

A Sound Investment

RADIO ARTS



Hamilton is investment ready

Canada's most diversified and one of Ontario's fastest growing economies, which is continually ranked as one of the best places to invest in the nation - Hamilton is investment ready. From manufacturing, to life sciences, to a renewing downtown core, Hamilton is home to world-class companies. Over the past several years, investments have included Amazon, IBM, Nokia, Maple Leaf, Fraunhofer, and Stryker.

THE CITY OF HAMILTON
hamilton.ca



Information contained herein includes data collected from third-party sources, is for general interest only, has not been independently verified and is subject to change without notice. All renderings are artist's concept only. Actuals may vary. E. & O.E. December 15, 2021. Exclusive Broker: Milborne Real Estate Inc. Brokerage. Brokers protected.

The Team

DEVELOPER
Canlight Realty Corp.

ARCHITECT
KNYMH Architects

INTERIOR DESIGN
Baudit Interior Design

SALES & MARKETING
Milborne Group

Building Facts

ADDRESS
206 King Street West, Hamilton

HEIGHT
14 storeys

NO. OF RESIDENTIAL SUITES
122

SUITE TYPES
Studio, 1 Bedroom, 1 + Den,
2 Bedroom, 3 Bedroom

Amenities

- 24-hour Digital Concierge*
- High-tech Facial Recognition, SmartApp, Key Fob access*
- Lobby Lounge
- Private Mail & Parcel Room
- Fitness Studio
- Workspace & Wi-Fi Lounge with Outdoor Terrace
- Social Lounge with Prep Kitchen, Bar, Lounge Zones, Fireplace, Large Screen TV, and two 'Bookend' Outdoor Terraces - one extending lounge seating with fire table features, and the second terrace with BBQ and dining seating.
- Underground Smart Stacked Parking
- Dedicated Bicycle Storage Rooms
- Individual Storage Lockers
- CLEAR Air & Water Purification System

**by 1Valet*



Location

Accessibility

Radio Arts at 206 King Street West is conveniently located in Hamilton's burgeoning downtown core and walking distance to most daily mainstays.

TRANSIT/HIGHWAYS

Future LRT	4 min walk
Bus Stop	<1 min walk
Downtown GO	12 min walk
SoBi Bikeshare Station	5 min walk
Highway 403	4 min drive
John C. Munro Int'l Airport	17 min drive

KING STREET WEST

Maclean's Top 25 Hamilton Neighbourhoods to buy in based on value, momentum and more...

