

UNIQUE DEVELOPMENT OPPORTUNITY

FOR SALE

124 Walnut Street South, Hamilton

FOR MORE
INFORMATION
PLEASE CONTACT:

RICHARD PETRONIS
Sales Representative
905-624-4455 Ext. 206
rpetronis@binswangerhectare.com

Architectural drawing



Address: 124 Walnut St. S., Hamilton, ON

Sale Price: \$699,000.00

Legal Description: Plan 48, Lot 4, 5 & 6

Parking: 16 Possible

Building: 18,000 sq. ft.

Lot Size: 92 x 121.44. ft.

Clear Height: 11' 6"

Zoning: E/S5920A Multi-residential

Description:

- * Plans in Place for 18 Condo Apartments with 16 parking
- * Zoning in Place to allow for 70 Senior Residence Care Units
- * Popular Neighbourhood - near all amenities

Comments:

- * Phase III report complete
- * Sound vibration study complete
- * 3rd Floor approval
- * Erase Program available - excess of \$130,000
- * Unique style - no common hallways
- * Self contained units - separate heat, AC, Gas, Hydro & water
- * Low condo fees to include exterior maintenance, landscaping, and snow removal
- * Roof top terraces , 11 common terraces, rear yard gazebo & 1 common terrace



Binswanger Hectare, Brokerage
1279 Matheson Blvd. E.
Mississauga, ON L4W 1R1
Tel 905-624-4455
Fax 905-624-4458

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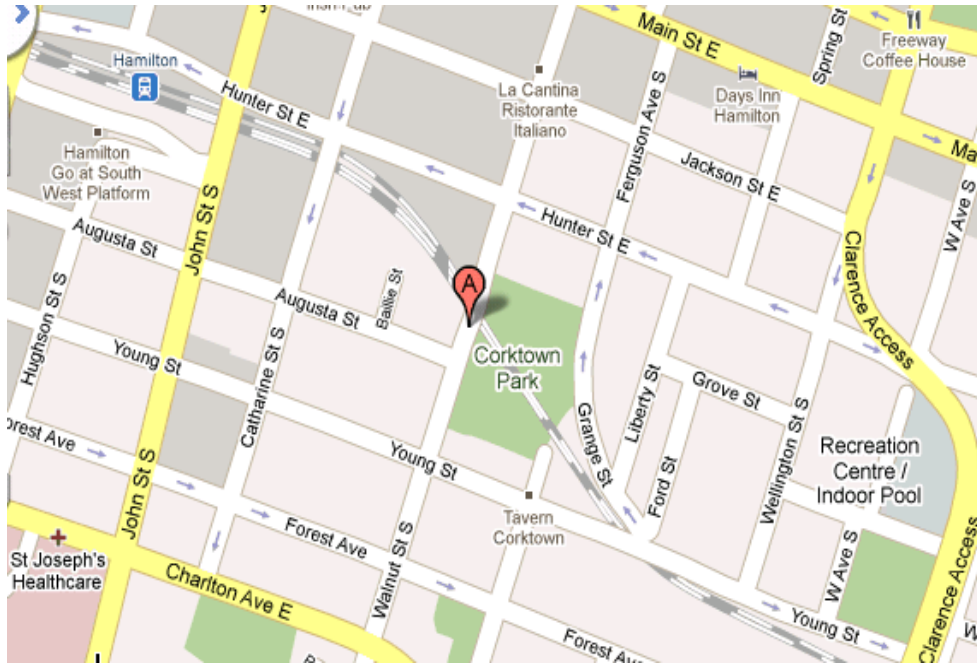
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124 Walnut Street South, Hamilton

