

# Bring your Concept to this Popular Cobblestone Pedestrian Zone

KNOWN FOR ITS RESTAURANTS, SHOPS, AND HISTORIC BUILDINGS

18 Hess St S, L8P 3M8



ASKING \$27 PSF NET



BRING YOUR CONCEPT TO THIS POPULAR COBBLESTONE PEDESTRIAN ZONE KNOWN FOR ITS RESTAURANTS, RETAIL & HISTORIC BUILDINGS.

HESS VILLAGE IS NESTLED BETWEEN MAIN ST. AND KING ST. W., IN HAMILTON'S DESIGNATED ENTERTAINMENT DISTRICT

- 5,200 SQFT OF INTERIOR SPACE OVER TWO FLOORS
- WALK-IN FRIDGE
- LARGE PATIO +/- 1200 SQFT
- PREVIOUS LLBO WAS FOR 330
- 57 FT OF FRONTAGE ALONG HESS ST
- ASKING NET \$27PSF
- ESTIMATED ANNUAL TMI IS \$15,000

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED. CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.



## CHRISTIAN PETRONIO

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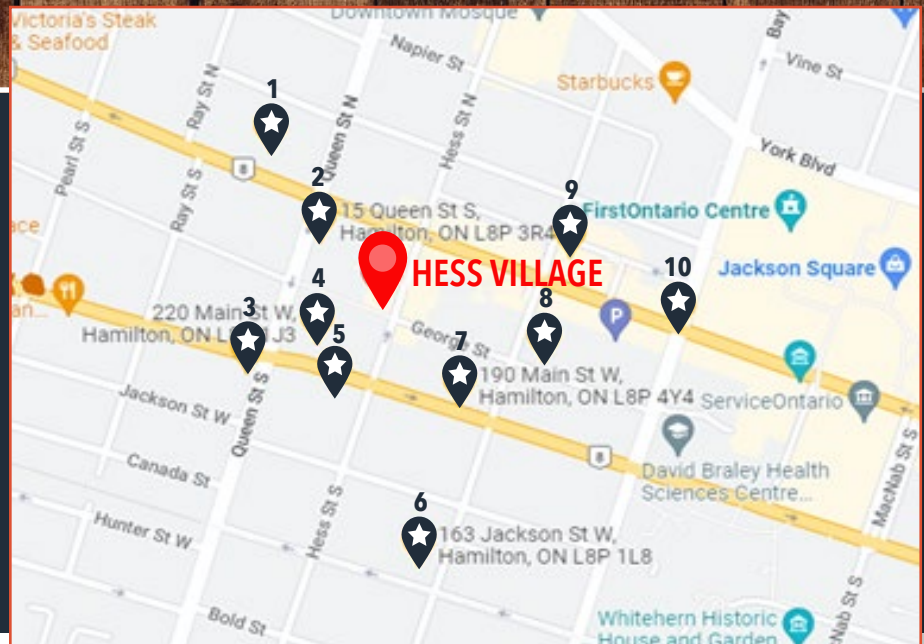
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# Development in The Area



WITH AN EXPECTED 3000+ NEW RESIDENTIAL UNITS TO BE BUILT WITHIN A 500M RADIUS, HESS VILLAGE IS IDEALLY POSITIONED FOR GROWTH WITH ITS CHARACTERISTIC HERITAGE BUILDINGS AND LIVELY INTIMATE ATMOSPHERE. CLOSE PROXIMITY TO MCMASTER UNIVERSITY AND UPCOMING UNIVERSITY RESIDENCES WILL CONTINUE TO STIMULATE GROWTH IN THE COMING YEARS.



HAMILTON IS EXPECTED TO GROW TO A POPULATION OF NEARLY 1-MILLION BEFORE 2050, WITH THE VAST MAJORITY RESIDING IN A DENSE DOWNTOWN CORE.

Address	Developer	Unit Count	Status	Type
1. 354 King St W	Vrancor	322 + 154	LPAT	Apartment + Hotel 322 Apartment Units and 154 Hotel Suites
2. 15 Queen St S	Coletara	292	Under Construction	Condo Already sold out and under construction
3. 235 Main St W	Belmont Equity	325	Site Plan	Condo & Townhouse 1 x 23 storey condo
4. 220 Main St W	Coletara	177	Formal Consultation	Condo 1 x 30 storey condo
5. 213 Main St W	Vrancor & PRA	328	LPAT	TBD 1 Tower over existing brick retail.
6. 163 Jackson St W	Brad Lamb	618	Approved	Condo 2 x 32 storey condos
7. 190 Main St W	Bentall Kennedy	826	Site Plan	Condo 3 x 30 storey condos
8. 20 George St	Vrancor	242	August 2020 Move-in	Apartment 1 x 32 storey
9. 206 King St W	Vernon Shaw	115	Site Plan	Condo 1 x 15 storey condo
10. 191 King Street W	Knightstone Capital/ McMaster	644	Approved - 2023 Move-in	Student Residence

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