

CBRE

LAND
SPECIALISTS



282 MACNAB STREET NORTH

HAMILTON, ON

Bayfront Park &
Waterfront Trail

Yacht Club

Sailing Club

West Harbour Marina



West Harbour
GO Station



282 MacNab St N
Subject Site

LAKESHORE WEST GO LINE

MACNAB STREET N

MURRAY STREET W



ROBUST RENTAL MARKET
WITHIN THE CITY OF
HAMILTON



DIRECT ACCESS TO
HIGH-ORDER REGIONAL
TRANSIT



CONCEPT PLAN FOR
21-STOREY, 246-UNIT
RENTAL BUILDING

PURPOSE BUILT RENTAL DEVELOPMENT SITE • DIRECTLY ABUTTING WEST HARBOUR GO STATION

THE OFFERING

CBRE Limited is pleased to present for sale 100% freehold interest in 282 MacNab Street (the “Site” and or “Property”). This Property consists of a ± 0.320-acre development Site strategically positioned in downtown Hamilton. The Property is primed for a purpose-built rental development and benefits from previous municipal support, significantly reducing entitlement risk. Newly prepared concept plans propose a 21-storey, 246-unit rental tower. The Site is located less than one block from the West Harbour GO Station, offering unparalleled access to high-order regional transit.

The Site represents a rare opportunity to secure a transit-oriented, high-density rental site in one of Southern Ontario’s fastest-growing urban markets. The Property aligns with institutional investment criteria seeking scale, durability of income, and long-term capital appreciation, while offering a differentiated entry point relative to higher-cost GTA markets.

SITE DETAILS

Address	282 MacNab Street North, Hamilton
PIN	171520020
Acreage	± 0.320 ac.
Official Plan	West Harbour Secondary Plan (aka Setting Sail)
Zoning By-Law	E/S-1799-H District (6593)
Development Concept	21-Storeys consisting of 246-Units

INVESTMENT HIGHLIGHTS

- Transit-Oriented Development:** Immediate proximity to West Harbour GO Station provides direct rail access to the Greater Toronto Area (GTA) and the Niagara Region, materially enhancing rental demand and long-term asset liquidity.
- Purpose-Built Rental Fundamentals:** Strong population growth and sustained affordability pressures underpin robust absorption and long-term rent growth prospects in Hamilton’s urban core.
- Compelling Density & Scale:** The proposed 21-storey / 246-unit concept delivers institutional-scale density well suited for core-plus or value-add rental investors.
- Reduced Planning Risk:** Prior City engagement and support positions the site favorably for re-advancement of approvals, offering a clear path to execution relative to competing opportunities.
- Urban Core Location:** Walkable access to employment nodes, waterfront amenities, retail, and cultural destinations strengthens tenant appeal and supports premium rents.



