

DUNDURN LOFTS

Investment Summary

220 DUNDURN STREET SOUTH | HAMILTON, ON

FOR SALE

DUNDURN

LOFTS

Colliers

**Disclaimer: Photo contains digital enhancements. Property features may not be accurately represented.*

Executive Summary

Colliers (the “Advisor”) is pleased to present an exclusive opportunity to acquire a prime multi-residential property at 220 Dundurn Street South, Hamilton. This offering presents a unique chance to invest in a high-demand market with substantial growth potential.

220 DUNDURN STREET SOUTH | HAMILTON, ON

220 Dundurn Street South presents a prime opportunity to acquire a multi-residential property in one of Hamilton’s most sought-after neighborhoods. Situated just south of the city’s downtown core, this property benefits from its proximity to key local amenities, including shopping, dining, and entertainment options along Dundurn Street and Locke Street. The property is also near major transit routes and bus stops, providing residents with convenient access to downtown Hamilton, McMaster University, and Hamilton’s thriving industrial and healthcare sectors.

Hamilton, known for its rich cultural scene and strong economic growth, offers a dynamic living environment. The area surrounding 220 Dundurn Street South is experiencing significant development, with new residential and commercial projects increasing demand for rental properties. The neighborhood is also home to several parks, green spaces, and community centers, enhancing its appeal to a broad range of tenants, including students, professionals, and families.

This investment presents a compelling opportunity with strong rental income potential, driven by the area’s growing popularity and its proximity to educational institutions, major employers, and healthcare facilities. With high occupancy rates and potential for rent growth in the competitive Hamilton rental market, 220 Dundurn Street South offers a secure, high-return investment in a rapidly appreciating area.



Investment Highlights



Strong occupancy rates

The property benefits from strong occupancy rates due to its prime location in downtown Hamilton, where demand for rental spaces is high and consistent.



Newly Built Purpose Built Rental; Condo Titled

The Property was built in 2018, with energy efficiency and tenant needs in mind. Exterior walls are finished with Masonry and there is 3 inches of spray foam attached to the studs creating an air tight envelope and high R value. There are no known additional capital expenditures required in the near term. Each Unit is condominiumized and separately titled.



Parking

There are 157 parking spots for 124 units providing ample parking for building residents, visitors and couriers.



Strategic locations with diverse tenant base

Positioned in the heart of Hamilton, this property attracts a diverse range of tenants, including young professionals, students, families, and retirees, contributing to high occupancy rates and stable rental income.



Surplus Land for Development

This property offers the potential to build an additional multifamily building on the existing parking lot, with over 200,000 square feet of development space. It’s a great opportunity to expand and increase the property’s value.

Property Profile

220 DUNDURN STREET SOUTH

The property at 220 Dundurn Street South is a fully renovated multi-family residential building situated in the heart of Hamilton. Offering 124 modern units, the property features high end finishes, insuite laundry, independent climate control, and secure access throughout.

