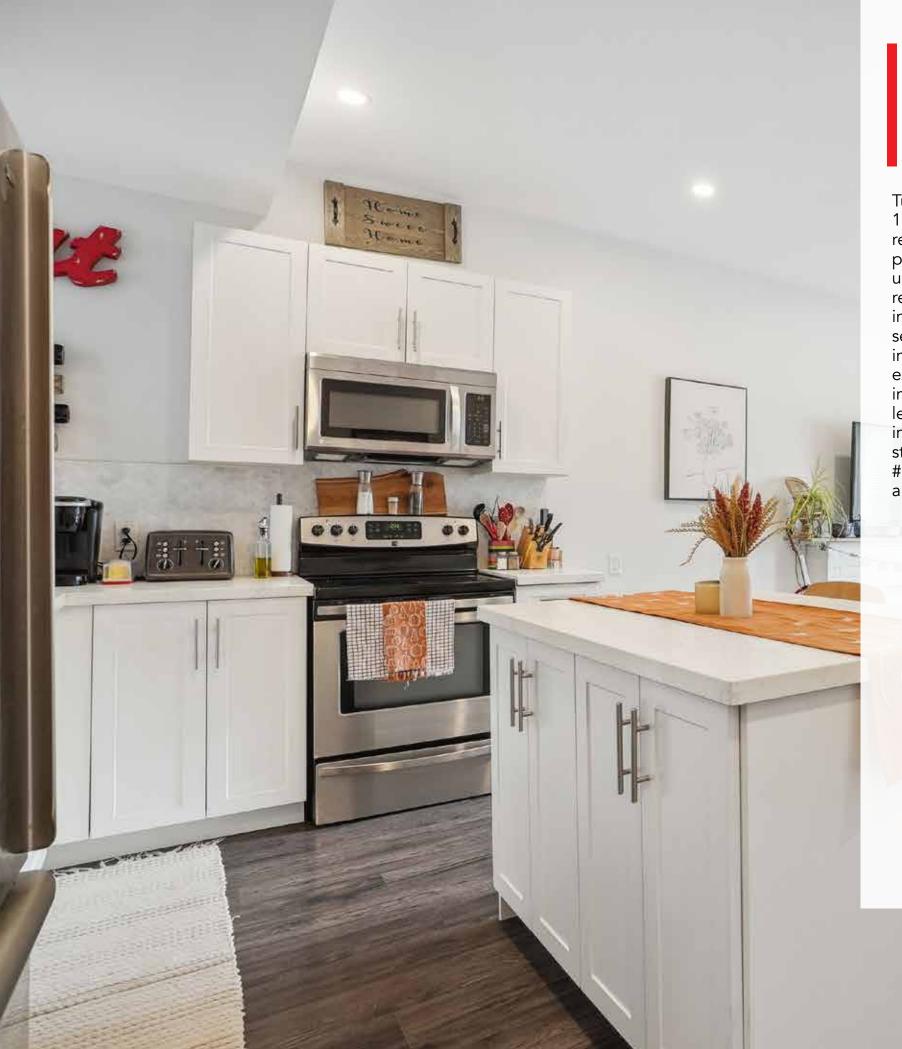
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523 Cannon Sreet E, Hamilton ON UNIT#1 MAIN FLOOR UNIT 1 Bedroom | 1 Bathroom | 902 Sq.Ft

Turnkey legal duplex property on 24' x 4PC bathroom, in-suite laundry, and open-116' lot! Seize the opportunity to add a concept kitchen with guartz countertops, remarkable gem to your real estate decor backsplash, pot lights, stainless steel appliances, breakfast bar, wide plank portfolio. This all brick 2.5 storey has flooring, and a small office nook. It's undergone recent top-to-bottom perfect for comfortable living. Location is renovations, ensuring a hassle-free investment experience. With three key, and this property's location is ideal. separate units and space for up to six cars Situated close to schools, parks, in the rear of the property, this is a truly amenities, and hospitals, it's only a 10-minute walk to the proposed Sherman exceptional find. Generating a monthly income of \$4,150 with existing tenant LRT station and a mere 15-minute drive leases, this property has potential to to McMaster University. Whether you're a increase rental income for Units #1 and #2 seasoned investor or just starting out, this starting from December 1st, 2023. Unit property offers the potential for steady #1 Main Floor: This 902 sq ft unit boasts rental income and is a wise addition to a well-designed layout with 1 bedroom, your real estate portfolio.