WALK SCORE

98

**Walker's
Paradise**

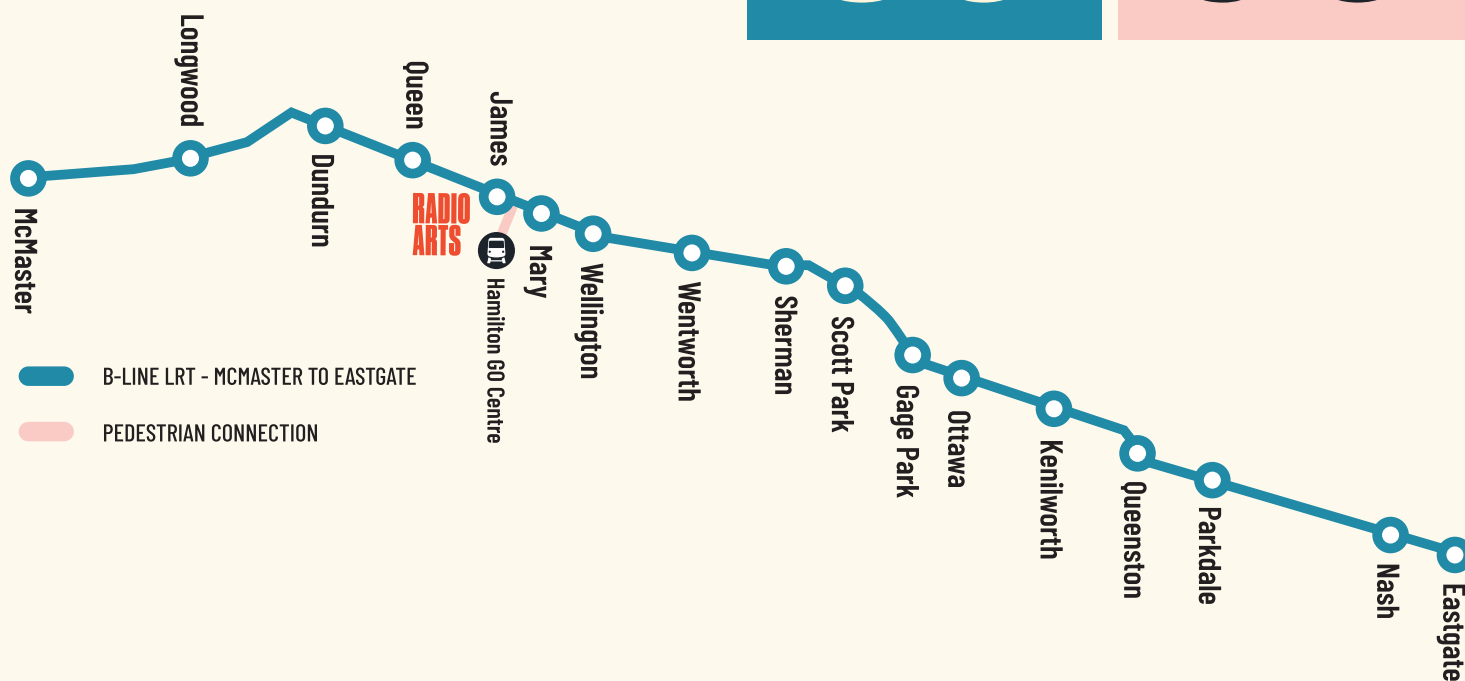
TRANSIT SCORE

86

BIKE SCORE

96

FUTURE LRT DEVELOPMENT



Hamilton has been awarded 3.4 Billion in funding from Ontario and Canada to build a new LRT. The LRT will offer frequent and reliable connections on the 14 kilometre line from McMaster University through downtown Hamilton to Eastgate Square.

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The Downtown Core

RECREATION

1. Art Gallery of Hamilton
2. Landmark Cinemas
3. FirstOntario Concert Hall
4. FirstOntario Centre
5. Victoria Sport's Park

SHOPPING & SERVICES

1. Jackson Square
2. Hamilton Farmers Market
3. Nations Fresh Foods
4. LCBO
5. Shoppers Drug Mart

TRANSPORTATION

1. Bus (King & Caroline)
2. GO Downtown
3. GO West Harbour
4. SoBi Bike Sharing Station
5. Future LRT (Queen Stop 4 min walk)
6. Future LRT (James Stop 4 min walk)

CAFÈS & RESTAURANTS

1. Victoria's Steak & Seafood
2. Brux House
3. The Burnt Tongue
4. Democracy
5. The Squire
6. Donut Monster
7. Empire Burger
8. The Gown & Gavel
9. Electric Diner
10. Smoke's Poutinerie
11. Starbuck's
12. Earth to Table Breadbar
13. Relay Coffee Roasters
14. Berkeley North
15. The French
16. The Mule
17. HAMBRGR
18. August 8
19. Saint James Eatery
20. Mulberry Coffeehouse
21. Caro
22. Martello
23. Synonym



Map not to scale and missing some streets and landmarks. For illustration purposes only. Businesses listed were active at time of map creation.

Hamilton has continually ranked as one of the best places to invest in the country

In just one year, the Hamilton City Planning Department managed to successfully design and deploy an enviable list of accomplishments including a design competition to reimagine an aging pier along the waterfront. With a framework in place to expand the transit system, development of McMaster Innovation Park, Red Hill Business Park, and expansions to Hamilton's International Airport – will further contribute to retaining and attracting a skilled work force, becoming a national centre for excellence in life sciences, and maintaining its status as the fastest growing economy in Ontario.



\$12
BILLION

Industrial manufacturing in Hamilton/Niagara represents an estimated \$12 Billion annual effect.