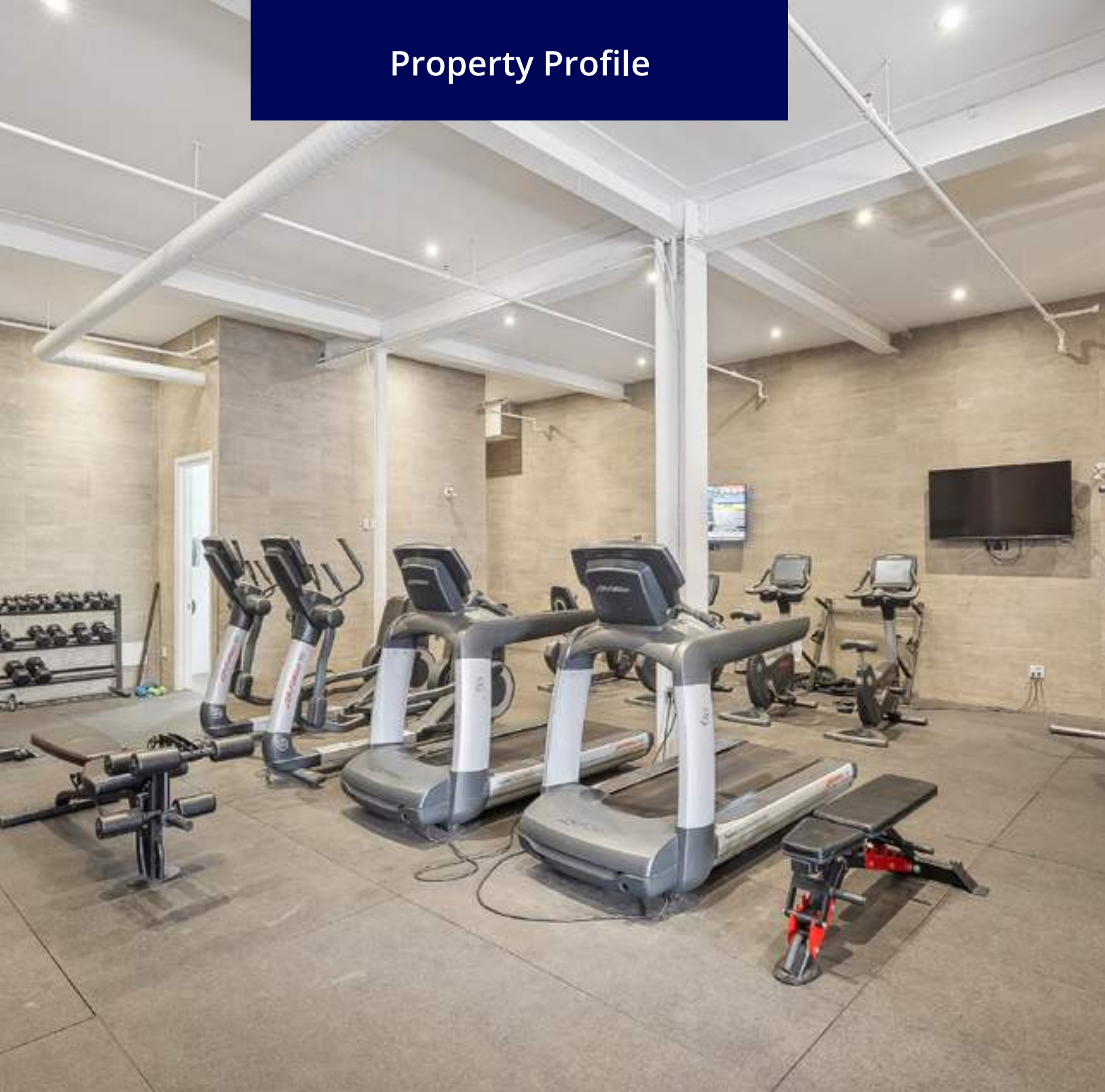
Located near key amenities, including Fortinos Supermarket, top restaurants, and beautiful green spaces like Middle Chedoke Falls, Cliffview Park, and Victoria Park, the property provides a perfect balance of urban convenience and natural beauty. It is also within close proximity to the GO station, ensuring easy access to public transportation.

With its exceptional location, architectural appeal, and thoughtful updates, 220 Dundurn Street South presents a high potential investment opportunity in one of Hamilton’s most sought after areas. This combination of modern features, practical updates, and prime location enhances the property’s appeal, making it a desirable investment and a valuable asset in the community.



Property Highlights

Municipal Address	220 Dundurn Street South
Municipality	Hamilton
PIN	185850000
Asset Type	Multi-Residential / Commercial
Site Area	3.11 Acres
Frontage	250 ft
Units	Total of 124 units
	One Bedroom - 41 units
	One Bedroom Premium - 31 units
	One Bedroom + Den - 6 units
	Two Bedroom - 1 unit
	Two Bedroom Loft - 22 units
	Two Bedroom Loft Premium - 23 units
Storeys	3
Current Residential Average Rent	\$2,089
Market Residential Average Rent	\$2,465
Parking Stalls	157 spots
Storage	30 lockers
Property Management	Currently self managed
Zoning	DE/S-1391a
Property Taxes	\$340,172
In-Place Net Operating Income (NOI)	\$2,439,794
Asking Price	Inquire to Agents



Property Profile

Building Specifications

Construction Year	2018
Heating/Air Conditioning	Small units have PTAC systems; lofts have split systems; each units have individual controls. Split System Units for lofts are on the rooftop.
Exterior Walls	Masonry with 3 inches spray foam insulation attached to studs; air tight envelope as well as high R value.
Utilities	Hot Water on Demand tank in each persons unit. No Boiler in building.
Separate Meters	Hydro - Yes
	Water - Yes
	Gas - none in building
Appliances in Units	Fridge; Stove; Microwave; In suite laundry; Dishwasher; LED lights
Windows / Doors	2018 – Double Pane windows
Roof	2018
Balconies	No
Staircases	3
Power	200 AMP in each unit
Fire Protection / Sprinklers	Up to Current code. Every unit has sprinklers.
Security Cameras	Yes
Elevators	2
Common Areas	LED lights throughout, makeup air
Parking Spaces	157

Residential Units

Built in 2018, this property offers a strong investment opportunity with modern features and energy-efficient design. Units are individually controlled with PTAC or split systems, and each is equipped with high-quality finishes, including in-suite laundry, LED lighting, and stainless steel appliances. Double-pane windows (2018) enhance insulation and soundproofing.