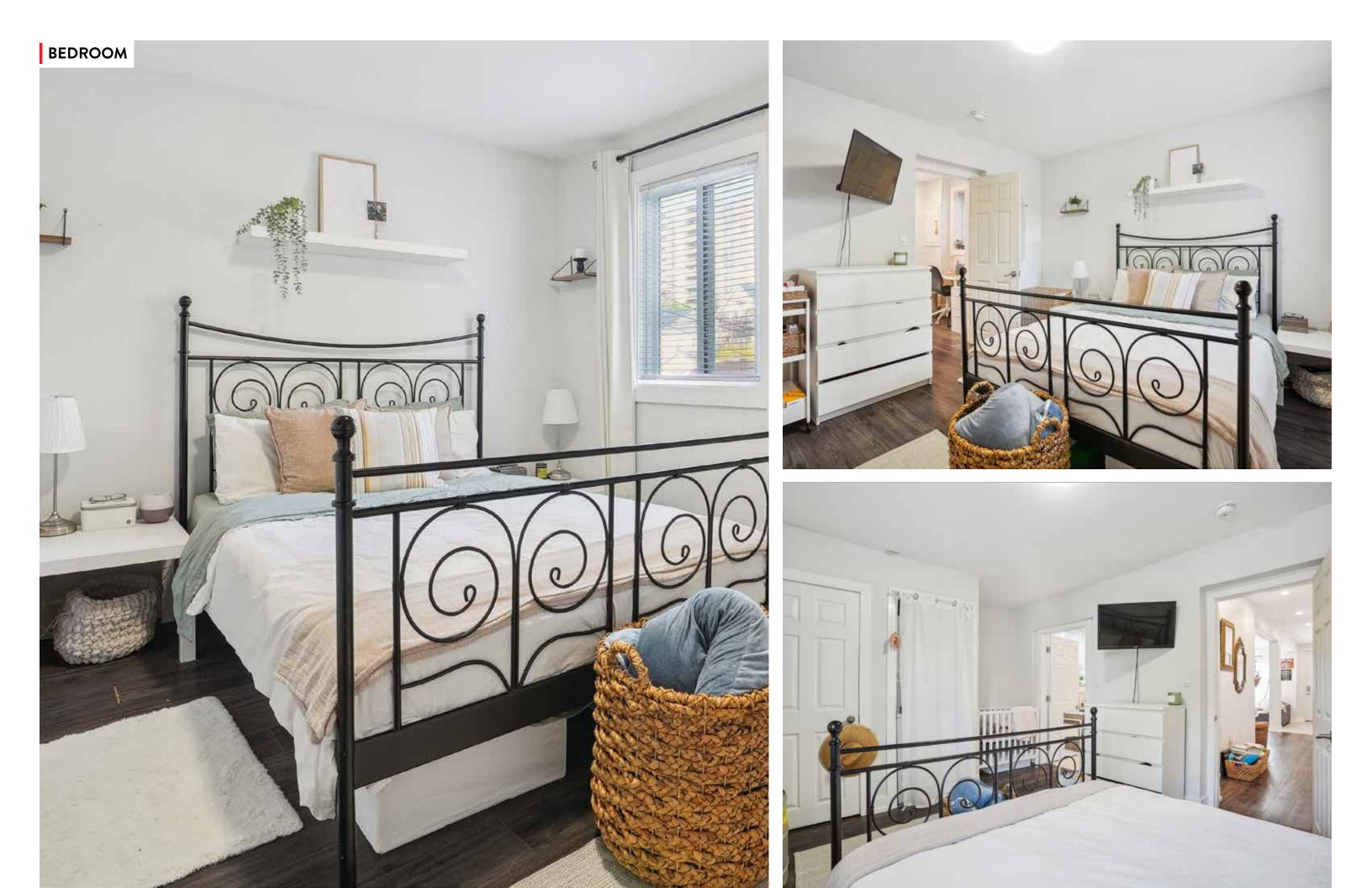








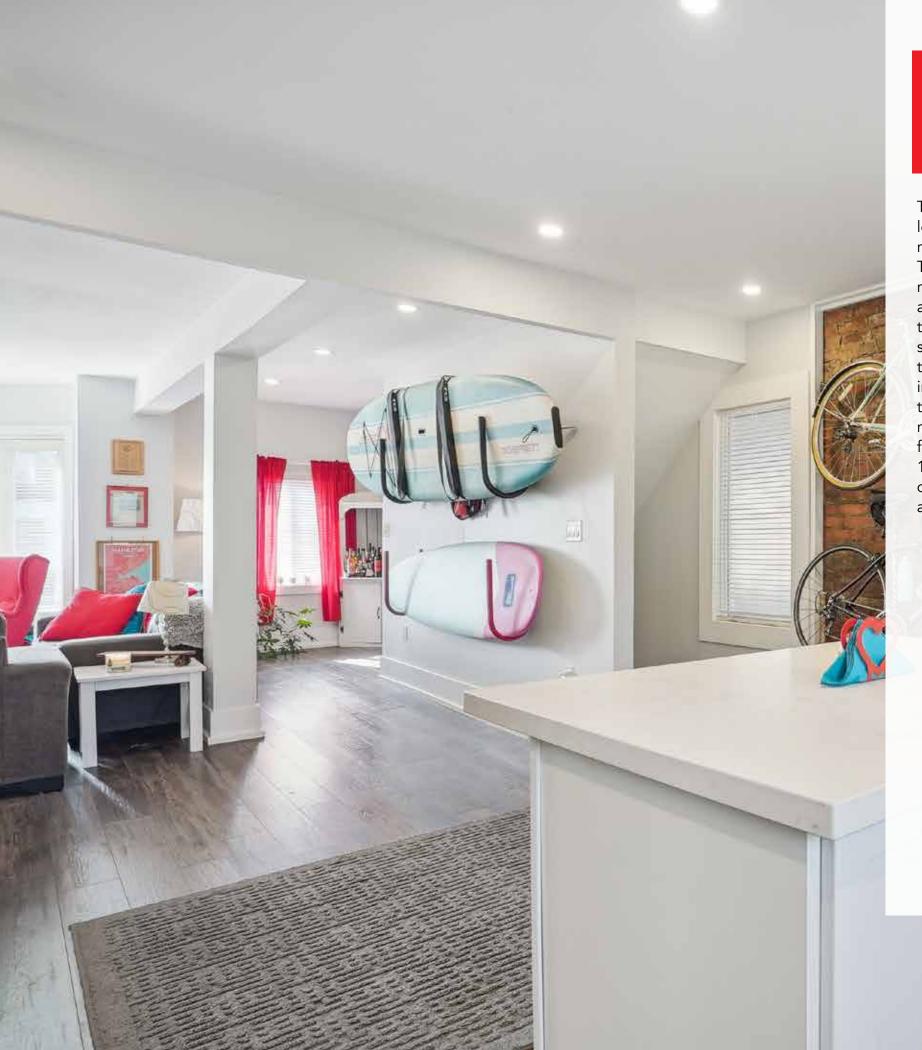












523 Cannon Sreet E, Hamilton ON UNIT#2 2-STOREY UPPER UNIT 2 Bedrooms | 1+1 Bathrooms | 1,175 Sq.Ft

Turnkey legal duplex property on 24' x 116' kitchen with white quartz countertops, lot! Seize the opportunity to add a breakfast bar, stylish backsplash, stainless remarkable gem to your real estate portfolio. steel appliances, wide plank flooring, and pot lights. The roomy living area is ideal for This all brick 2.5 storey has undergone gatherings and entertaining. Location is key, recent top-to-bottom renovations, ensuring a hassle-free investment experience. With and this property's location is ideal. three separate units and space for up to Situated close to schools, parks, amenities, six cars in the rear of the property, this is a and hospitals, it's only a 10-minute walk to truly exceptional find. Generating a monthly the proposed Sherman LRT station and a income of \$4,150 with existing tenant leases, mere 15-minute drive to McMaster Univerthis property has potential to increase sity. Whether you're a seasoned investor or rental income for Units #1 and #2 starting just starting out, this property offers the potential for steady rental income and is a from December 1st, 2023. Unit #2 Upper 1.5 Storey: Offers a generous 1,175 sq ft wise addition to your real estate portfolio. of space, which includes 2 bedrooms, 4PC and 2PC bathroom, spacious open-concept



