

# Hughson | 60 Unit Alteration

Hamilton



**Property Type:** Existing 60-Unit Mid-Rise Apartment Building

## Project Overview:

This 60-unit apartment building is undergoing a **comprehensive cosmetic renovation**, aimed at revitalizing aging suites and attracting a more stable, professional tenant base. Given its prime location **directly across from St. Joseph's Healthcare Hamilton**, our team identified a key demographic: **front-line healthcare workers** seeking well-appointed, move-in-ready rental units close to work.

To meet this need, we initiated a full **interior upgrade of all 60 units**, including brand-new kitchens and the addition of **in-suite stackable washer/dryers**—a rare but in-demand feature that enhances tenant convenience and rental appeal.

## Scope & Strategy:

- Full cosmetic renovation of all 60 suites, including:
  - Modern kitchens with new cabinetry, countertops, and finishes
  - Updated bathrooms and lighting fixtures
  - New flooring and paint throughout each unit
- Installed **in-suite stackable washer/dryers** to eliminate reliance on shared laundry rooms
- Renovation strategy tailored to attract healthcare professionals and long-term renters

## Challenges Solved:

- Refreshed an aging rental asset in a high-visibility healthcare corridor
- Future-proofed the building by adding in-unit amenities that meet today's tenant expectations
- Improved rentability without structural changes or additions

**Investor Benefits:**

- Increased unit desirability = reduced vacancy and tenant turnover
- Higher rental rates achievable due to modern finishes and in-suite laundry
- Positioned as a preferred rental option for local hospital staff and professionals

**Current Status:**

Interior renovations underway. Several upgraded units already tenant-ready.