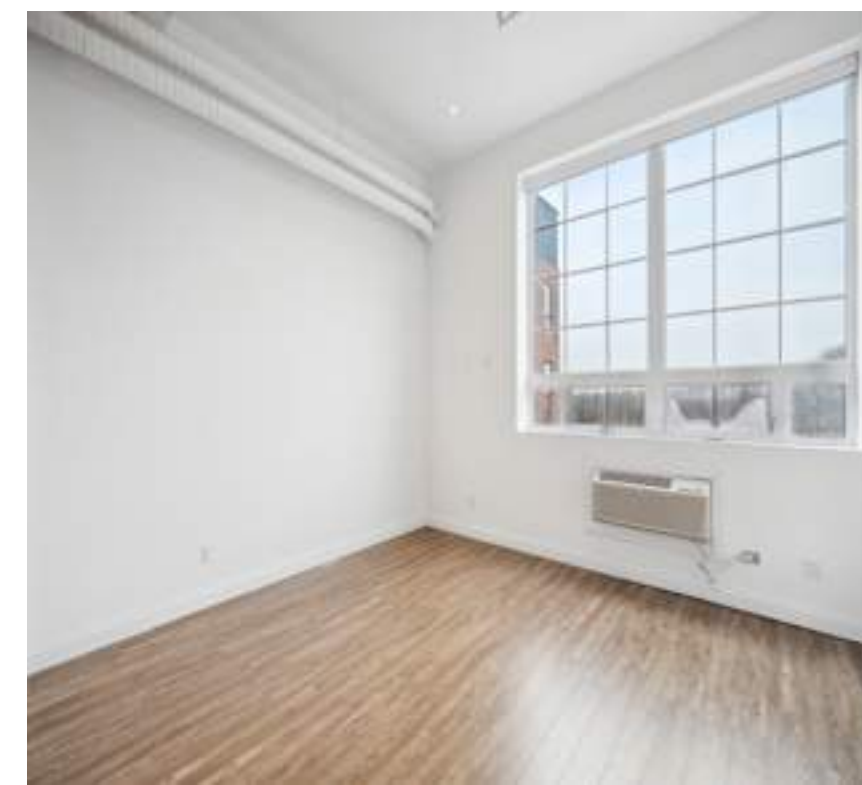
The building's exterior features masonry walls with spray foam insulation for a high R-value, while the roof and hot water-on-demand systems were also updated in 2018. All units are sprinklered, and security cameras provide added peace of mind. Common areas feature LED lighting and makeup air systems for efficiency.