THE PLACE TO INVEST

- Hamilton's Economic Growth Rate has regularly outpaced national averages.
- Conference Board of Canada rates Hamilton as Ontario's fastest growing economy.
- Hamilton is located in the heart of Ontario's highly prosperous agri-business belt and is Top 3 in North America for food and beverage processing.
- Hamilton's tech scene has grown by 52% over the course of 5 years and was named Canada's fastest growing mid-sized city for tech talent by CBRE.
- Hamilton is located under an hour away from 5 major border crossings into the US.
- Hamilton is within commuting distance of Canada's largest city and within 1 hour drive of a workforce of 2 million+ people.

TOP
3
in North America

Hamilton is Top 3 in North America for food and beverage processing.

\$1
BILLION

Agribusiness contributes One Billion to Hamilton's economy annually.

TOP
2
in North America

CBRE ranked Hamilton Top 2 in North America for tech cities of opportunity.

2nd
Busiest Film Location in Ontario

Hamilton is a city with a cinematic soul. Adaptable and diverse, gritty and beautiful, it's a city that offers a wide range of great quality resources for film crews. In fact, a massive new Film & TV Production Hub is coming to Hamilton: A coalition of industry leaders to build 500,000 sq.ft. of sound stage and a 15-acre live-work-play community.

550
Film Friendly Locations

MORE THAN
200
District Neighbourhoods

ATTRACTS OVER
68K
Students Annually



Hamilton's McMaster University, Mohawk College and additional top-rated schools attract over 68,000 students annually from over 162 countries.

POPULATION

747,545

New Pier 8 Development Rendering
City of Hamilton



New Downtown Entertainment Rendering
City of Hamilton



New Hamilton LRT Rendering
Canadian Consulting Engineer



CANADA'S

10th

Largest City

And the country's most diversified Economy

\$4.4 BILLION +

PROJECTED CITY DEVELOPMENT

Total investments in Hamilton include the new LRT from Eastgate Square to McMaster University, a new downtown entertainment hub, waterfront redevelopment, digital infrastructure, and more.

236,000

NEW RESIDENTS BY 2051

Projected Growth

122,000

NEW JOBS BY 2051

Fastest growing economy in Ontario



REAL ESTATE MARKET FACTS

125% THE AVG. CONDO PRICE IN 2010 WAS \$310,258 WHICH REPRESENTS A 125.4% INCREASE OVER A 10 YR. PERIOD

84% HAMILTON AVERAGE CONDO RENT IN 2020 WAS 84% OF TORONTO'S 2020 AVERAGE RENT

59% HAMILTON AVERAGE CONDO SALE PRICE IN 2020 WAS 59% OF TORONTO'S 2020 AVERAGE SALE PRICE

33% FASTER GROWTH IN HAMILTON VS. TORONTO (AVG. PRICE IN TORONTO IN 2020 WAS UP 13.5% FROM 2019)

27% IN OCT. 2021 HAMILTON CONDO PRICES INCREASED BY 27% YEAR-OVER-YEAR TO \$481K

18% THE AVERAGE PRICE OF A HAMILTON RESIDENTIAL PROPERTY IN 2020 WAS UP 18% FROM 2019



HAMILTON-GRIMSBY DEVELOPMENT

As of Q3 2021, there are 18,927 new construction units proposed for the Hamilton-Grimsby Area



HAMILTON DEVELOPMENT

Hamilton has averaged over \$1 billion in building permit values annually.



INTENSIFICATION GROWTH PLAN

Hamilton has a growth plan to create significant intensification residential development by 2051 equating to nearly 1,800 units annually which is more than double the historic level of the past decade.



WITH OVER
100
WATERFALLS

Hamilton is known as the 'Waterfall Capital' of the world.

There are hundreds of kilometres of hiking trails, along with public parks for intramural sports or taking your dog for a walk. The shoreline spans over 52km so there are also public beaches and hundreds of waterfalls that connect residents with nature and provide many opportunities for people of all ages to get outdoors and explore.



Hamilton is a city that boasts a friendly and collaborative startup scene, Heritage architecture, and a rich culture of the arts.



Hamilton hosts plenty of music festivals and cultural events, and is home to a cosmopolitan food and art scene. Hamilton supports artists and cultural events, and residents enjoy live music and events year-round. The city also has a distinctive culinary scene, ranked the fastest growing in North America by the Chef Hero blog.



RADIO ARTS

A circular logo with the text "KING STREET WEST" at the top, "206" in the center, and "HAMILTON, ONTARIO" at the bottom, flanked by two small dots.