



**TEAM  
RENE**

**REVEL.**

| 523 CANNON STREET EAST | HAMILTON, ON



**DUPLEX D-ZONING** |



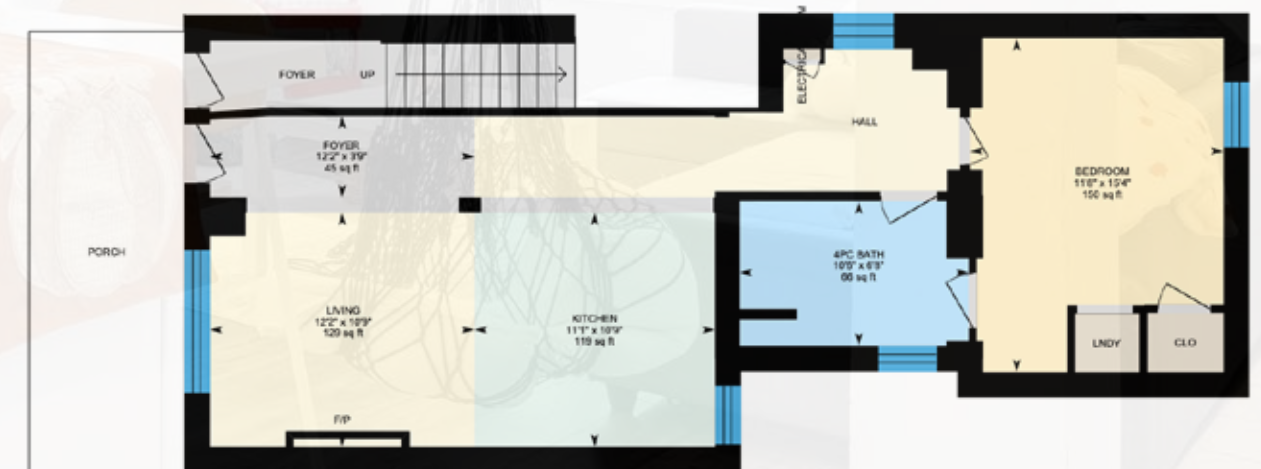
# 523 Cannon Street E, Hamilton ON UNIT#1

## MAIN FLOOR UNIT

1 Bedroom | 1 Bathroom | 902 Sq.Ft

Turnkey legal duplex property on 24' x 116' lot! Seize the opportunity to add a remarkable gem to your real estate portfolio. This all brick 2.5 storey has undergone recent top-to-bottom renovations, ensuring a hassle-free investment experience. With three separate units and space for up to six cars in the rear of the property, this is a truly exceptional find. Generating a monthly income of \$4,150 with existing tenant leases, this property has potential to increase rental income for Units #1 and #2 starting from December 1st, 2023. Unit #1 Main Floor: This 902 sq ft unit boasts a well-designed layout with 1 bedroom,

4PC bathroom, in-suite laundry, and open-concept kitchen with quartz countertops, decor backsplash, pot lights, stainless steel appliances, breakfast bar, wide plank flooring, and a small office nook. It's perfect for comfortable living. Location is key, and this property's location is ideal. Situated close to schools, parks, amenities, and hospitals, it's only a 10-minute walk to the proposed Sherman LRT station and a mere 15-minute drive to McMaster University. Whether you're a seasoned investor or just starting out, this property offers the potential for steady rental income and is a wise addition to your real estate portfolio.





KITCHEN



LIVING ROOM





**BEDROOM**





**OFFICE AREA**



**FULL BATHROOM**





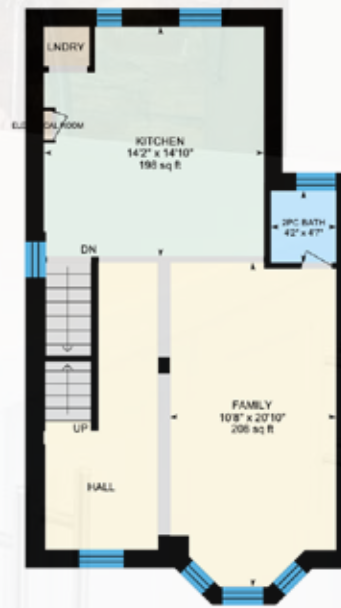


## 523 Cannon Street E, Hamilton ON UNIT#2 2-STOREY UPPER UNIT

2 Bedrooms | 1+1 Bathrooms | 1,175 Sq.Ft

Turnkey legal duplex property on 24' x 116' lot! Seize the opportunity to add a remarkable gem to your real estate portfolio. This all brick 2.5 storey has undergone recent top-to-bottom renovations, ensuring a hassle-free investment experience. With three separate units and space for up to six cars in the rear of the property, this is a truly exceptional find. Generating a monthly income of \$4,150 with existing tenant leases, this property has potential to increase rental income for Units #1 and #2 starting from December 1st, 2023. Unit #2 Upper 1.5 Storey: Offers a generous 1,175 sq ft of space, which includes 2 bedrooms, 4PC and 2PC bathroom, spacious open-concept

kitchen with white quartz countertops, breakfast bar, stylish backsplash, stainless steel appliances, wide plank flooring, and pot lights. The roomy living area is ideal for gatherings and entertaining. Location is key, and this property's location is ideal. Situated close to schools, parks, amenities, and hospitals, it's only a 10-minute walk to the proposed Sherman LRT station and a mere 15-minute drive to McMaster University. Whether you're a seasoned investor or just starting out, this property offers the potential for steady rental income and is a wise addition to your real estate portfolio.





