

**AVISON
YOUNG**

For Sale

by Court-appointed Receiver

**2874-2990
KING STREET EAST**

Hamilton, ON

1.44-Acre Corner Mixed Use Land

Investment Summary



**BEST
MANAGED
COMPANIES**

Platinum member

The Property



Property Summary

Site Area

1.44 acres

Frontages

176 ft frontage on King Street East
245 ft on Centennial Parkway South

Current Official Plan

Neighbourhoods

Current Zoning

Community Commercial C3

Price: \$4,500,000

Avison Young and MNP make no representations or warranties as to the accuracy and/or status of the Property's overall site area, developable area, any pending development applications, nor land use guidelines (e.g. OP, Zoning, etc.) Prospective purchasers must rely on and complete their own due diligence as it relates to the future development potential of the Property.

**Corner site with
a broad range of
permitted uses**

Introduction

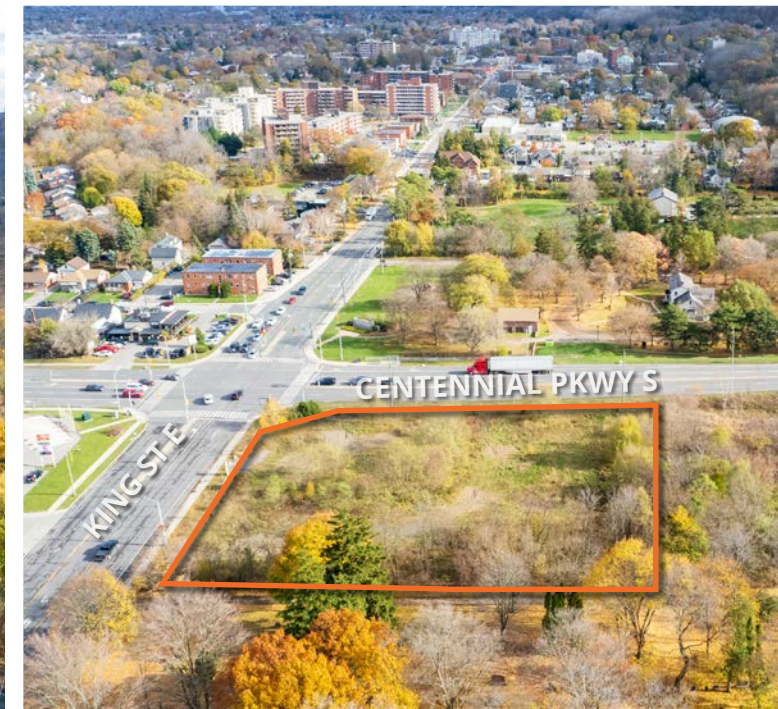
Avison Young has been retained exclusively by MNP Ltd., in its capacity as Court-appointed Receiver, to offer for sale 2874–2990 King Street East in Hamilton, Ontario (the “Property”). The Property comprises approximately 1.44 acres of vacant land located at the southwest corner of King Street East and Centennial Parkway South, benefiting from excellent regional connectivity with quick access to the QEW, Centennial Parkway, Red Hill Parkway, and Lincoln Alexander Parkway, providing efficient routes to the Greater Toronto Area and the Niagara/USA border.

Zoned Community Commercial (C3), the site supports a variety of local commercial uses designed to serve the surrounding residential neighbourhood. The area is characterized by a mix of conservation lands and residential subdivisions, complemented by natural amenities such as trail networks and parks. Hamilton, part of the Greater Golden Horseshoe, is less than a 50-minute drive to downtown Toronto, making it highly attractive for both residents and businesses.

As of 2024, Hamilton’s population was approximately 627,530 and is projected to grow to 675,232 in 2029, supporting continued demand for housing and commercial infrastructure. The average household income in 2024 was \$124,072, and in 2029 projected to \$145,985.

More than two-thirds of the workforce hold post-secondary education, and over 70,000 residents are employed in high-value sectors such as health care, life sciences, and manufacturing. With its prime location, strong transportation links, upscale surroundings, and placement within a fast-growing regional economy, the Property represents a rare and compelling opportunity for commercial and/or mixed use development that can capture demand from both neighbourhood-serving retail and regional buyers.

