

CBRE

**LAND
SPECIALISTS**

INFILL DEVELOPMENT OPPORTUNITY

APPROVAL IN FINAL STAGES FOR 47 UNITS (TOWNHOUSES & SEMI-DETACHED UNITS)



Rymal Road East



164, 168, 176

RYMAL ROAD E

+ 1.93 ACRES • HAMILTON, ON

VIEW SOUTH

THE OFFERING

The Site presents a compelling investment opportunity to acquire a development-ready, 1.93-acre land assembly along Rymal Road East on Hamilton Mountain, within a highly sought-after residential area. This property benefits from secured entitlements, with the approval in final stages for a diverse mix of 47 units, including 23 traditional townhouses, 2 semi-detached homes, and 22 stacked townhouses. Currently, the 3rd site plan submission is underway to satisfy final remaining conditions primarily related to landscaping. Strategically positioned steps from the Upper James corridor, the development offers a desirable infill product type in a prime location. Furthermore, the Site boasts excellent connectivity to public transit and major highways, providing unparalleled convenience for future residents and enhancing the project's overall appeal.

Address	164, 168, 176 Rymal Road E, Hamilton
Acreage	± 1.93 Acres
PIN's	169050024, 169050842, 169050841
Official Plan	Neighbourhoods
Zoning	Transit Oriented Corridor Multiple Residential TOC3 Exception 887; Holding: H165
Development	47 Unit Infill Development
Entitlement	Approval in Final Stages: 3rd Submission Underway
Servicing	Full Municipal Services

Highlights

-  Approval in Final Stages
-  Full Municipal Services Available
-  High Traffic Corridor
-  Highly Sought After Location
-  Saleable Ground-Oriented Product Type



DEVELOPMENT

This Site provides an excellent infill development opportunity within an established and highly-sought after residential community. There is a development concept with secured entitlements and approvals consisting of 23 traditional townhouses, 2 semi-detached homes, and 22 stacked townhouses, for a total of 47 units.

Statistics

Lot Area	± 83,571 sq. ft.
Total Units	47 units
Total Gross Floor Area (GFA)	± 63,636 sq. ft.
Townhouse Height	± 25.85 ft.
Stacked Townhouse Height	± 34.28 ft.
Heritage Height	± 36.09 ft. (existing)
Amenity Area	± 13,616 sq. ft.
Landscaped Area	± 18,126 sq. ft.
Building Coverage	± 29,547 sq. ft.
Parking	
Total Parking	63 spaces (1.34 per unit)
On-Street	8 Spaces
Driveway	32 spaces
Garage	23 spaces
Bicycle Parking	25 spaces



Site Plan Overlay

SITE PLAN LEGEND		SITE PLAN LEGEND	
ENTRY ARROW		PROPERTY LINE	
2 STOREY TOWNHOUSES		VISUAL BARRIER	
3 STOREY STACKED TOWNHOUSES		FIRE ROUTE SIGN	
TOWNHOUSE PORCH		GARBAGE ENCLOSURE	
STACKED TOWNHOUSES PORCH		WASTE STORAGE	BF
2 1/2 STOREY TOWNHOUSE ADDITION		BARRIER FREE PARKING	
2 1/2 STOREY TOWNHOUSE EXISTING		TACTILE FLOOR	
LANDSCAPE		NO PARKING SIGN	HP
FLUSH CURB SIDEWALK		EXISTING HYDRO POLE	FP
ASPHALT ROADWAY		EXISTING FIRE HYDRANT	
SNOW STORAGE			
INTERLOCKING CROSSWALK			