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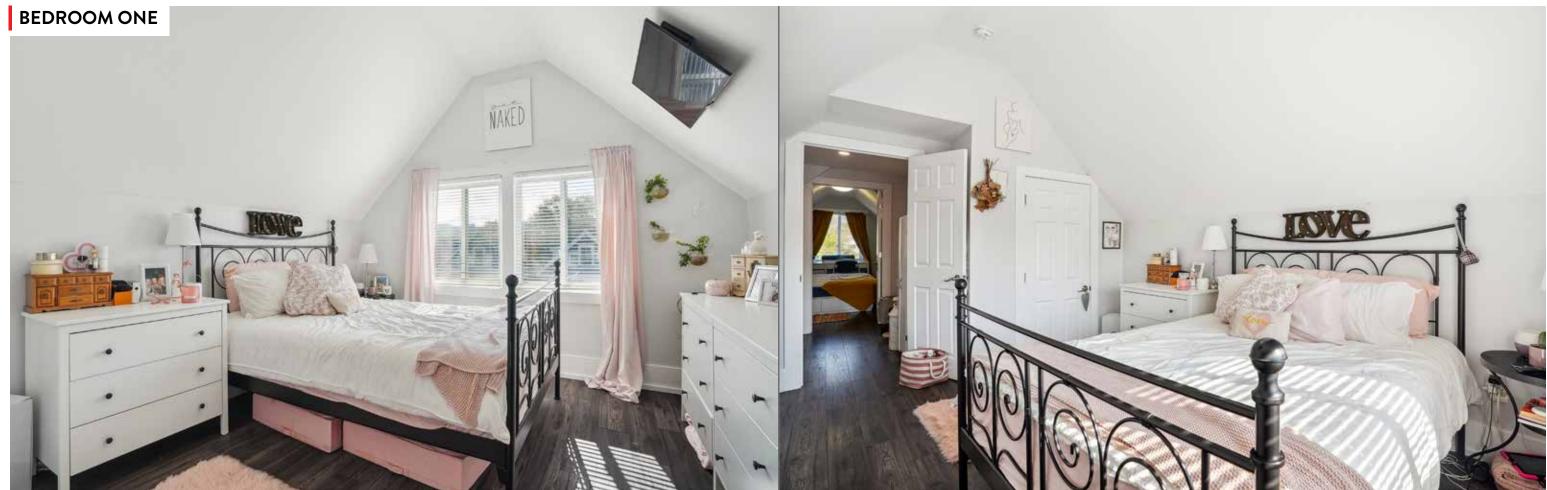