MICRO LOCATION MAP



MACRO LOCATION MAP

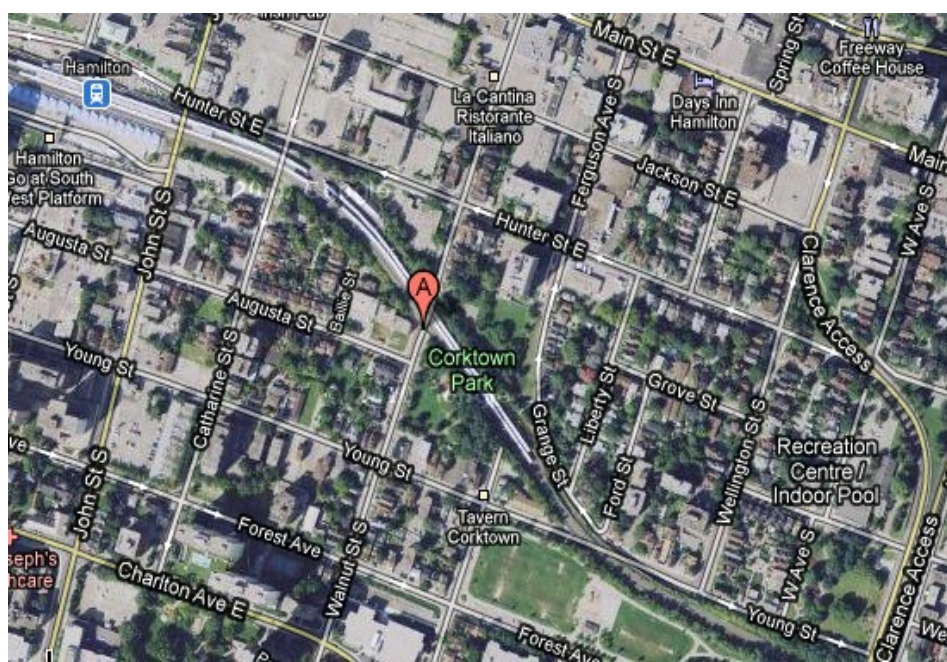


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MICRO AIR PHOTO MAP