PROPOSED CONCEPT PLAN

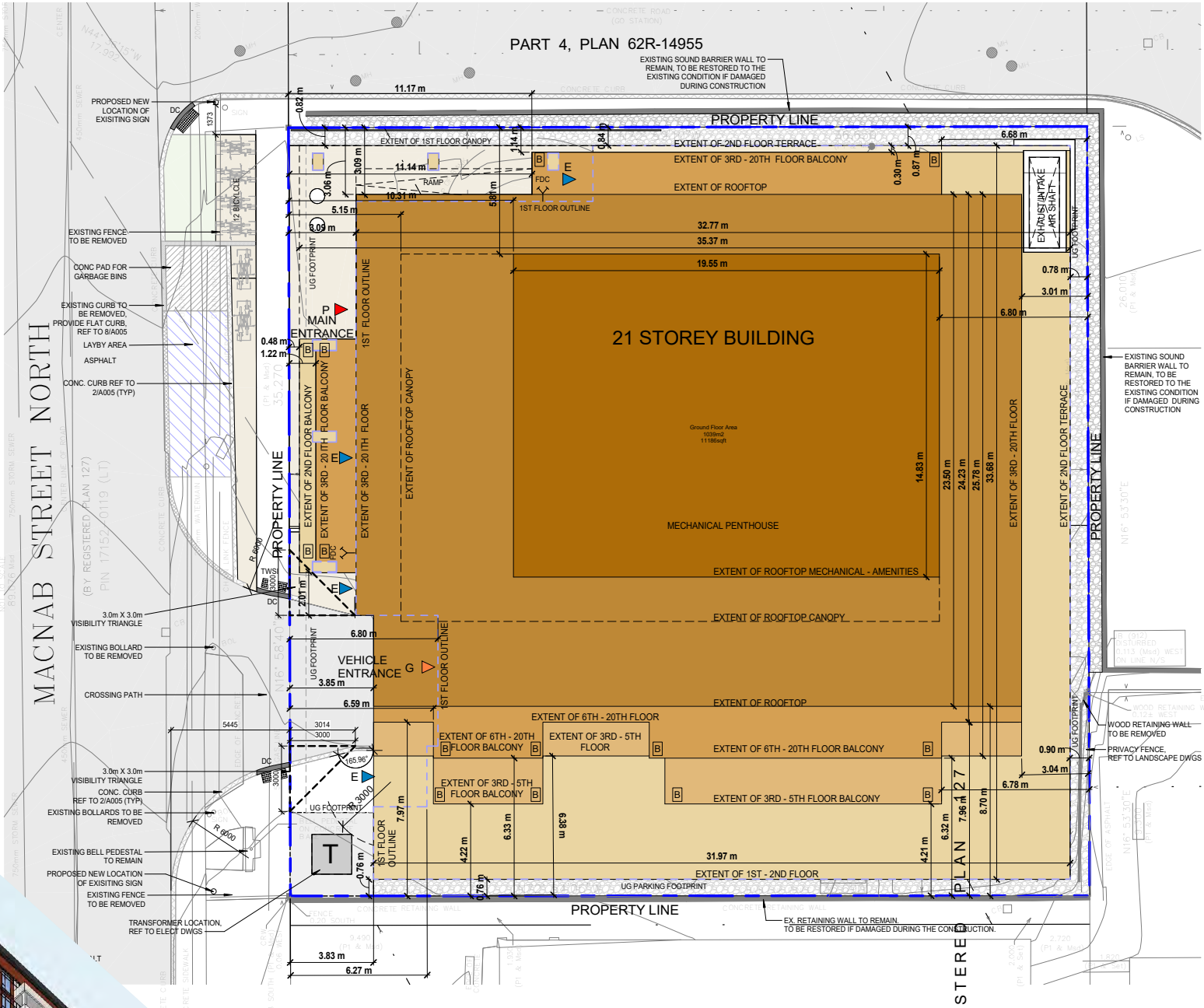
PROPOSED PROJECT STATISTICS

Total Gross Floor Area	± 168,569.13 sq. ft.
Total No. of Units	246-Units
Total Rentable Area	± 125,689.09 sq. ft.
Total Amenity Area	± 25,505.28 sq. ft.
Total No. of Parking	105 Parking Spaces (across 4 levels of UG Parking)

SUITE BREAKDOWN

	Studio	1 Bed	1 Bed +D	2 Bed	Totals
1st Floor	0	0	0	0	0
2nd Floor	3	1	4	1	9
3rd-5th Floor	18	6	12	6	42
6th-20th Floor	75	15	90	15	195
Totals	96	22	106	22	246
Suite Type %	39%	9%	43%	9%	100%

Online Property Library: A comprehensive list of due diligence and technical files have been completed to date in support of a purpose built rental development concept. These documents have been made available for review in an online property library folder. Potential Purchasers looking to review the files are required to submit a signed Confidentiality Agreement (CA), which is linked to the final page of this brochure.



SITE COLOUR CODE - LEGEND	
[Light Orange Box]	EXTENT OF 1ST - 2ND FLOOR
[Medium Orange Box]	EXTENT OF 3RD - 5TH FLOOR
[Dark Orange Box]	EXTENT OF 6TH - 20TH FLOOR
[Brown Box]	EXTENT OF ROOFTOP AMENITIES
[Dark Brown Box]	EXTENT OF MECHANICAL PENTHOUSE
[Grey Box]	HEAVY DUTY ASPHALT
[Patterned Box]	PAVERS, SEE LANDSCAPE PLANS
[Green Box]	SOD, SEE LANDSCAPE PLANS
[Light Grey Box]	CONCRETE SIDEWALK, SEE LANDSCAPE PLANS

LEGEND	
[Blue Line]	PROPERTY LINE
[Red Arrow]	"PRINCIPAL ENTRANCE" AS PER ONTARIO BUILDING CODE AND FIRE ACCESS/FIRE CODE
[Blue Arrow]	ENTRY/ EXITS DOOR
[Orange Arrow]	GARAGE DOOR
[DC Symbol]	DEPRESSED CURB (SEE CIVIL DRAWINGS)
[B Symbol]	BALCONY
[TWSI Symbol]	TACTILE WARNING SURFACE INDICATOR (SEE LANDSCAPE DWG)
[Y Symbol]	(FDC) FIRE DEPARTMENT CONNECTION
[T Symbol]	TRANSFORMER LOCATION

