

Gateway Plaza



2200 Rymal Road East, Hamilton
(Binbrook) Ontario L0R 1P0

COMMERCIAL PLAZA	CONSTRUCTED IN 1991
EXCLUSIVE LISTING PRICE:	\$3,390,000.
SITE LOCATION:	SOUTH SIDE OF RYMAL RD. EAST, 322.40 FT. OF FRONTAGE & A DEPTH OF 280.75 ALONG THE EAST SIDE OF SWAYZE RD.-TOTAL OF 2.39 ACRES
LEGAL DESCRIPTION:	CONCESSION 1 BLOCK 3, PART LOT 5, FORMER TOWNSHIP OF BINBROOK, CITY OF HAMILTON, PIN - 173850050
PROJECTED ANNUAL NET OPERATING INCOME	\$322,450. 11 SEASONED TENANTS PLUS VACANT UNIT WITH 4065 SQ. FT.
NET RENTAL AREA	22,778 SQ. FT. PLUS FREE STANDING GAS BAR. TOTAL GROSS GROUND FLOOR BUILDING AREA 24,828 SQ. FT. INCLUDING GAS BAR PAD.
NEIGHBOURHOOD	LOCATED IN A RAPIDLY DEVELOPING AREA NEAR THE CORNER OF HIGHWAYS #53 & #20 KNOWN AS THE HAMLET OF ELFIDA WHICH IS AT THE SOUTHEAST CORNER OF THE MOUNTAIN SECTION OF STONEY CREEK. DIRECTLY WEST OF THE SUBJECT ACROSS SWAYZE ROAD IS THE NEW WALMART POWER CENTRE SURROUNDED BY RESIDENTIAL DEVELOPMENT. DIRECTLY EAST OF THE SUBJECT ON RYMAL RD. IS THE NEW SCOTIABANK & GM DEALERSHIP - HAMILTON MOTOR PRODUCTS. ACROSS RYMAL RD. IS A FORTINO'S (LOWBLAWS) GROCERY STORE SUPER CENTRE WITH NEW COMMERCIAL & RESIDENTIAL DEVELOPMENT. THIS IS THE FASTEST GROWING DEVELOPMENT AREA OF STONEY CREEK / HAMILTON

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