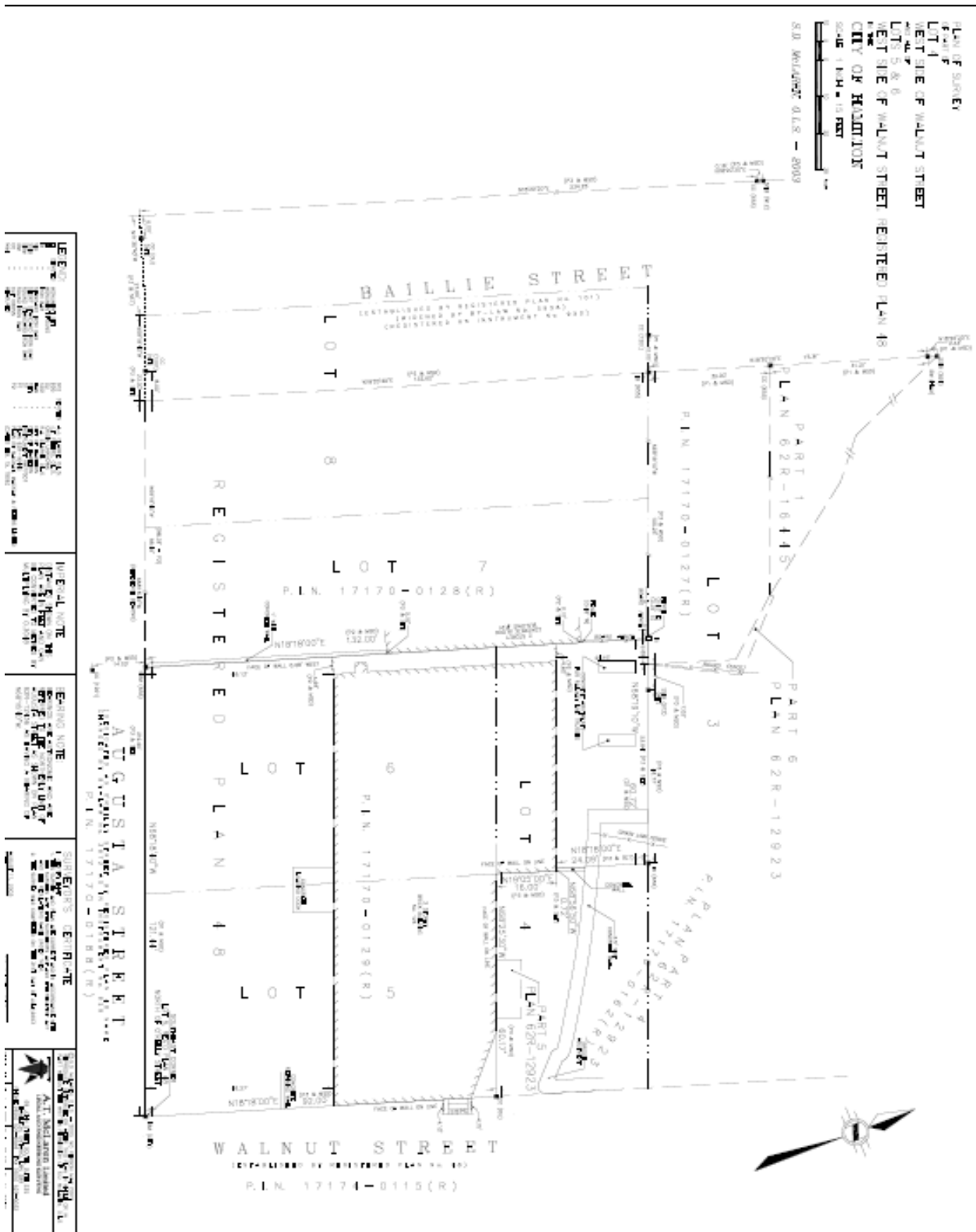


MACRO AIR PHOTO MAP



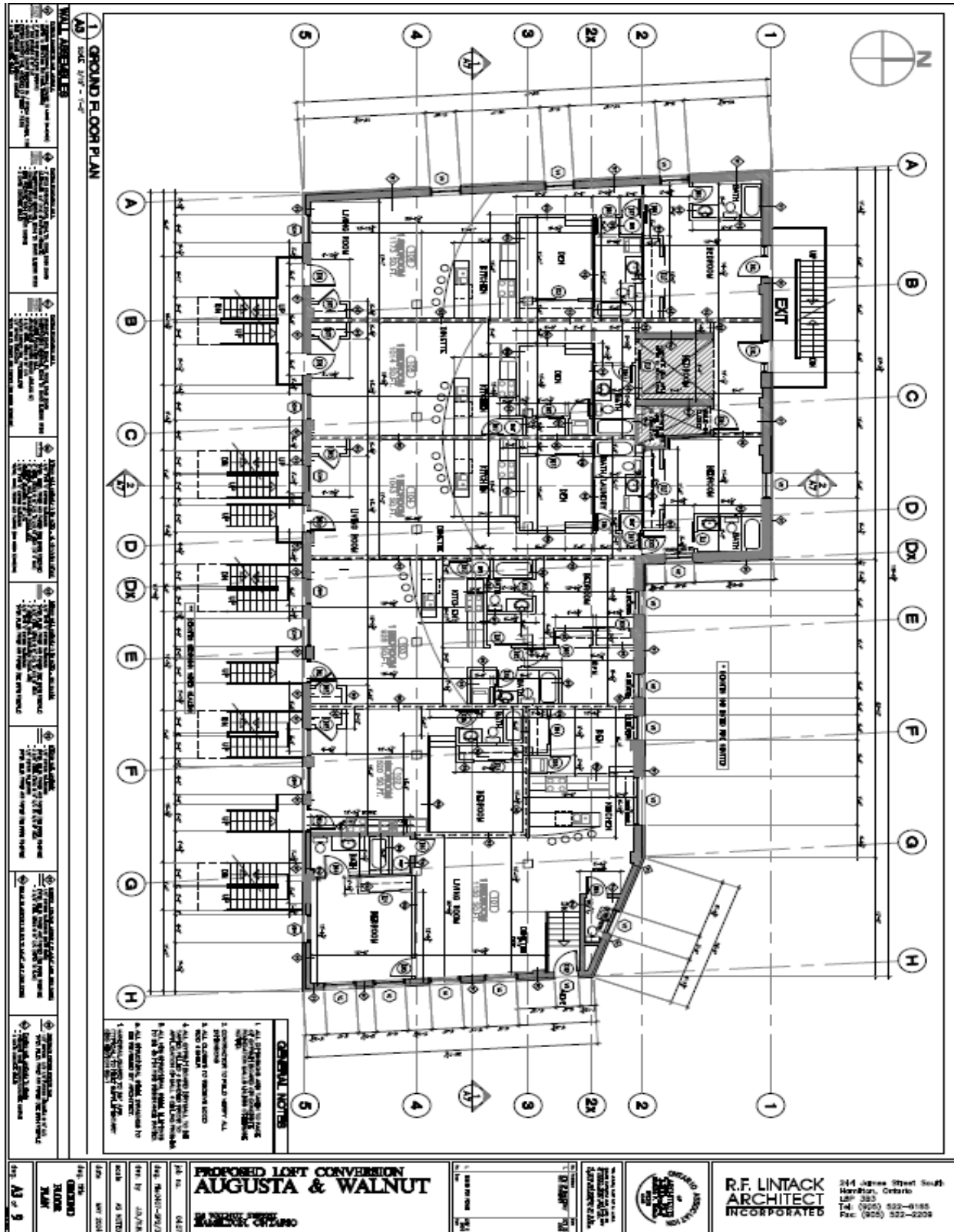
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SURVEY