DEVELOPMENT CONCEPT ELEVATIONS



WEST HARBOUR SECONDARY PLAN

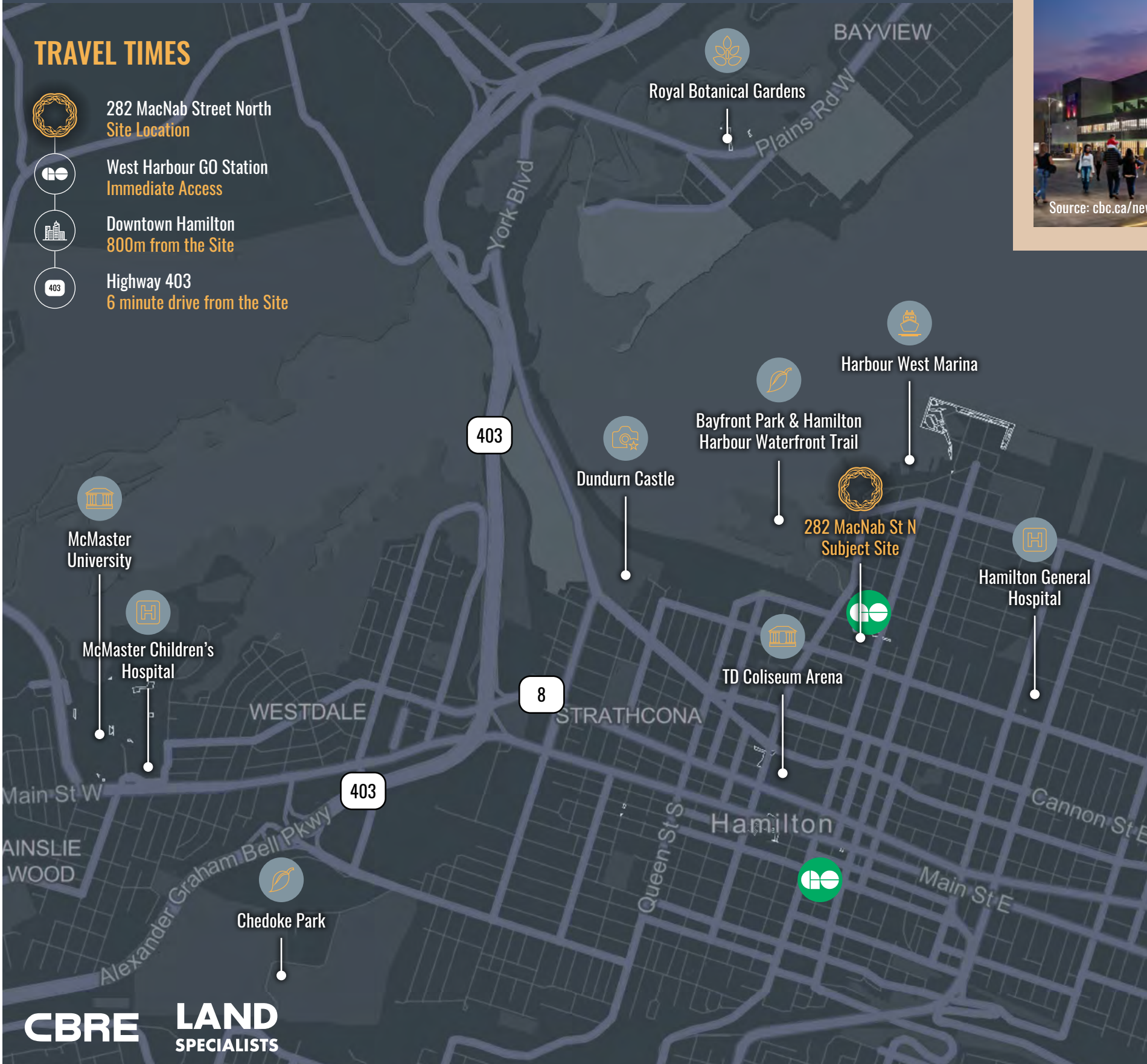
The Site exists within the West Harbour Secondary Plan Area (also known as Setting Sail), which was approved by Council via an Official Plan Amendment in march 2005. The Secondary Plan was the first of many initiatives for the West Harbour. It establishes the framework for public improvements and private development to promote season-long and year-round enjoyment and appreciation of the waterfront.

[Click here to view the Secondary Plan & learn more](#)

LOCATION OVERVIEW

TRAVEL TIMES

- 282 MacNab Street North
Site Location
- West Harbour GO Station
Immediate Access
- Downtown Hamilton
800m from the Site
- Highway 403
6 minute drive from the Site



TD COLISEUM ARENA

800m from 282 MacNab Street North



\$300M RENOVATION
18,000 PERSON CAPACITY
OPENED NOVEMBER 2025

After two years of extensive renovations, the TD Coliseum has officially reopened late last year. The re-imagined arena has undergone construction to improve access and flow within the building, along with introducing new floor box seats, a new artist lounge, an additional elevator and new restaurants transforming this into a landmark venue.



METROLINX LRT PROJECT OVERVIEW

The Hamilton LRT project will bring 14 kilometres of fast, frequent light rail transit through Hamilton's downtown core connecting you from Eastgate to McMaster's and everywhere in between. Modern light rail service will connect key areas, destinations, and institutions along Main Street, King Street and Queenston Road. It will move approximately 50,000 riders daily and will support 16,400 new daily trips on transit. It will also feature direct connections to GO Transit and HSR bus service.





282 MACNAB STREET NORTH

HAMILTON, ON

DUE DILIGENCE

The Property is being offered for sale by way of an open and competitive process. Additional information, including concept plans and supporting materials, will be made available upon execution of a confidentiality agreement. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button below:

[CLICK HERE TO SUBMIT A CONFIDENTIALITY AGREEMENT](#)

OFFERING PROCESS

All offers are to be submitted electronically directly to TOREY FERRELLI (torey.ferrelli@cbre.com). Offers will be reviewed upon receipt. Please reach out to the listing team of advisors with any questions or for more information.



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