

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RESIDENTIAL DEVELOPMENT LAND FOR SALE

BBSREALTY.COM

\$899,000

ASKING PRICE

\$4,097.00

TAXES (2026)

66.82' x 84.28'

LOT SIZE

D5

ZONING



202 Cannon Street East, Hamilton, ON

Rare downtown Hamilton infill redevelopment opportunity near transit, James Street North, the West Harbour and downtown amenities. The approximately 0.12-acre site is zoned Downtown Residential (D5), permitting up to 12 storeys as of right. Preliminary plans contemplate a conservative six-storey residential development containing approximately 27 units, offering potential to explore additional density.

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HAMILTON MAIN OFFICE

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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

RESIDENTIAL DEVELOPMENT LAND FOR SALE

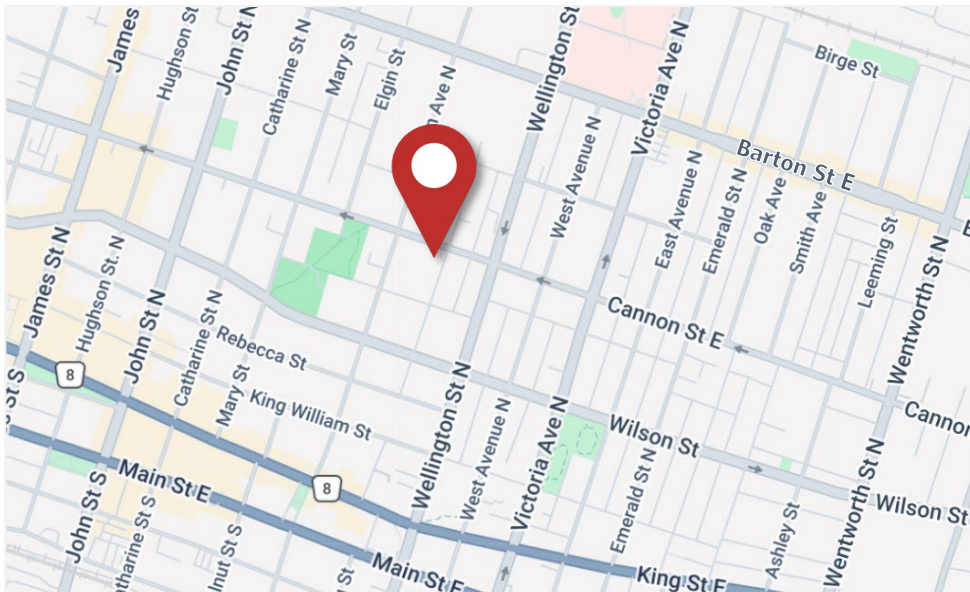


Artist Rendering

DETAILS

ACRES	0.12
LOT FRONT	66.82'
LOT DEPTH	84.28'

- Property may appeal to purchasers pursuing a larger land assembly and potential high-density redevelopment, subject to rezoning and municipal approvals.
- Significant intensification is occurring nearby, including the proposed 101-metre tower at 188 Cannon St E
- Ideal for an affordable-housing provider, non-profit organization, boutique developer or investor seeking an urban infill opportunity
- Significant environmental and pre-development work has been completed, with an extensive due-diligence package available to qualified purchasers.
- Property is being sold as-is.
- Buyers are advised to satisfy themselves regarding environmental condition, zoning, servicing, approvals and development feasibility.



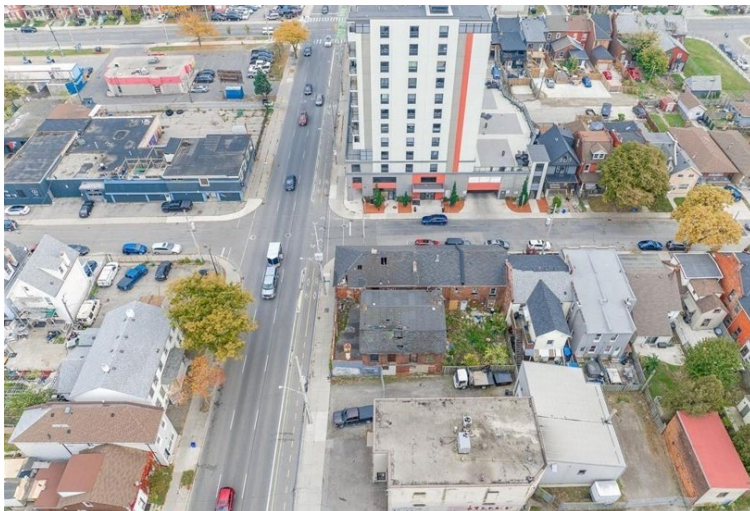
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