Site Photos



The Location

Hamilton Demographics (2024)



627,530
Population

675,232
Projected Population (2029)

41.5
Median Age

\$124,072
Avg. Household Income

93%
Employment Rate

66.5%
With Post-secondary Degree



McMaster University

WEST HARBOUR STATION

HAMILTON GO CENTRE

CONFEDERATION STATION

SMARTCENTRES STONEY CREEK

Walmart

PET SMART

DOLLAR TREE

PRINCESS AUTO

FUTURE HAMILTON LRT LINE

QUEENSTON PLACE

NOFRILLS

GoodLife FITNESS

Mark's

DOLLAR TREE

EASTGATE SQUARE

FORTINOS
SPORTCHEK

WINNERS
URBAN PLANET

Travel Times



2 Mins
Eastgate Square Mall

6 Mins
Confederation Go Station

17 Mins
Hamilton Go Centre

17 Mins
St Joseph's Healthcare

19 Mins
Gore Park (Downtown Hamilton)

24 Mins
McMaster University

46 Mins
Toronto Pearson Airport

1 h
Downtown Toronto

1 h
USA Border

John C. Munro Hamilton International Airport

HERITAGE GREEN PARK

2874-2990
King Street
East

Site Photos



Land Use

Official Plan

Neighbourhoods

- Neighbourhoods shall primarily consist of residential use and complementary facilities and services intended to serve the residents; and shall permit and provide the opportunity for a full range of housing forms, types and tenures.
- A range of commercial uses shall be permitted including retail stores and services.

Secondary Corridors

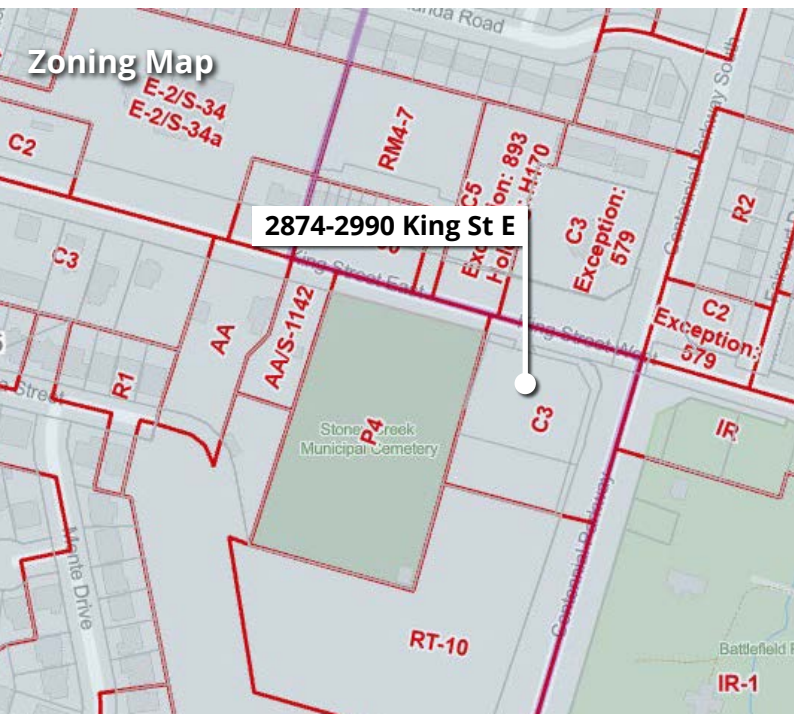
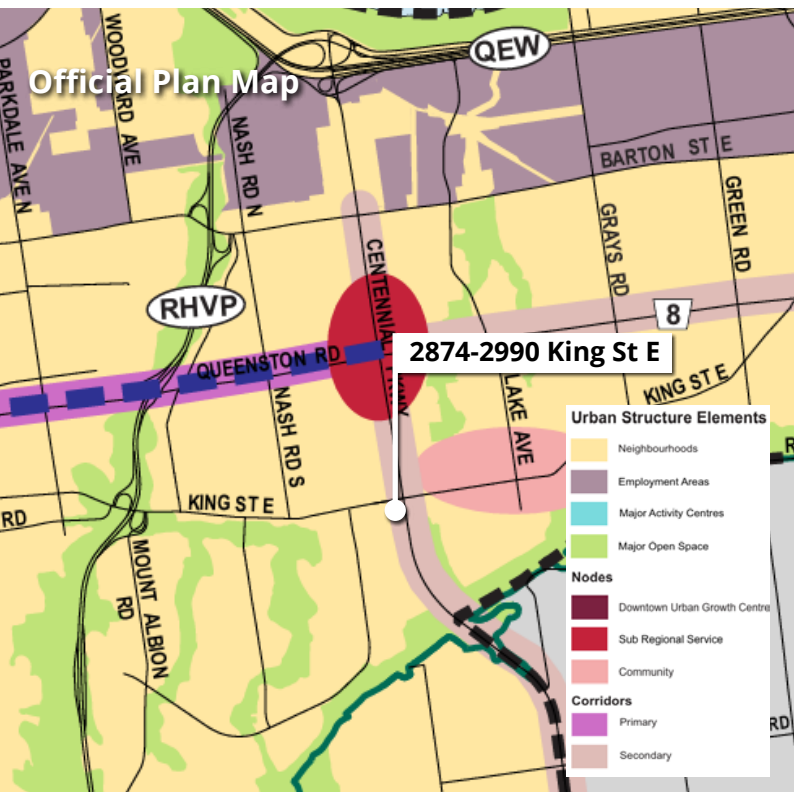
Secondary Corridors shall:

- Generally, accommodate retail and mixed-use forms in small clusters along the corridors with medium density housing located between the clusters.
- Serve to link nodes and employment areas, or Primary Corridors.