**KITCHEN**



**LIVING ROOM**





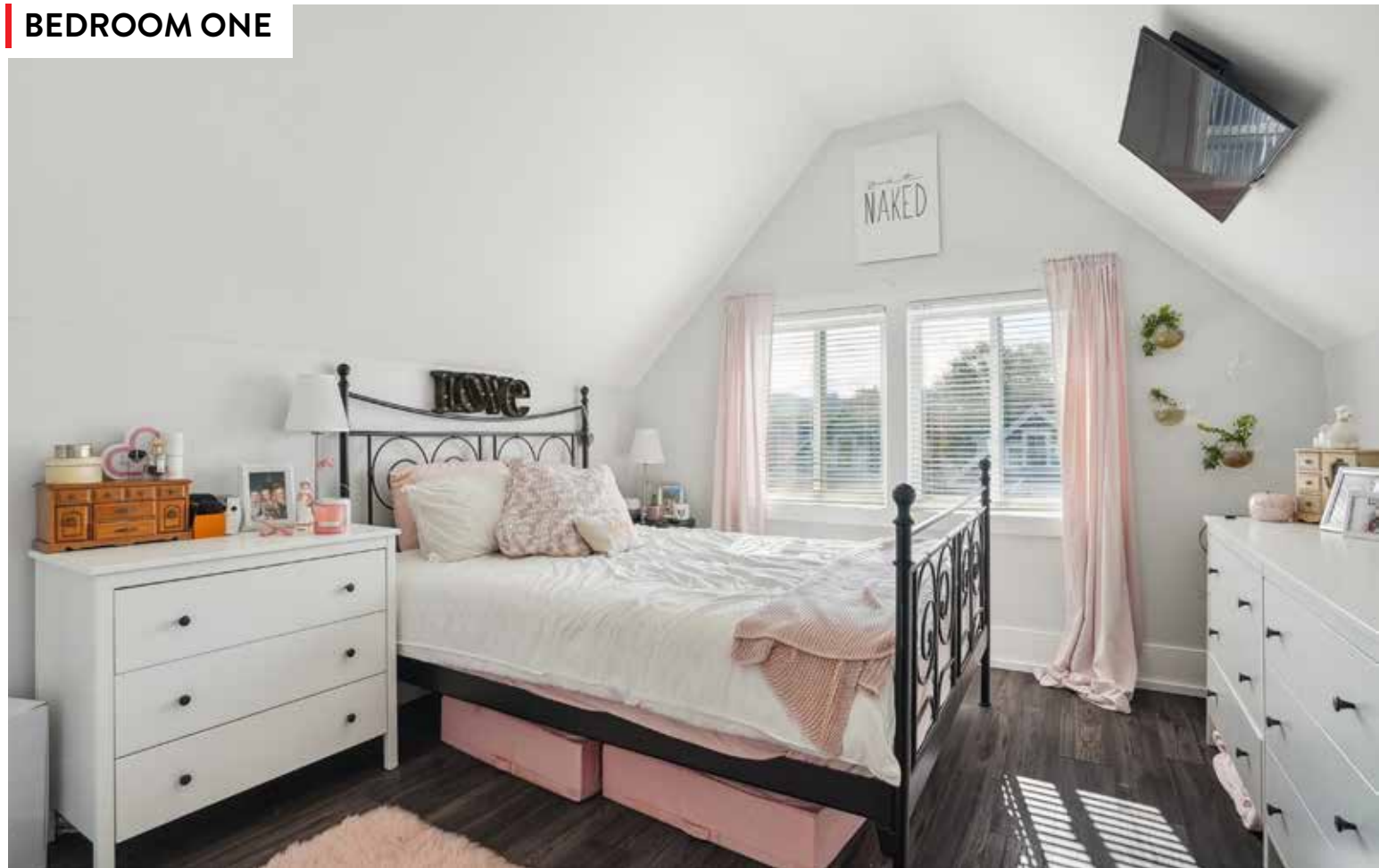
**POWDER ROOM**



**STAIRCASE**



**BEDROOM ONE**

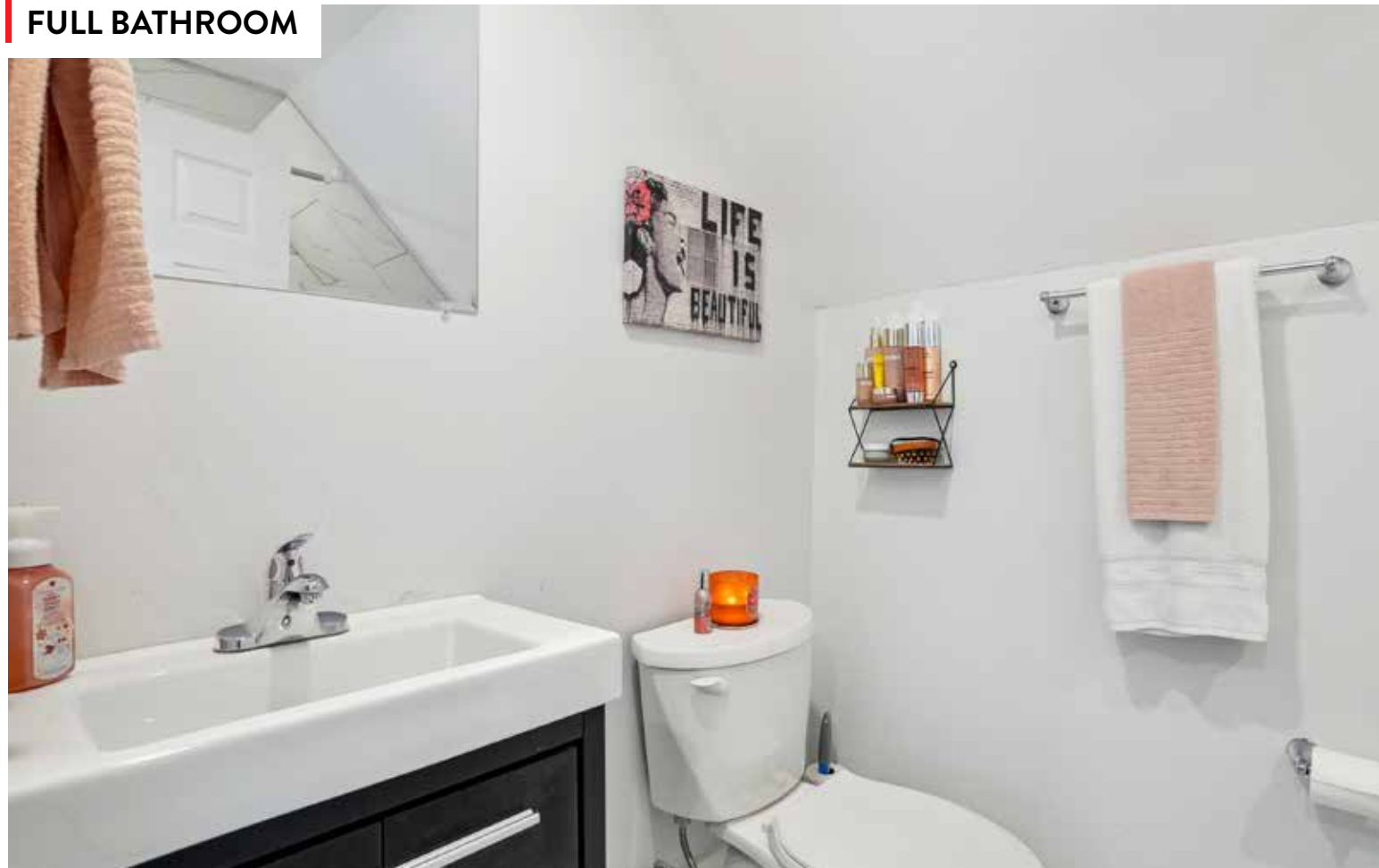




**BEDROOM TWO**



**FULL BATHROOM**







## 523 Cannon Sreet E, Hamilton ON BASEMENT

1 Bedroom | 1 Bathroom | 505 Sq.Ft

Turnkey legal duplex property on 24' x 116' lot! Seize the opportunity to add a remarkable gem to your real estate portfolio. This all brick 2.5 storey has undergone recent top-to-bottom renovations, ensuring a hassle-free investment experience. With three separate units and space for up to six cars in the rear of the property, this is a truly exceptional find. Generating a monthly income of \$4,150 with existing tenant leases, this property has potential to increase rental income for Units #1 and #2 starting from December 1st, 2023. The basement offers a separate entrance & provides 505 sq ft of

living space, featuring 1 bedroom, 3PC bathroom, a well-equipped kitchen with stainless steel appliances, quartz countertops, decor backsplash, pot lights, tile floors, and laundry. Location is key, and this property's location is ideal. Situated close to schools, parks, amenities, and hospitals, it's only a 10-minute walk to the proposed Sherman LRT station and a mere 15-minute drive to McMaster University. Whether you're a seasoned investor or just starting out, this property offers the potential for steady rental income and is a wise addition to your real estate portfolio.





**KITCHEN**



**LIVING ROOM**





**BEDROOM**



**FULL BATHROOM**





REAR PARKING





DRONE







# RENE ILLESCAS

SALES REPRESENTATIVE

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