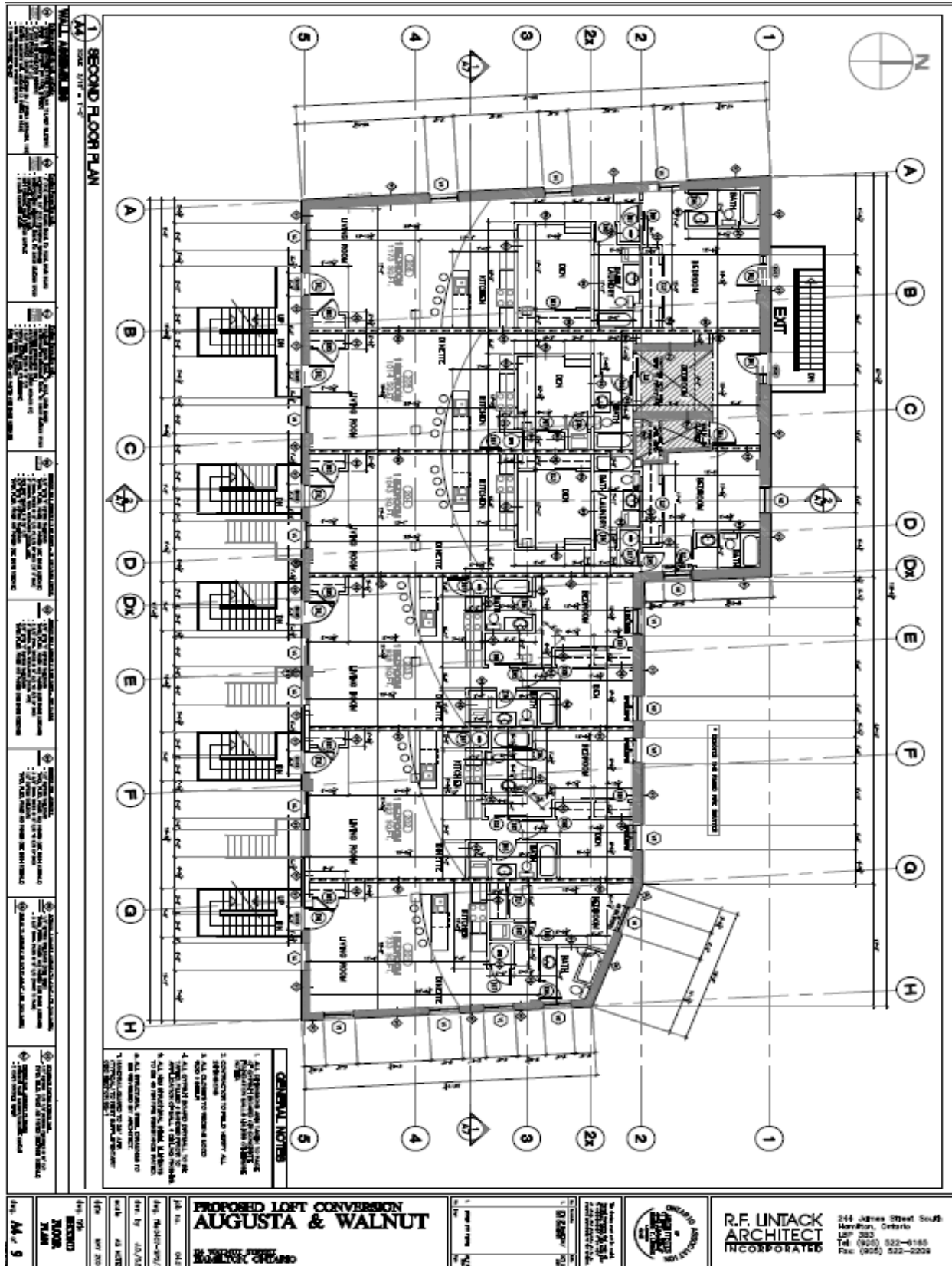
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GROUND FLOOR PLAN