Separate Meters

Hydro: Yes

Water: Yes

Gas: None in building



Hamilton Overview

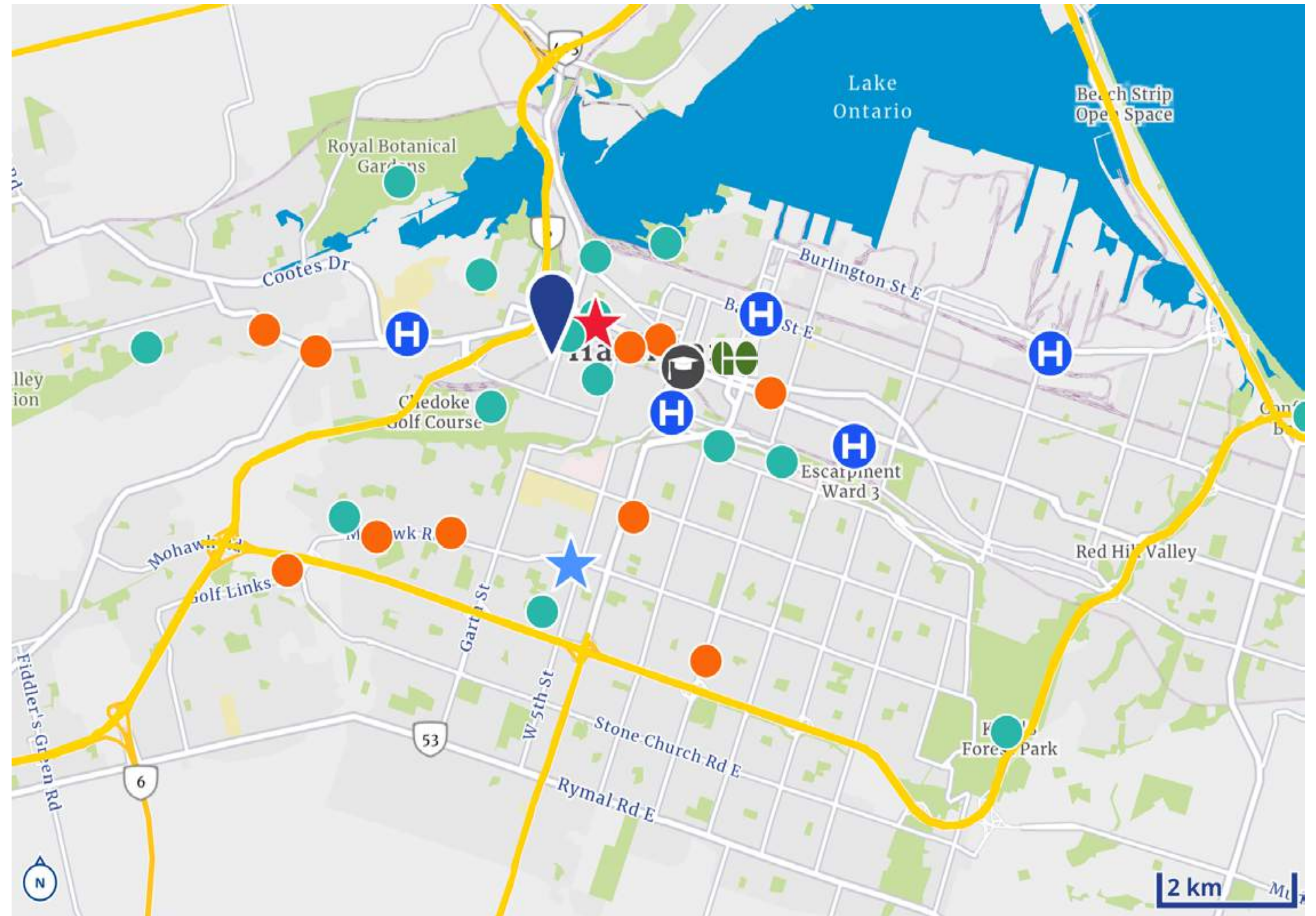
Hamilton is a dynamic city located in southern Ontario, nestled along the shores of Lake Ontario and the Niagara Escarpment. Known for its industrial roots and rapid urban transformation, Hamilton has emerged as a vibrant, multifaceted community. The city blends historical architecture with modern developments, offering residents and visitors a unique mix of old and new.

Hamilton's cultural scene is diverse and flourishing, with an impressive array of art galleries, museums, and performance venues. The Art Gallery of Hamilton, the Royal Botanical Gardens, and the FirstOntario Concert Hall are just a few examples of the city's cultural treasures. Hamilton also has a strong music scene, home to numerous local bands, festivals, and events that draw crowds year-round.

The city is an educational hub, with institutions like McMaster University and Mohawk College providing world-class education and contributing to Hamilton's growing tech and innovation sectors. McMaster University, in particular, is known for its research excellence and vibrant student population, which has significantly contributed to the revitalization of the downtown area.

Outdoor enthusiasts are drawn to Hamilton's natural beauty, with an abundance of parks, waterfalls, and hiking trails within the Niagara Escarpment. The city is also known for its bike-friendly infrastructure and recreational activities, including boating on Lake Ontario and access to the famous Bruce Trail.

The city's healthcare sector is also thriving, with institutions such as Hamilton Health Sciences providing excellent medical care and employment opportunities. With its mix of history, culture, natural beauty, and modern amenities, Hamilton is a city that continues to attract newcomers, investors, and businesses looking for a place to grow and thrive. Hamilton's vibrant community, rich history, and expanding opportunities make it an attractive place to live, work, and invest in retail properties.



Highways

Parks/Conservation Area

Mall/Plaza

 McMaster University Locke Street Area Hess Village Hamilton GO station



Offering Process

Exclusive Listing Agents

Alexander Silver*

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Tut Ruach

Broker
+1 647 798 0994
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Steve Fontes

Sales Representative
+1 416-831-2161
steve@tcteam.ca

The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 220 Dundurn Street South, Hamilton, Ontario (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the “LOI”) or Agreement of Purchase and Sale (the ‘APS’) to the Advisor.

Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

[Confidentiality Agreement](#)

OR
Please print the CA, complete, sign and scan an email copy to the Advisor.

Offering Guidelines

Offers will be presented to Vendors as they are submitted for Vendor consideration.

An offer should outline the terms for the purchase of the property and should include, at a minimum, the following information and items:

- 1.Purchase price;
- 2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
- 3. Evidence of the Purchaser’s financial ability to complete the transaction;
- 4. Confirmation that the property will be purchased on an “as is, where is” basis;
- 5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
- 6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Offers should be directed to:

Alexander Silver
alexander.silver@colliers.com

Tut Ruach
tut.ruach@colliers.com

Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

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Accelerating success.

Reach out to get started.

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