

260 & 264 Main Street West

Hamilton, ON

Two, 3.5 storey walk-up apartment buildings totaling 54 units

The Opportunity

The Avison Young Multi-Residential Group is pleased to market for sale **260 & 264 Main Street West, Hamilton ON (the “Property”)**. Located steps from Downtown Hamilton, the Property provides tenants accessibility to transit, restaurants, shops and parks.

- Two well-maintained, walk-up apartment buildings.
- Potential to convert each laundry room into additional units.
- Low maintenance properties with no elevators or underground parking.
- 48% rental upside upon tenant turnover

Property Details

Current Use	Two, 3.5 storey walk-up apartment buildings
Site Area	19,676 sf
Year Built	Circa 1950
Units	54
Hydro	Separately-metered
Heating	Two Camus Natural gas-fired boilers
Hot Water Tank	Six A.O Smith Domestic Water Heaters
Roof	260 Main St W: Rubber membrane (Approx. 2021) 264 Main St W: Rubber membrane (Approx. 2015)
Construction	Concrete-block
Laundry	4 washers and 4 dryers (Coinamatic)



Suite Mix Breakdown

260 & 264 Main Street West includes 24 bachelors, 6 junior one-bedrooms, 6 medium one-bedrooms, 12 large one-bedrooms and 6 two-bedrooms totaling 54 units. The average rent is \$1,052 with 48% gap-to-market. The Property benefits from large laundry rooms that can be converted into additional suites.

Suite Mix

Type	Units	Average Rent	Market Rent
Bachelor	24	\$940	\$1,400
1 Bedroom - Junior	6	\$1,149	\$1,450
1 Bedroom - Medium	6	\$1,022	\$1,600
1 Bedroom - Large	12	\$1,214	\$1,700
2 Bedroom	6	\$1,109	\$1,900
Total/Average	54	\$1,052	\$1,550



Hamilton, ON

Situated near the Downtown Core, 260–264 Main Street West (the “Property”) is located in Hamilton – one of the fastest growing cities in Ontario. The Property is within walking distance of Hamilton’s central arts, entertainment, and civic institutions — including the Art Gallery of Hamilton, TD Coliseum, The Hamilton Public Library, and a wide complement of theatres and live performance venues. Transit access includes multiple Hamilton Street Railway (HSR) bus routes operating along Main Street West and connecting directly to major destinations such as McMaster University and the Hamilton GO Centre. Additionally, the area’s proximity to major routes (including Highway 403 and the QEW) provides convenient regional access. Nearby green spaces include Gore Park, Bayfront Park, and the paths along Hamilton Harbour.



FOR SALE: 260 & 264 MAIN STREET WEST | INVESTMENT SUMMARY

The Property is being offered for sale, “UNPRICED.”

All expressions of interest may be submitted in the form of a Letter of Intent or vendor’s Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser’s financial ability to complete the transaction

Bid Date: Wednesday, June 3rd 2026

For More Information About this Offering:

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