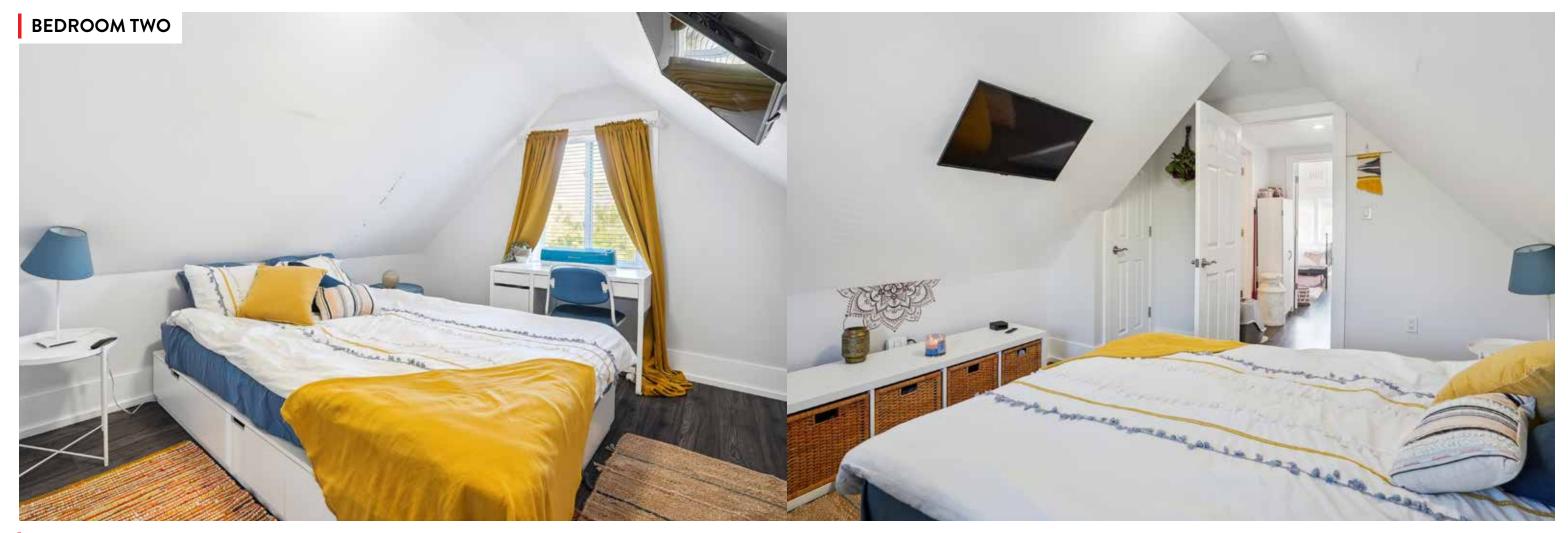




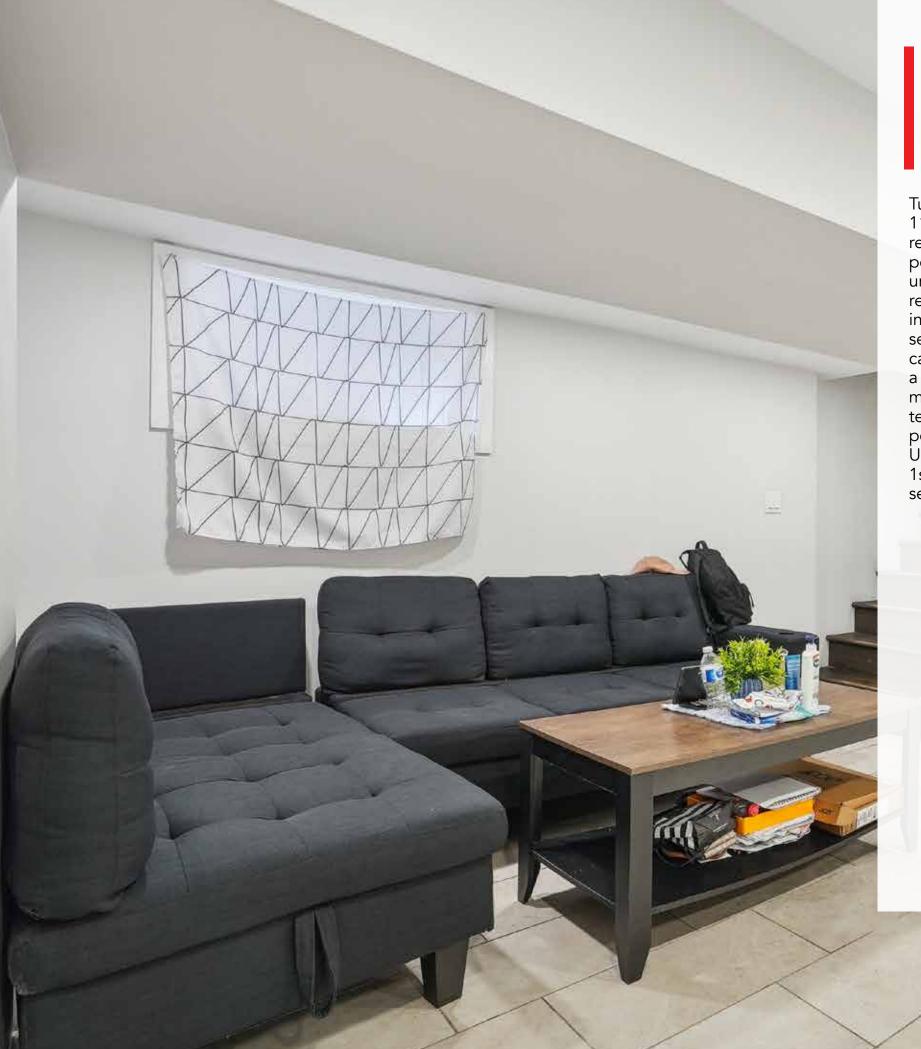












523 Cannon Sreet E, Hamilton ON BASEMENT

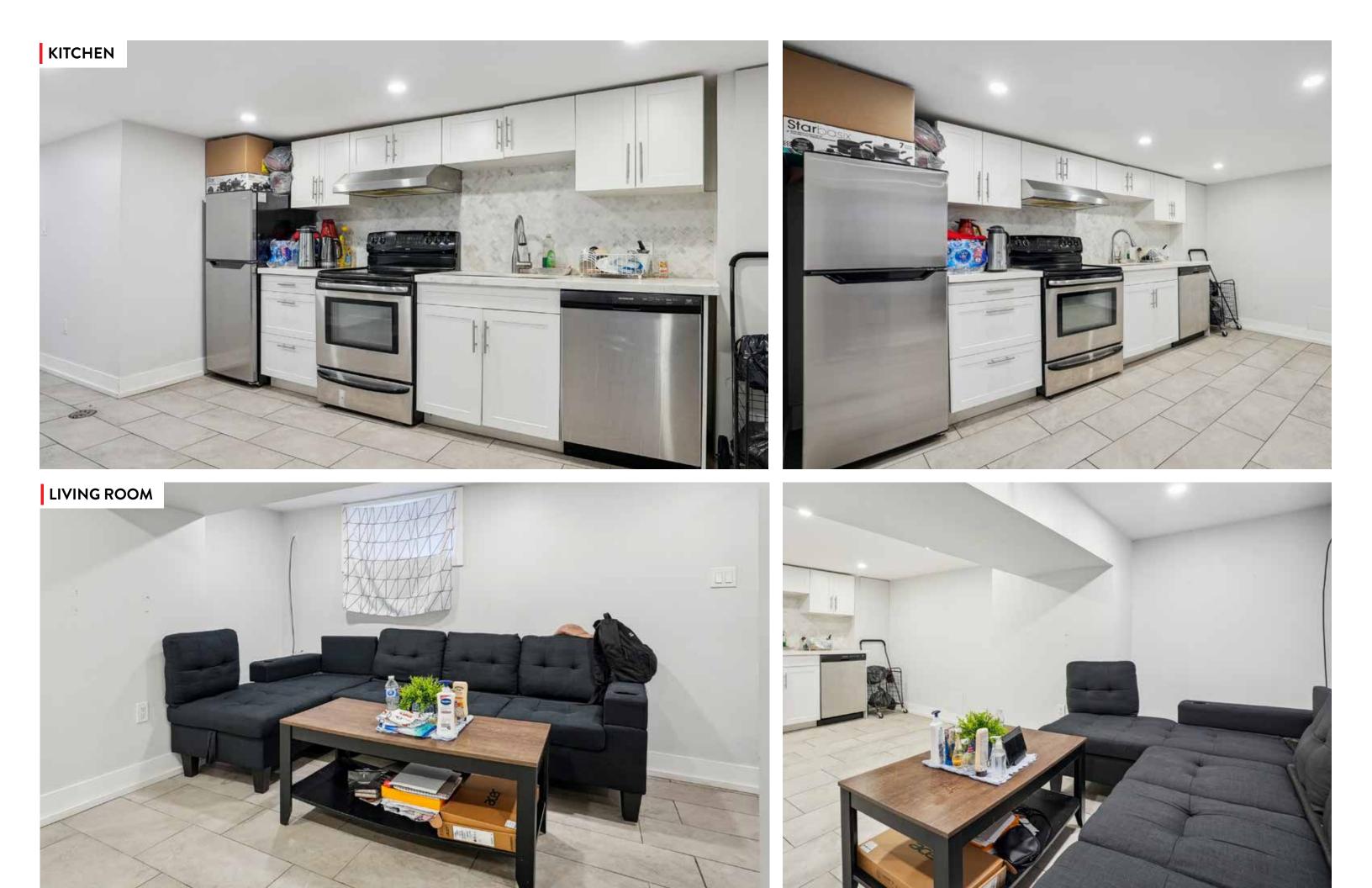
1419" x 8" 111 sp 8

1 Bedroom | 1 Bathroom | 505 Sq.Ft

Turnkey legal duplex property on 24' x living space, featuring 1 bedroom, 3PC 116' lot! Seize the opportunity to add a bathroom, a well-equipped kitchen with remarkable gem to your real estate stainless steel appliances, quartz portfolio. This all brick 2.5 storey has countertops, decor backsplash, pot lights, tile floors, and laundry. Location is undergone recent top-to-bottom key, and this property's location is ideal. renovations, ensuring a hassle-free Situated close to schools, parks, investment experience. With three separate units and space for up to six amenities, and hospitals, it's only a cars in the rear of the property, this is 10-minute walk to the proposed a truly exceptional find. Generating a Sherman LRT station and a mere monthly income of \$4,150 with existing 15-minute drive to McMaster University. tenant leases, this property has Whether you're a seasoned investor or potential to increase rental income for just starting out, this property offers the Units #1 and #2 starting from December potential for steady rental income and is 1st, 2023. The basement offers a a wise addition to your real estate separate entrance & provides 505 sq ft of portfolio.





















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