CUSHMAN & WAKEFIELD
Waterloo Region

FOR SALE

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1117-1133 BEACH BOULEVARD

HAMILTON, ON

Approved Townhome Development Opportunity on Hamilton’s Waterfront

WATERFRONT OPPORTUNITY

RARE, FULLY APPROVED LAKESIDE TOWNHOME SITE IN HAMILTON, ONTARIO

Positioned on the east side of Beach Boulevard, this .598 acre future development site offers direct Lake Ontario frontage and is designated for medium-density residential use. With only a handful of remaining opportunities along Hamilton's vibrant waterfront, this property presents a unique chance to complete an exclusive lakeside community.

Site plan approval is already in place, ensuring a smooth and efficient path to development. The approved plans feature 10 freehold executive townhomes, each offering over 2,000 sq. ft. across three above-grade levels. Every residence is expertly designed to capture the property's natural beauty, showcasing unobstructed views of Lake Ontario and the Toronto skyline from all levels, including expansive rooftop terraces ideal for outdoor living.

LEGAL DESCRIPTION
1117 Beach Boulevard: Part Lot 4-5 Plan 321 Part 4, 62R11388, City of Hamilton 1121 Beach Boulevard: Part Lot 3-4 Plan 321 Part 3, 62R11388, City of Hamilton 1129 Beach Boulevard: Part Lot 2-3 Plan 321 Part 2, 62R11388, City of Hamilton 1133 Beach Boulevard: Lot 1 Plan 321; Part Lot 2 Plan 321 Part 1 62R11388, City of Hamilton

LOT SIZE:
0.242 hectares (.598 acres)

ZONING
RT-30/S-1821-H

 # OF UNITS
10 Street townhouse dwellings

STRATEGIC LAKESIDE LOCATION

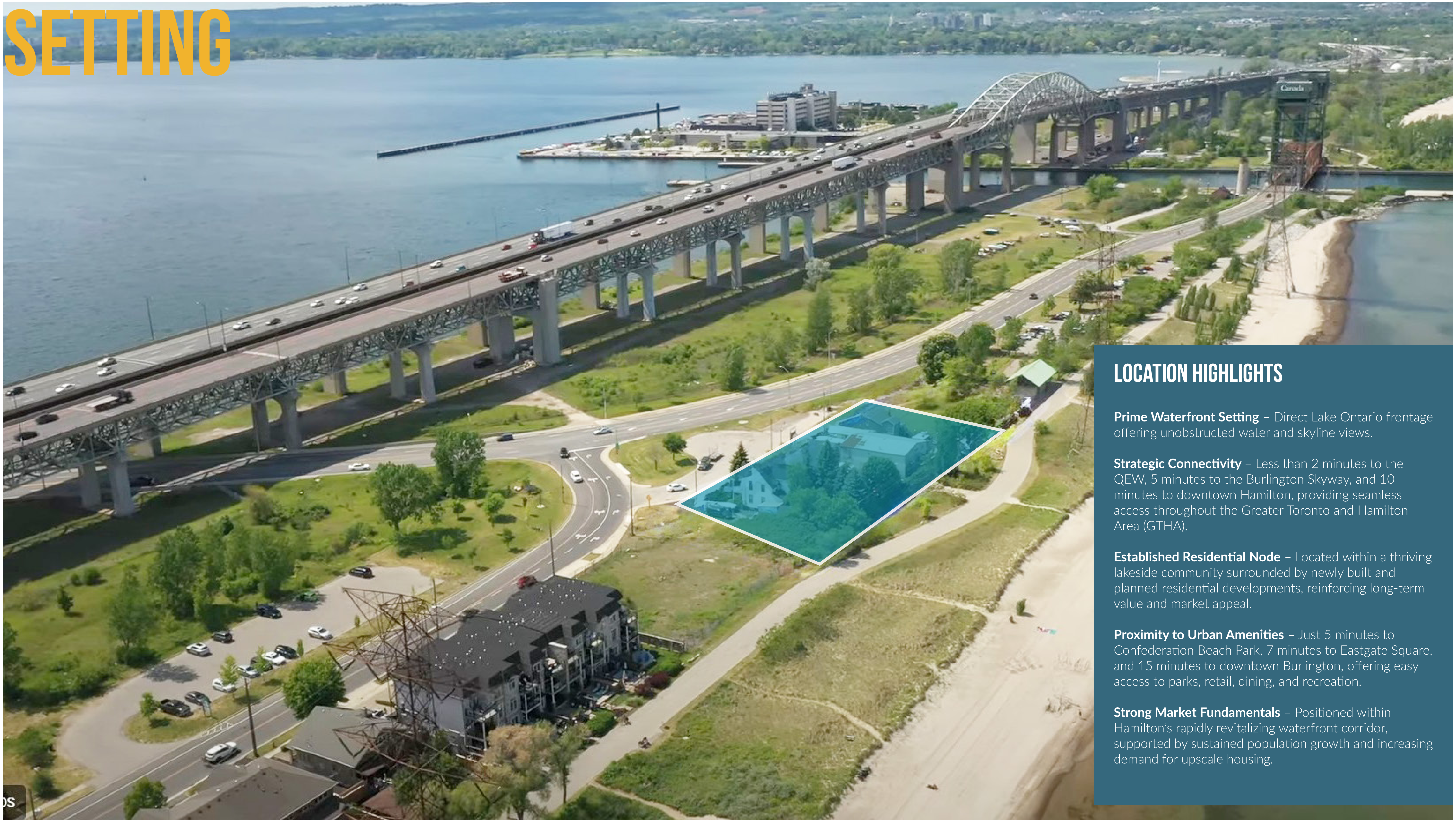
DIRECT LAKE ONTARIO FRONTAGE WITH SEAMLESS ACCESS TO KEY TRANSPORTATION ROUTES AND URBAN CENTRES