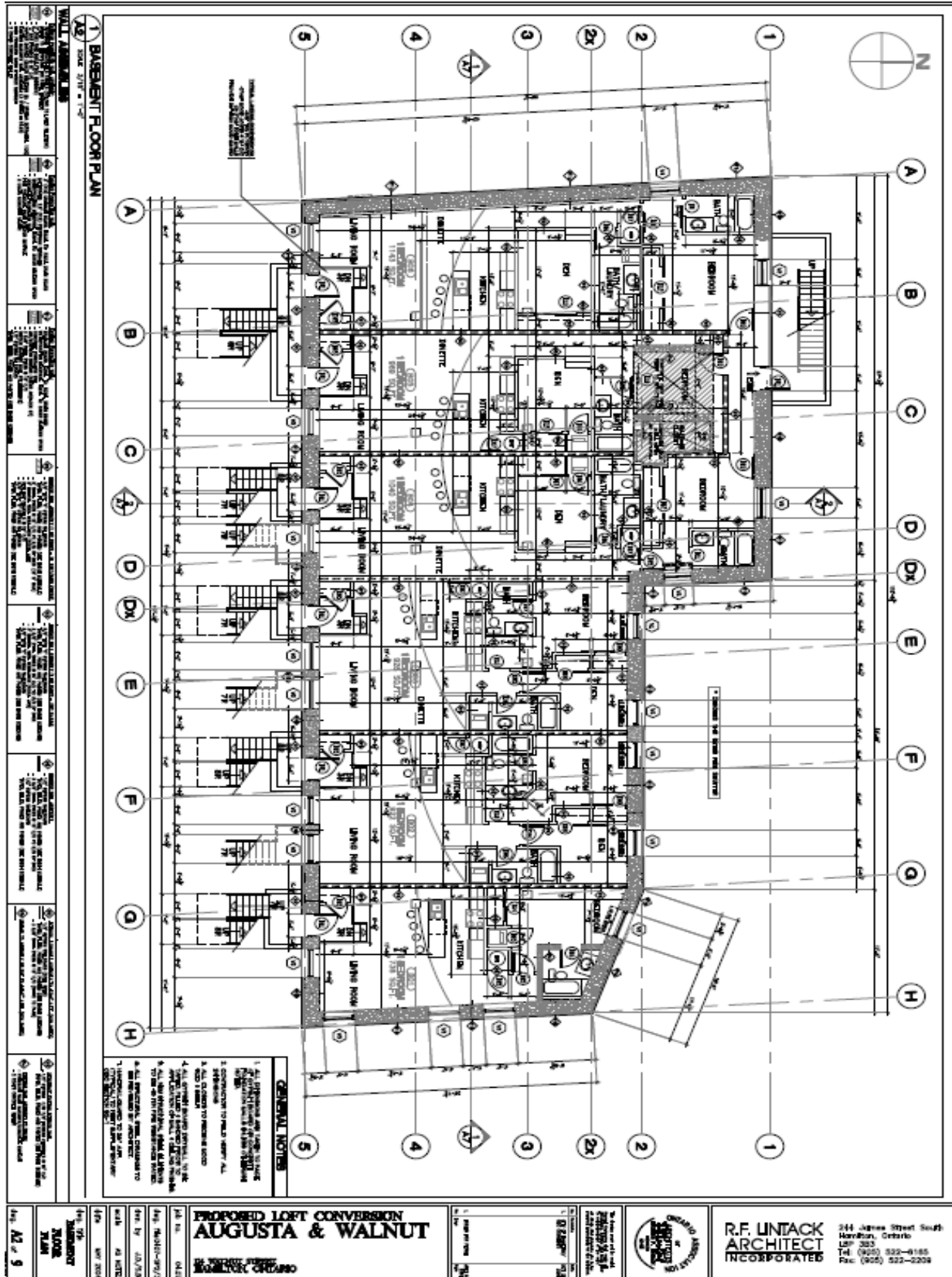
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SECOND FLOOR PLAN



