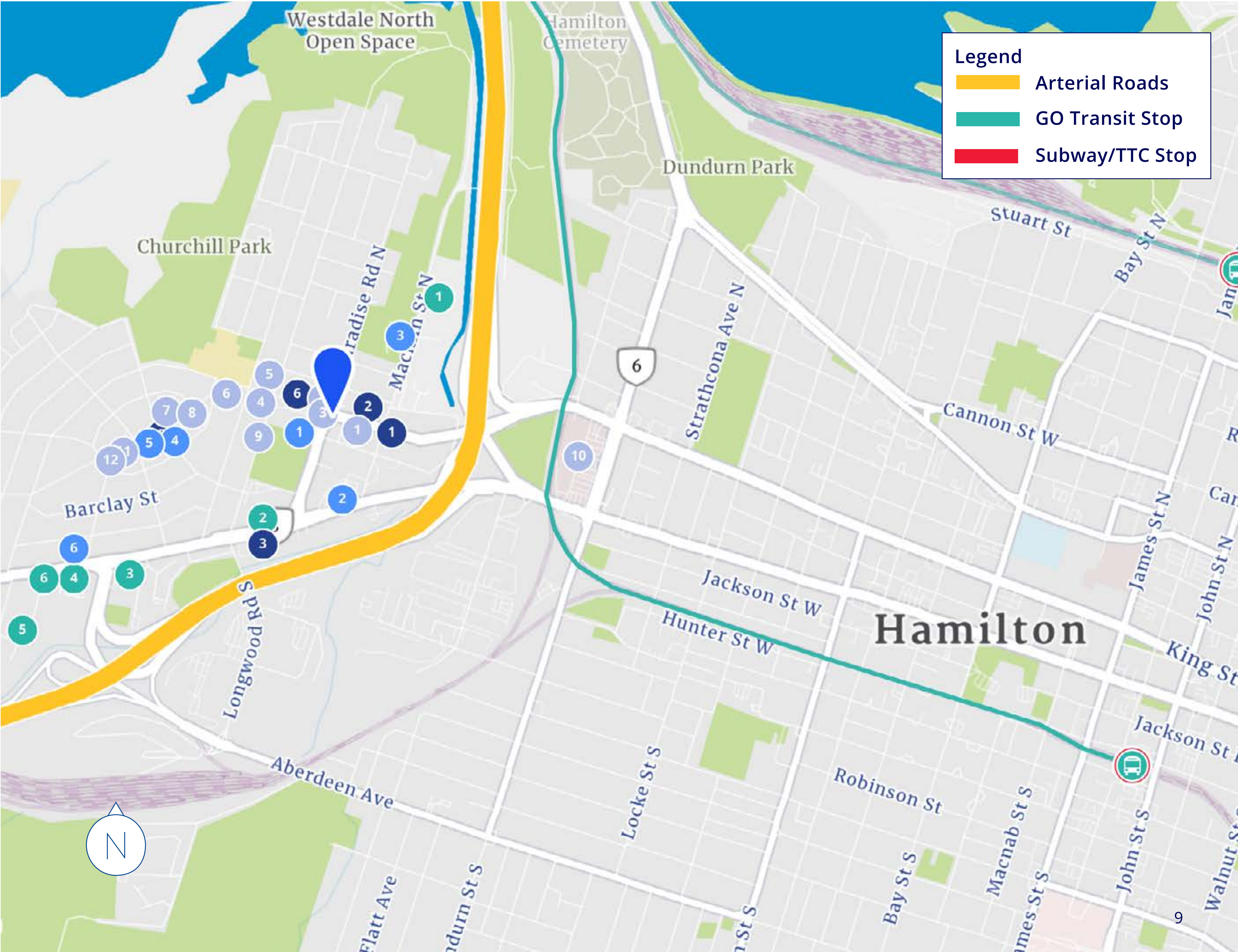
- | | | |
|---|---------------------|---------|
| 1. Food Basics Grocery | 3. Coronation Arena | 5. CIBC |
| 2. Main Street West Urgent Care Centre - Hamilton Health Services | 4. Sotiabank | 6. Esso |

 | Retail

- | | | |
|----------------------------|-----------------------|---------------------|
| 1. IUP Games | 3. Queenston Havana | 5. Westside Stories |
| 2. Locke on King Auto Inc. | 4. Shoppers Drug Mart | |

 | Schools

- | | | |
|--------------------------------------|-----------------------------------|----------------------------|
| 1. Georges P Vanier Secondary School | 3. Columbia International College | 5. Hamilton Hebrew Academy |
| 2. Westdale Secondary School | 4. Canada eSchool | 6. Westdale Driving School |



Offering Process

Exclusive Listing Agents

Tut Ruach*

Broker
+1 647 798 0994
tut.ruach@colliers.com

Alexander Silver*

Associate Vice President
+1 905 334 9417
alexander.silver@colliers.com

The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 1703 & 1705 Bathurst Street (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchaser’s letter of intent (the “LOI”) or Agreement of Purchase and Sale (the “APS”) to the Advisor.

Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

Confidentiality Agreement

OR

Please print the CA, complete, sign and email a scanned copy to the Advisor.

Offering Guidelines

Offers will be presented to Vendor as they are submitted for Vendor consideration.

An offer should outline the terms for the purchase of the Property and should include, at a minimum, the following information and items:

1. Purchase price;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser’s financial ability to complete the transaction;
4. Confirmation that the property will be purchased on an “as-is, where-is” basis;
5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Offers should be directed to:

Tut Ruach

tut.ruach@colliers.com

Alexander Silver

alexander.silver@colliers.com

Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.



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Broker

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Alexander Silver*

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Colliers

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