HAMILTON'S COVETED LAKESIDE CORRIDOR WITH EXCEPTIONAL CONNECTIVITY

Positioned within one of Hamilton's most desirable waterfront corridors, the site benefits from strong surrounding residential growth and proximity to key transportation links, including the QEW, Highway 403, and the Burlington Skyway. The location offers convenient access to downtown Hamilton, Burlington, and the Greater Toronto Area, making it ideal for commuters and future residents alike. With limited remaining infill opportunities along Hamilton's waterfront, this property provides developers with a rare, fully approved site poised to capitalize on the city's ongoing urban revitalization and growing demand for upscale residential product.

SALE PRICE: $4,890,000

PRIME WATERFRONT SETTING



LOCATION HIGHLIGHTS

Prime Waterfront Setting – Direct Lake Ontario frontage offering unobstructed water and skyline views.

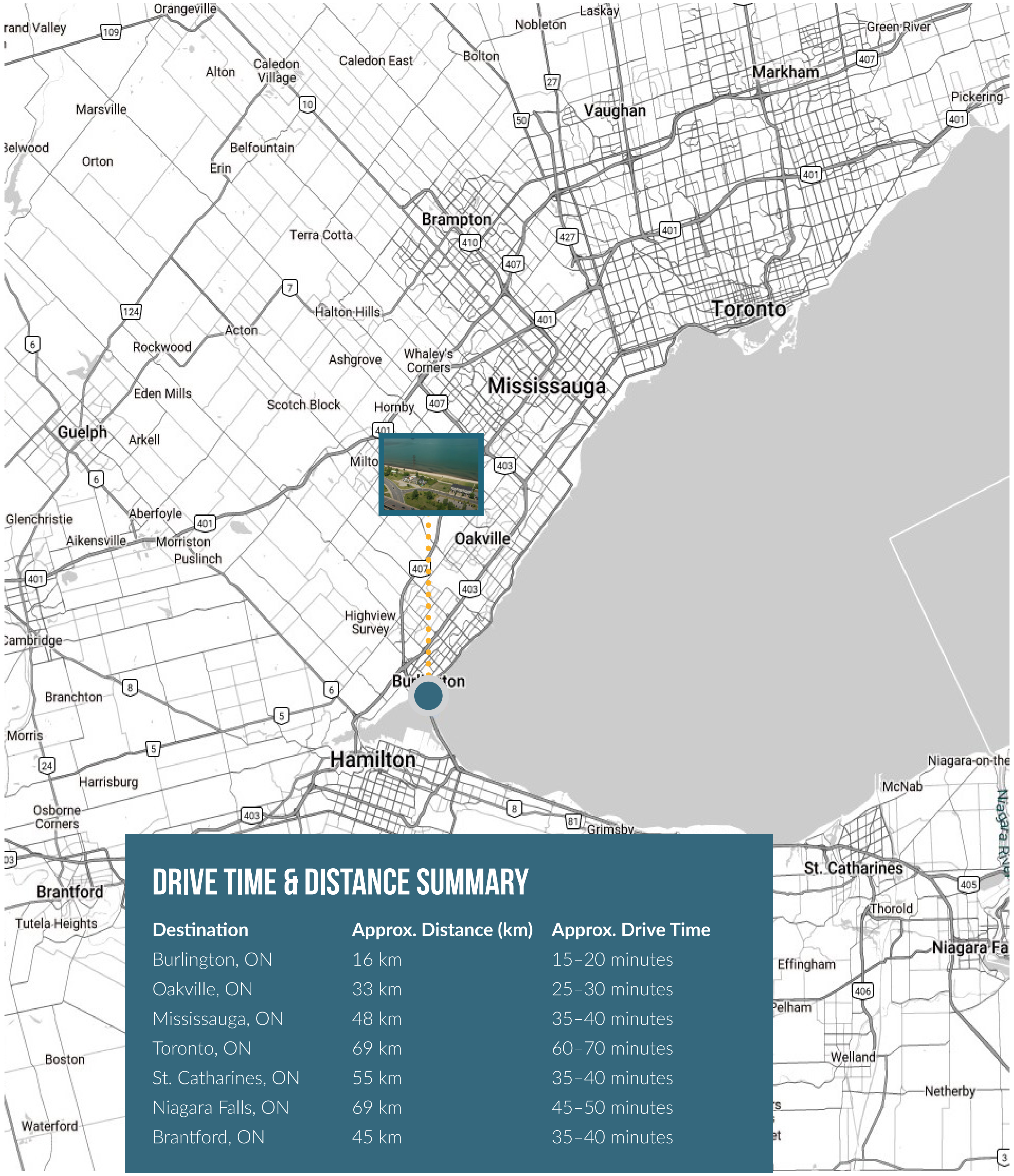
Strategic Connectivity – Less than 2 minutes to the QEW, 5 minutes to the Burlington Skyway, and 10 minutes to downtown Hamilton, providing seamless access throughout the Greater Toronto and Hamilton Area (GTHA).

Established Residential Node – Located within a thriving lakeside community surrounded by newly built and planned residential developments, reinforcing long-term value and market appeal.

Proximity to Urban Amenities – Just 5 minutes to Confederation Beach Park, 7 minutes to Eastgate Square, and 15 minutes to downtown Burlington, offering easy access to parks, retail, dining, and recreation.

Strong Market Fundamentals – Positioned within Hamilton's rapidly revitalizing waterfront corridor, supported by sustained population growth and increasing demand for upscale housing.