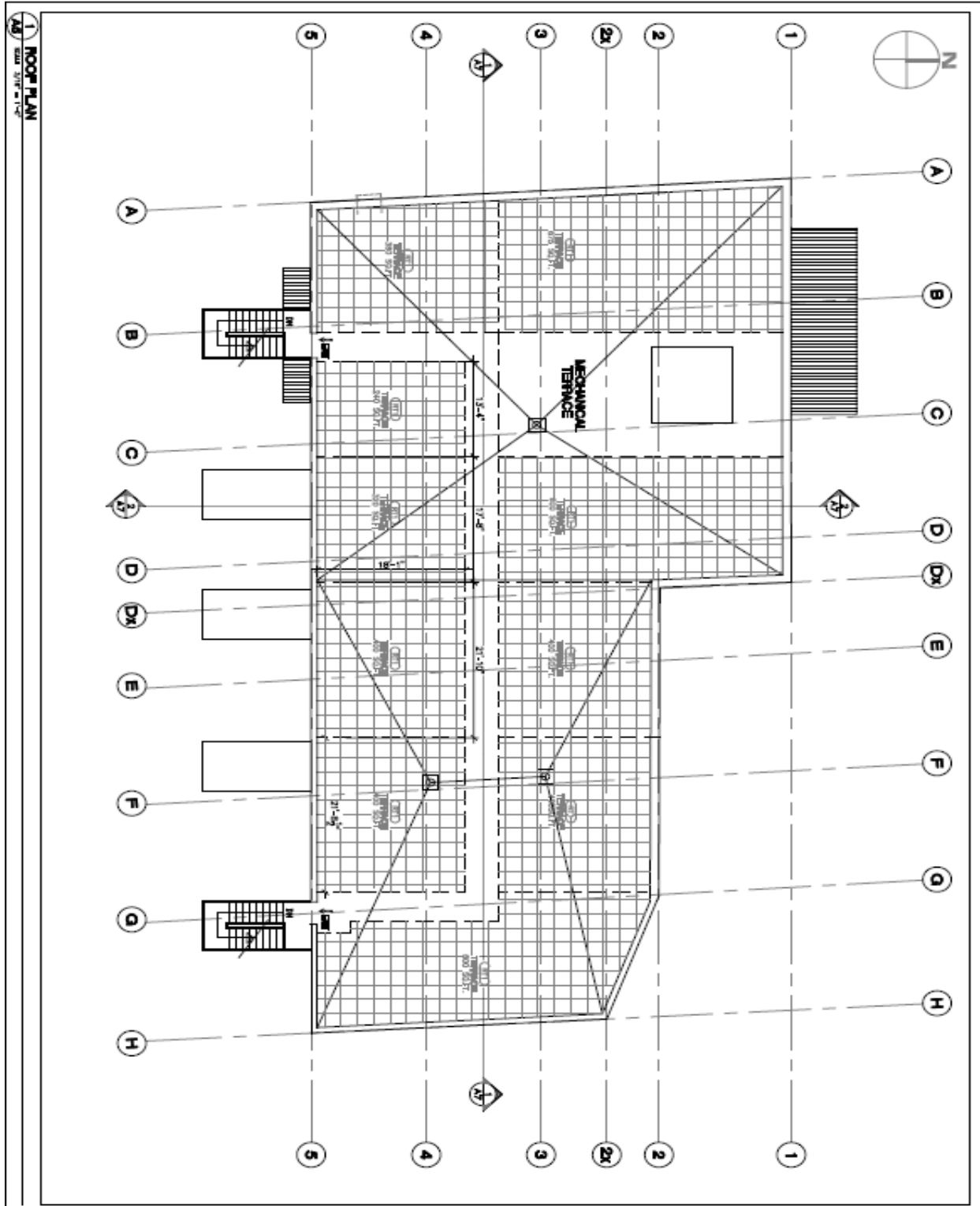
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BASEMENT FLOOR PLAN



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ROOF PLAN



1 ROOF PLAN 1/2" = 1'-0"	PROPOSED LOFT CONVERSION AUGUSTA & WALNUT 58 WINDHOPE SQUARE MISSISSAUGA, ONTARIO	R.F. LINTACK ARCHITECT INCORPORATED	244 James Street South Hamilton, Ontario L8P 3B5 Tel: (905) 522-6185 Fax: (905) 522-2209
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124 Walnut Street South, Hamilton

ELEVATIONS

1 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

3 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

4 PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1	LIGHT GRAY BRICK
2	DARK GRAY BRICK
3	LIGHT GRAY STONE
4	DARK GRAY STONE
5	LIGHT GRAY CONCRETE
6	DARK GRAY CONCRETE

NOTES ON ELEVATION PLAN:

1. SEE THE ELEVATION PLAN FOR THE LOCATION OF THE FINISHES.
2. THE FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.
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PROPOSED LOFT CONVERSION
AUGUSTA & WALNUT
 124 WALNUT STREET SOUTH
 HAMILTON, ONTARIO

R.F. LINTACK ARCHITECT INCORPORATED
 244 James Street South
 Hamilton, Ontario
 L8P 3K5
 Tel: (905) 522-5185
 Fax: (905) 522-2206