

# The Dettonia LOFTS

NEWLY RENOVATED MODERN MULTIFAMILY SUITES

NESTLED IN THE HEART OF HAMILTON



1083 MAIN STREET EAST, HAMILTON

The Dettonia  
LOFTS

Colliers



## ABOUT

---

# EXECUTIVE SUMMARY

1083 Main Street East in Hamilton, Ontario, presents a standout investment opportunity with its recent premium renovations and prime location. This 3-storey property offers a balanced mix of 63 modern multifamily suites: 9 studios, 25 one-bedroom, 25 two-bedroom, 3 three-bedroom, and 1 four-bedroom unit, providing appeal to a diverse tenant base. Amenity-rich, the property features on-site parking, and a laundry facility, enhancing tenant convenience and satisfaction.

With a projected Year 1 NOI of \$840,982 and revenue opportunities from laundry and parking, the property is structured for robust income generation. Tenants cover both water and hydro, effectively reducing operating costs and strengthening cash flow. Nearly fully vacant, the building provides flexibility for an investor to implement a leasing program to capture top market rents. Each suite showcases premium finishes, including luxury tiled tub surrounds, stone countertops, stainless steel appliances, high-efficiency windows, individual heating and cooling, and modern pot lights throughout. 1083 Main Street East combines modern living with strong income potential, making it an ideal asset for investors targeting stability and growth in Hamilton's multifamily sector.

ABOUT

# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS:

ADDRESS	1083 Main Street East
LOCATION	Hamilton, Ontario
YEAR BUILT	1922 - Renovated in 2023/2024
STOREY	3-Storeys + Basement
MULTI-FAMILY SUITES	63 Units
ZONING	TOC1 *
LOT SIZE	0.56 Acres
PARKING STALLS	16 Underground / 12 Courtyard

\* Transit Oriented Corridor Mixed Use Medium Density

## SUITE MIX:

STUDIO	9 Units
ONE BEDROOM	25 Units
TWO BEDROOM	25 Units
THREE BEDROOM	3 Units
FOUR BEDROOM	1 Units



Projected Year 1 NOI of \$840,982, delivering immediate income potential



Property has potential to bring in additional income through laundry room, and parking revenue



With tenants covering water and hydro costs, the property benefits from minimized operating expenses



With the property nearly fully vacant, investors have the unique flexibility to implement a customized leasing strategy, maximizing rental income potential



Amenity-rich living with ample on-site parking, and a convenient laundry facility to elevate tenant appeal



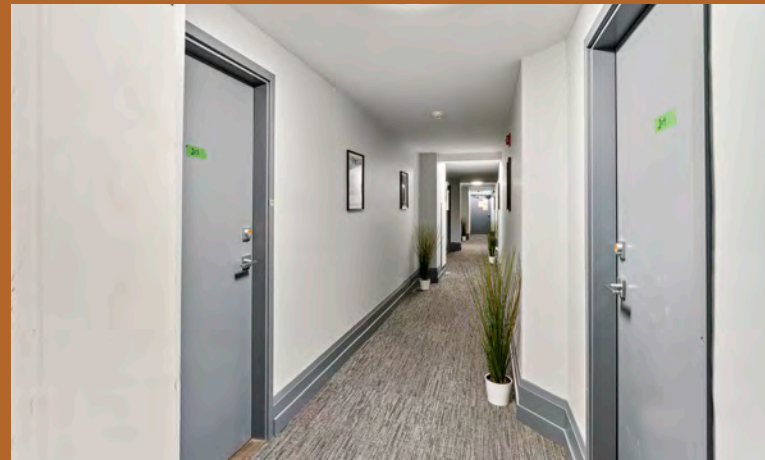
# Building and Amenities

## UNIT FINISHES:

The units at Deltonia Lofts are enhanced with luxury finishes that elevate everyday living. Bathrooms feature elegant, tiled tub surrounds, while kitchens boast a stylish tile backsplash paired with stone countertops, adding a touch of sophistication. High-quality faucets and fixtures are installed throughout, complementing the top-of-the-line stainless steel appliances, including a fridge, stove, dishwasher, and over-the-range hood. New flooring, high-efficiency windows, and energy-saving pot lights contribute to an inviting atmosphere. Each suite includes individual heating and cooling systems.

