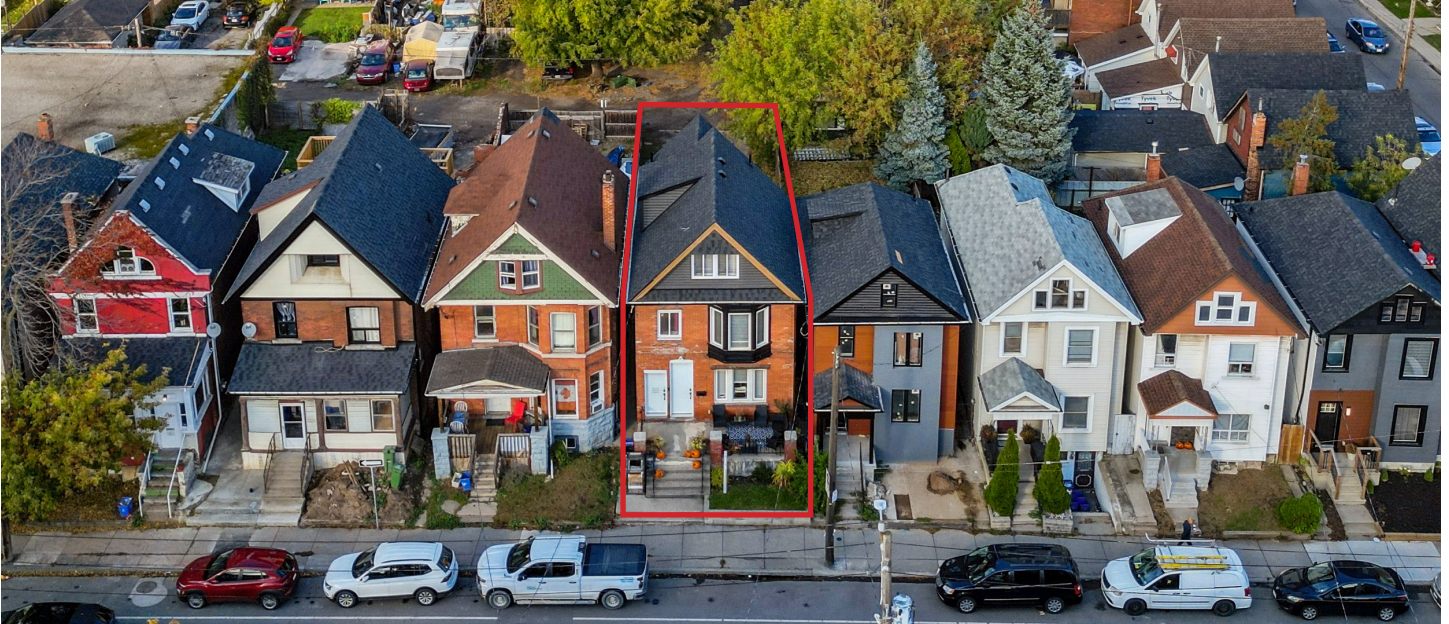


JUST LISTED!

523 CANNON STREET E, HAMILTON ON
[DUPLEX D-ZONING]

LISTED AT \$759,000

DUPLEX



UNIT #1 - MAIN FLOOR
1 BED | 1 BATH | 902 SQFT

UNIT #2 - UPPER
2 BEDS | 1+1 BATHS | 1,175 SQFT

BASEMENT
1 BED | 1 BATH | 505 SQFT

INCOME - RENT	BEDROOMS	MONTHLY	YEARLY
UNIT#1	1 - BEDROOM	\$1250	\$15,000
UNIT#2	2 - BEDROOMS	\$1700	\$20,400
BASEMENT	1 - BEDROOM	\$1200	\$14,400
GROSS INCOME		\$4150	\$49,800

INCOME - RENT	MONTHLY	YEARLY
GAS	\$175	\$2,100
WATER & WASTE	\$150	\$1,800
PROPERTY TAX	\$291	\$3,500
INSURANCE	\$135	\$1,620
FURNACE RENTAL	\$40	\$1,480
TOTAL EXPENSES	\$791	\$9,500

NET OPERATING INCOME

\$3,359

\$40,300

CAP 5.3%

* Above Income & Operating Expenses are based on current rent & approximate utilities. Buyer must do their own research and due diligence. *

523 CANNON Street E, Hamilton, Ontario L8L 2E6

Client Full
Active / Multi-Residential

523 CANNON St E Hamilton

MLS®#: 40508484
 Price: **\$759,000**



Hamilton/20 - Hamilton Centre/200 - Gibson/Stipley

Duplex Up/Down

Unit Type	# Units
1 Bed	2
2 Beds	1
3 Beds	0
4+ Beds	0
Apt	0
Bachelor	0
Efficiency	0
Loft	0
Other	0
Pent	0
Studio	0
Total	3

Equip	# Inc
Dishwshr	3
Dryers	3
Fridges	3
Stoves	3
Washers	3

SF Range: **2001 to 3000**
 AG Fin SF: **2,078.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,515.00/2022**
 Units Occupied:
 Storeys/Total: **/2.50**

Beds and Baths	
# Beds	4
# Baths	3+1

Remarks/Directions

Public Rmks: 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. 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. 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.

Directions: Take QEW to Burlington St E/Industrial Drive in Hamilton. Continue on Industrial Dr. Take Birch Ave to Cannon St E.

Exterior

Construct. Material: Solid Brick, Vinyl Siding	Foundation: Concrete Block	Roof: Asphalt Shingle
Shingles Replaced: //		Apx Age: 100+ Years
Garage and Parking: , Private Drive Double Wide,	Driveway Spaces: 2	
Parking Spaces: 2	Sewer: Sewer (Municipal)	
Water Source: Municipal	Acres Range: < 0.5	Water Tmnt:
Lot Size Total/Units:	Lot Shape: Rectangular	Acres Rent:
Lot Irregularities:	Lot Depth (Ft): 116.00	Land Lease Fee:
Lot Front (Ft): 24.00		Licen Dwelling:
Area Influences: Airport, Highway Access, Hospital, Open Spaces, Park, Public Transit, Regional Mall, Schools, Shopping Nearby		
Topography:	Fronting: South	

Interior

Interior Feat: **Built-In Appliances, Separate Hydro Meters**
 Basement: **Full Basement, Fully Finished, Separate Entrance**
 Cooling: **None**
 Heating: **Forced Air, Gas**
 Inclusions: **Carbon Monoxide Detector, Smoke Detector**
 Add Inclusions: **3 Fridges, 3 stoves, 3 built in dishwashers, 2 microwaves, 3 clothes washers & 3 clothes dryers, all existing light fixtures, window coverings and rods.**
 Exclusions: **Tenant belongings, window hooks and tv mounts, second floor electric fireplace, second floor kitchen additional cabinet space.**

Common Elements

Multi-Residential Information

Under Contract: **Hot Water Heater**
 Laundry Features: **In-Suite**

Additional Monthly Fees:

Financial Information

Expenses

Income