

\$7,350,000 - 23 Warren Avenue, Hamilton (balfour)

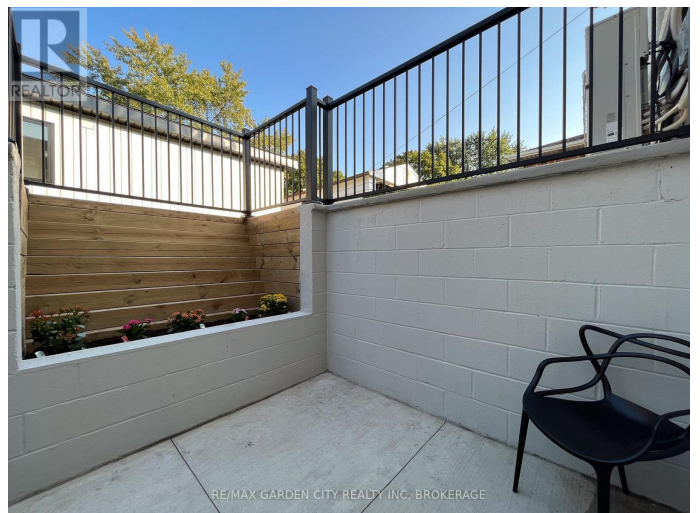
MLS® #X12363075

\$7,350,000

6 Bedroom, 6.00 Bathroom,
Single Family on 0.00 Acres

Balfour, Hamilton (balfour), Ontario

An incredible investment opportunity rarely found in today's market! This portfolio features five fully renovated properties, each with three purpose-built residential units, for a total of 15 doors. Every unit has been thoughtfully designed with modern finishes, energy efficiency, and accessibility at the forefront. With a high-efficiency green energy rating, these homes provide long-term cost savings while appealing to the growing demand for sustainable housing. What truly sets this portfolio apart is the state-of-the-art accessibility design. Wide doorways, elevators, barrier-free layouts, and specialized functionality make every unit fully adaptable for seniors, those with mobility challenges, and anyone looking for a safe, comfortable home designed for aging-in-place. These details ensure a unique market niche with consistently strong demand. The properties are fully tenanted, and demand is so strong there is currently a waitlist of qualified tenants eager for availability. This guarantees excellent stability, security, and peace of mind for investors. Year one delivers a proven net cash flow of \$144,000, with the potential to grow further over time as the market for accessible, sustainable rental housing expands. This is a rare chance to acquire a turn-key, income-generating portfolio that combines reliable returns with social impact. Perfect for seasoned investors looking to diversify, grow their holdings, and own a portfolio with future-proof design, sustainability, and built-in



tenant demand. Dont miss this opportunity to secure a strong, cash-flowing asset that will perform for years to come! (id:6289)

Essential Information

Listing #	X12363075
Price	\$7,350,000
Bedrooms	6
Bathrooms	6.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	23 Warren Avenue
Subdivision	Balfour
City	Hamilton (balfour)
Province	Ontario
Postal Code	L9A3C7

Amenities

Amenities	Separate Heating Controls, Separate Electricity Meters
Features	Wheelchair access, Dry
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Dryer, Stove, Washer, Refrigerator
Heating	Electric Heat Pump
Cooling	Wall unit
# of Stories	1
Has Basement	Yes
Basement	Apartment in basement, Walk out

Exterior

Exterior	Brick
Lot Description	50 x 160 Acre

Foundation

Concrete

Listing Details

Listing Office

RE/MAX GARDEN CITY REALTY INC, BROKERAGE



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