Zoning

Community Commercial (C3)

- Permits local commercial use intended to serve the residents within the surrounding neighbourhoods.
- Permitted use include: Artist Studio, Catering Service, Commercial School, Communications Establishment, Community Garden, Craftsperson Shop, Day Nursery, Dwelling Unit, Mixed Use, Emergency Shelter, Financial Establishment, Laboratory, Medical Clinic, Microbrewery, Motor Vehicle Gas Bar, Motor Vehicle Service Station, Office, Personal Service, Repair Service, Restaurant, Retail, Social Services Establishment, Tradesperson's Shop, Urban Farm, Urban Farmers Market, Veterinary Service.



Further details regarding the Property's Official Plan and Zoning designations can be found through these links to the Municipality of Hamilton website:

 [Hamilton Official Plan Website](#)

 [Hamilton Zoning Website](#)

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KING STREET EAST
Hamilton, ON

1.44-Acre Corner Mixed-Use Land

For more information please contact
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Price: \$4,500,000

Bids & Form of Offer

All offers MUST be submitted on the Receiver's form of Asset Purchase Agreement ("APA"), available in the data room and MUST include the following at time of submission:

- A deposit in the amount of ten percent (10%) of the purchase price – by bank draft or wire transfer payable to the Receiver, in trust.
- Evidence of funds from the Buyer's financial institution(s), confirming the party has the financial wherewithal to complete the transaction.

Offer/bids must indicate the names of the ultimate beneficial owners and their respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APA. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Data Room

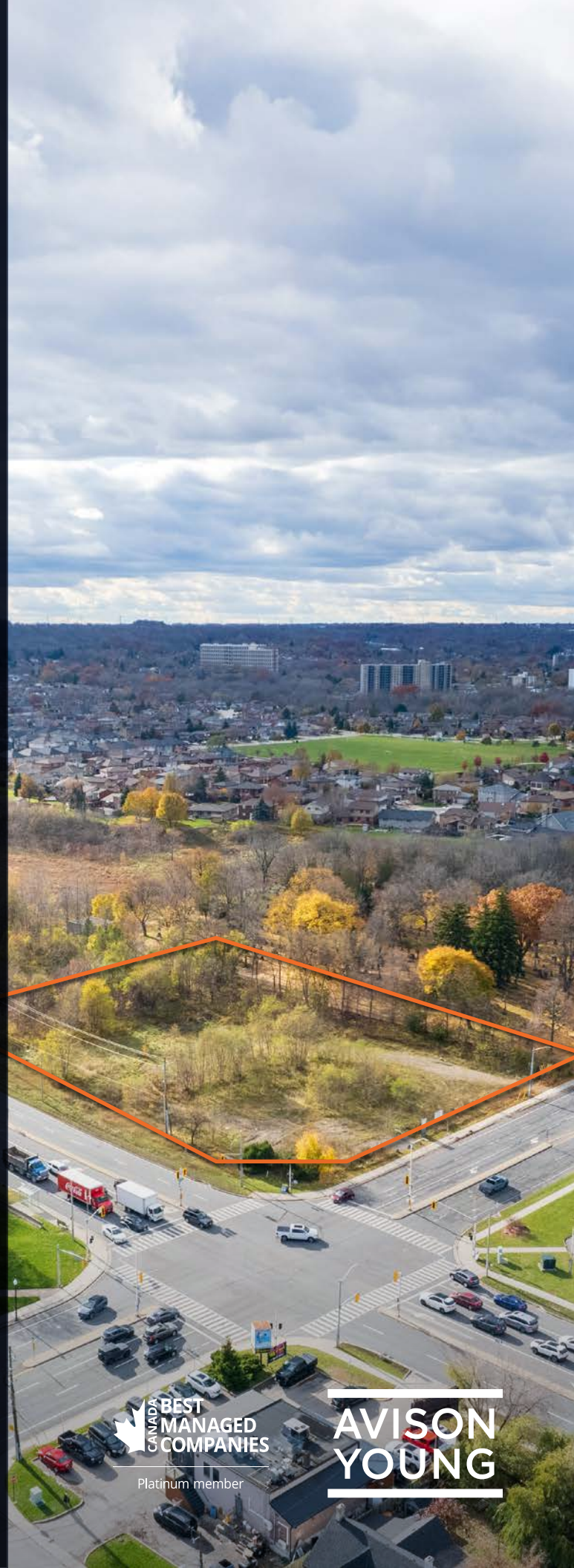
Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

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