Concept Renderings

2-Storey Towns



3-Storey Stacked Towns



Existing Semi



LOCATION

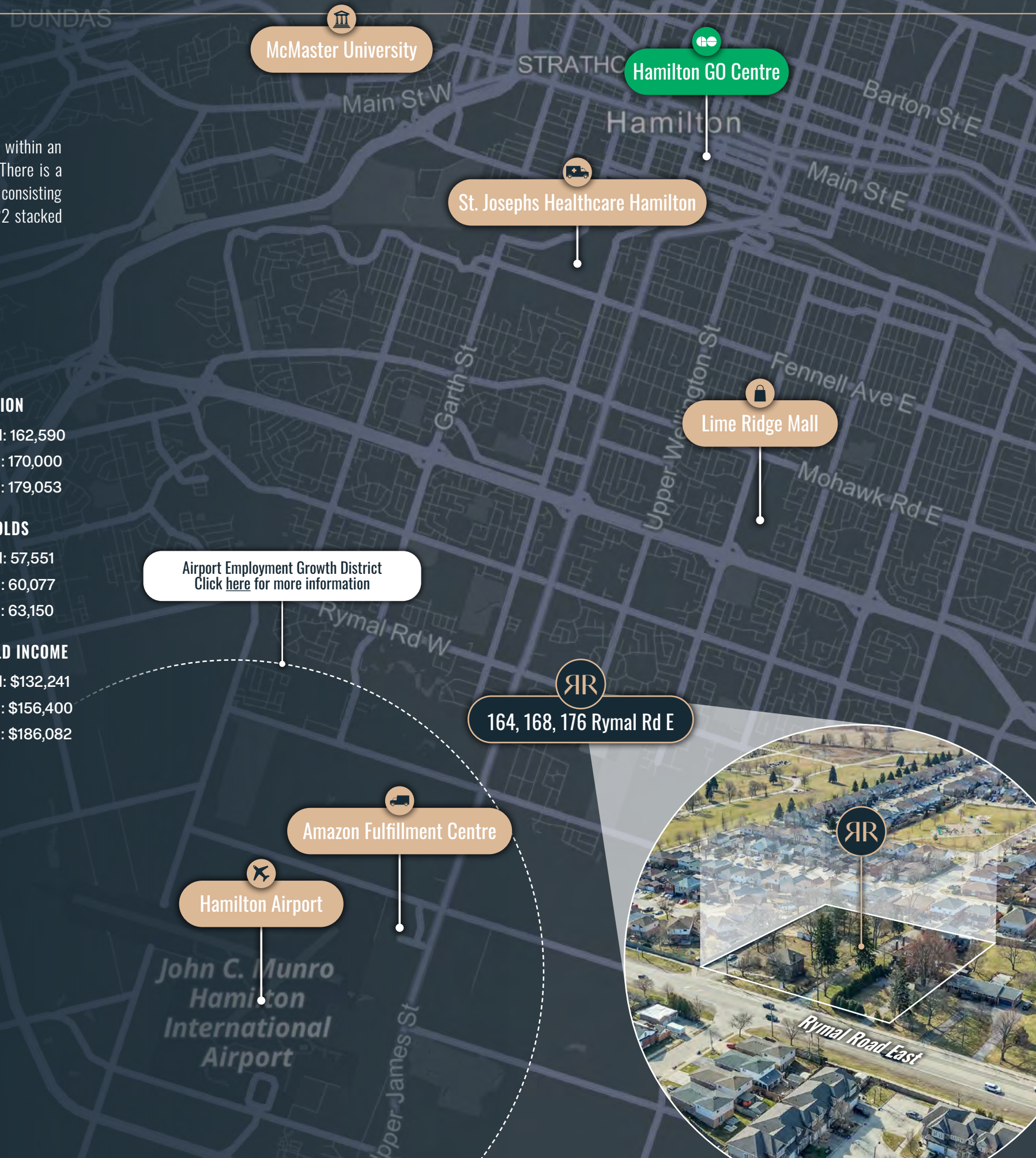
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Demographics

0-3km Radius		0-5km Radius	
Icon	TOTAL POPULATION	Icon	TOTAL POPULATION
👤	2025 estimated: 66,684 2030 projected: 70,829 2035 projected: 76,454	👤	2025 estimated: 162,590 2030 projected: 170,000 2035 projected: 179,053
🏠	TOTAL HOUSEHOLDS 2025 estimated: 22,646 2030 projected: 24,029 2035 projected: 25,871	🏠	TOTAL HOUSEHOLDS 2025 estimated: 57,551 2030 projected: 60,077 2035 projected: 63,150
💰	AVG. HOUSEHOLD INCOME 2025 estimated: \$134,308 2030 projected: \$158,369 2035 projected: \$188,300	💰	AVG. HOUSEHOLD INCOME 2025 estimated: \$132,241 2030 projected: \$156,400 2035 projected: \$186,082

Drive Times

- 🚗 2.3 KM, 4 MINS
LINCOLN ALEXANDER PKWY
- 🚗 6.8 KM, 10 MINS
HIGHWAY 403
- ✈️ 7.6 KM, 8 MINS
HAMILTON INT'L AIRPORT
- 🚆 7.2 km, 10 mins
HAMILTON GO CENTRE



Airport Employment Growth District
Click here for more information

RR
164, 168, 176 Rymal Rd E



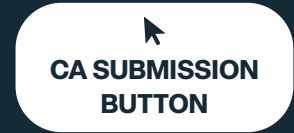


164, 168, 176 RYMAL ROAD E

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ONLINE PROPERTY LIBRARY & CONFIDENTIALITY AGREEMENT

Supporting material that is relevant to this Offering has been made available in CBRE's confidential online property library. All prospective purchasers and agent representation seeking access are both required to complete this offering's Confidentiality Agreement (CA) electronically using the CA submission button to the right:



DUE DILIGENCE

- Architectural Package (Including: Site Plan, Renderings, Elevations, Floorplans)
- Cultural Heritage Memo
- Landscape Plans & Markups
- Tree Management Plan Markups & Comments
- Multiple Unit Identification (MUI) Sign Specs.
- Legislative Approvals Memo
- Natural Heritage Letter
- Urban Design
- Waste Management
- Site Grading & Servicing Plans
- Functional Servicing Report
- Stormwater Management Report
- Surveys
- Planning/Zoning By-Law Amendments

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Please submit all offers electronically to Torey Ferrelli: torey.ferrelli@cbre.com

ASKING PRICE: \$5,500,000

OFFERS TO BE REVIEWED UPON RECEIPT

CONTACT US

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