LOCATION MAP

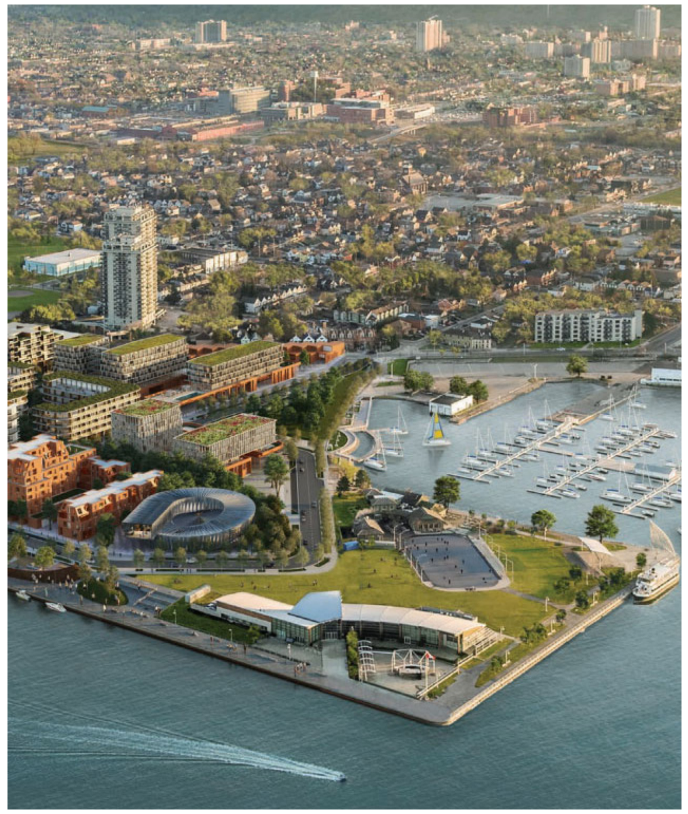


DRIVE TIME & DISTANCE SUMMARY

Destination	Approx. Distance (km)	Approx. Drive Time
Burlington, ON	16 km	15–20 minutes
Oakville, ON	33 km	25–30 minutes
Mississauga, ON	48 km	35–40 minutes
Toronto, ON	69 km	60–70 minutes
St. Catharines, ON	55 km	35–40 minutes
Niagara Falls, ON	69 km	45–50 minutes
Brantford, ON	45 km	35–40 minutes

HAMILTON'S WATERFRONT REVITALIZATION

HAMILTON'S WATERFRONT IS UNDERGOING A MAJOR TRANSFORMATION FROM A HISTORICALLY INDUSTRIAL PORT INTO A DYNAMIC MIXED-USE CORRIDOR FEATURING RESIDENTIAL, COMMERCIAL, RECREATIONAL AND GREEN-SPACE USES. A FEW KEY INITIATIVES



Hamilton's waterfront is being transformed from a historic industrial port into a vibrant mixed-use corridor with residential, commercial, recreational, and green spaces. Major projects like Steelport (800 acres, 23,000 new jobs) and West Harbour / Pier 8 (residential towers, parks, boardwalks) are reshaping the area, supported by significant public realm improvements including marinas, trails, and shorewall upgrades.

This revitalization enhances the value of nearby land by providing direct waterfront access, scenic views, and premium amenities, while former industrial lands are being repurposed for higher-density residential use. With Hamilton's population projected to reach 780,000 by 2041 and limited waterfront parcels remaining, the area offers a rare opportunity for executive townhomes in a highly desirable location.

The fully approved Beach Boulevard site benefits from strategic waterfront positioning, approved plans, and rising neighborhood value, making it ideally suited to capitalize on view premiums, scarcity, and development momentum.

KEY STATS & TARGETS

- Being on the east side of Beach Boulevard along Lake Ontario puts the site directly within the geography benefiting from this broader waterfront regeneration — both in benefit of premium orientations/views and increasing neighbourhood value.
- The City's growth document notes that Hamilton has a population of over 540,000+, and the Provincial Growth Plan (Greater Golden Horseshoe) sets a target of 780,000 people by 2041 for the city.
- At West Harbour / Pier 8: The redevelopment indicates about 1,645 residential units and up to C$750 million-C$1 billion in private sector residential sales revenue once fully built out.

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