

# Duke Street | 18 Unit Alteration

Hamilton



**Property Type:** Multi-Unit Apartment Building

**Final Layout:** 18 × 1-Bedroom Units

## **Project Overview:**

Located in the heart of **Downtown Hamilton**, this apartment building began as a severely **damaged and gutted structure**, uninhabitable and long-vacant. With full control of the site and no existing tenants, our construction team led the charge on a **complete interior and exterior restoration**, transforming it into a fully modernized **18-unit apartment building**, each suite offering a comfortable and efficient 1-bedroom layout.

This project stands as a testament to what's possible when vision, execution, and experience come together—**reviving distressed real estate into high-demand rental housing**.

## **Scope & Strategy:**

- Stripped the interior down to its shell and rebuilt all structural, mechanical, and interior systems
- Created **18 self-contained 1-bedroom units**, each with full kitchens, bathrooms, laundry, and natural light access
- Upgraded electrical, plumbing, HVAC, fire separation, egress, and soundproofing to comply with OBC multi-unit residential standards
- Modernized the building façade, entrances, common areas, and site infrastructure for long-term durability and tenant appeal

## **Challenges Solved:**

- Tackled major damage and neglect throughout the building structure

- Managed all phases of construction without occupancy delays due to the building being vacant
- Brought a non-functional asset up to full legal occupancy and rental standard

**Investor Benefits:**

- Delivered **18 brand new units** in a market with high rental demand
- Reclaimed a non-performing asset into a fully income-generating property
- Ideal unit mix (1-bed suites) for consistent tenant turnover, cash flow, and management simplicity

**Current Status:**

Construction near completion. Leasing completed.