## HALLWAYS:

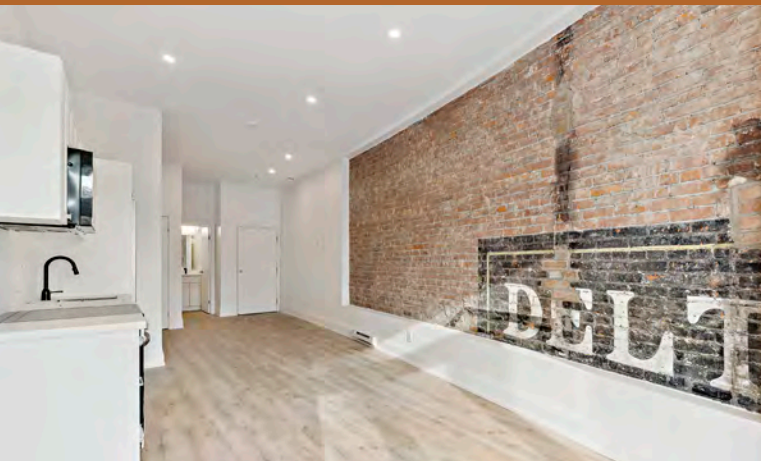
Featuring soft, neutral tones, they are well-lit with modern lighting that enhances both visibility and style. Accented by minimalistic decor, the hallways provide a clean, polished look that complements the building's overall aesthetic.



## UTILITIES:

At Deltonia Lofts, tenants are responsible for their own water and hydro costs, which provides benefits for both residents and the property owner. Equipped with efficient electric baseboard heating and mini-split systems, each unit allows tenants to control their energy usage independently, fostering cost-conscious consumption. For the owner, this arrangement reduces operational expenses and simplifies budgeting,

providing insulation from fluctuating utility rates and promoting a more sustainable, energy-efficient environment for the building as a whole.



## DELTONIA LOFTS HISTORY

The Deltonia Building, with roots reaching back to 1922 on King Street and expanded in 1945 on Main Street, was once the proud home of the opulent Delta Movie Theatre. This landmark cinema, featuring over 900 seats and an adjacent candy shop, brought life to Hamilton's bustling Delta Block. In the 1950s, the area was a thriving entertainment and commercial center, even hosting the city's first set of traffic lights.

After the theatre was repurposed in 1984 to create residential and mixed-use spaces, recent renovations revealed a hidden mural from The Delta Candy Shop, which will now be preserved within one of our bachelor loft suites.

The name "Deltonia Lofts" pays tribute to the building's original title, proudly displayed on the King Street façade. We are honored to celebrate and renew Hamilton's legacy through this unique piece of its heritage.



## LOCATION

# ABOUT THE AREA

1083 Main Street East is located in Hamilton's dynamic east end, offering a perfect balance of residential appeal and urban conveniences. Nearby Ottawa Street, known as a bustling culinary and shopping destination, is home to popular eateries like HAMBGRGR, The Cannon, Caro, and The Argyle.

The property's proximity to Gage Park, one of Hamilton's most beloved green spaces, adds to its appeal for those who value outdoor activities. Known for its scenic trails, botanical gardens, and seasonal festivals, Gage Park enhances the sense of community and provides a perfect setting for recreational activities. Nearby amenities, retail shops, and services create a lively neighborhood that supports a range of lifestyles.

Transportation options at 1083 Main Street East are extensive, offering residents convenient access to public transit with multiple bus routes along Main Street that connect directly to Hamilton's downtown core, McMaster University, and key city areas. Drivers benefit from direct access to the Queen Elizabeth Way (QEW) and Highway 403, making the Greater Toronto Area and surrounding regions easily accessible.



## DEMOGRAPHICS:

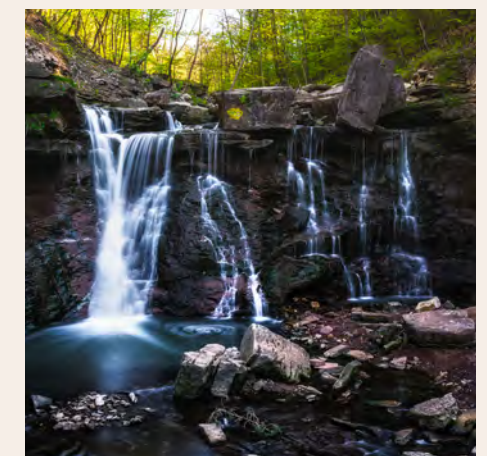
2022 RESULTS	3KM RADIUS
Population	105,383
Average Household Income	\$89,618.46
Median Age	39
Workforce Population	55,205
Employment Rate	90.5%



Walk Score: 89 | Very Walkable



Bike Score: 71 | Very Bikeable



Source: Colliers | Hydra 2023

## AMENITIES

### A BUSTLING LOCALE RICH IN DIVERSE OPPORTUNITIES:

Hamilton, a vibrant city located in Ontario, Canada. This prime location offers a blend of urban and natural attractions, including picturesque parks and waterfronts along Lake Ontario. The city is home to diverse cultural events, a thriving arts scene, and a range of educational institutions, which contribute to a dynamic community atmosphere.



Festival of Friends  
Gage Park

Hamilton Tiger Cats  
Tim Hortons Field



Gage Park  
Tropical Greenhouse

### FESTIVALS + EVENTS:

- Sew Hungry (Ottawa St. Shopping District)
- Art Crawl (James St. N)
- Doors Open Hamilton (Historic Sites in Hamilton)
- Festival of Friends (Gage Park)
- Supercrawl (James St.)

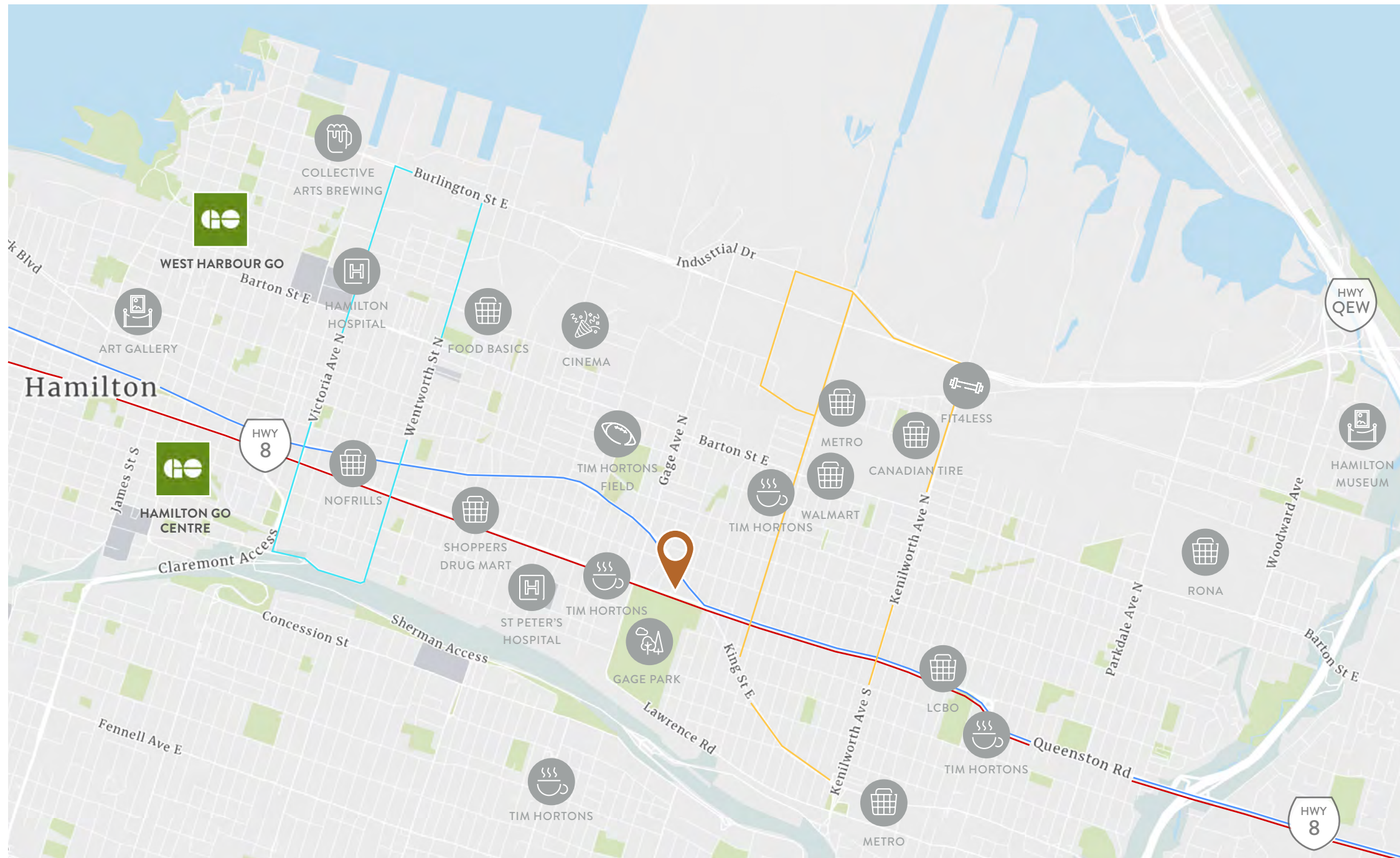
### ARTS + ENTERTAINMENT:

- Tim Horton's Field (Hamilton Tiger-Cats)
- First Ontario Centre
- Theatre Aquarius
- Art Gallery of Hamilton
- Hamilton Philharmonic Orchestra
- Centre [3]

### OUTDOORS:

- Gage Park, Gage Park Tropical Greenhouse
- Hamilton Escarpment Stairs
- Bayfront Park
- Royal Botanical Gardens
- 50 Point Conservation Area
- Devil's Punchbowl, Hamilton Conservation Area

# TRANSIT & AMENITIES



### DESTINATIONS:

Burlington: 8 min drive  
 Oakville: 40 min drive

### HIGHWAYS:

Highway 8 | 1 min  
 Highway 403 | 20 min

### AIRPORTS:

Toronto Pearson International Airport | 43 mins  
 John C. Munro Hamilton International Airport | 27 mins

### GO STATION:

Hamilton GO Station | 13 mins  
 West Harbour GO Station | 12 mins  
 Burlington GO Station | 21 mins

### TRANSIT:

- Hamilton Light Rail —
- Bus Route 10 —
- Bus Route 12 —
- Bus Route 41 —

 1083 MAIN STREET EAST

For more information about this offering please contact:

**Dayma Itamunoala\***

Senior Vice President  
+1 647 915 3193  
dayma.itamunoala@colliers.com

**Zoe Prachter\***

Transaction Manager  
+1 416 816 9041  
zoe.prachter@colliers.com

**Chris Bertucci**

Sales Representative  
+1 416 620 2359  
chris.bertucci@colliers.com

**Yianni Tsiampas**

Sales Representative  
+1 416 620 2350  
yianni.tsiampas@colliers.com



Colliers 800 - 401 The West Mall Toronto, ON M9C 5J5 +1 416 777 2200