



STUDENT RESIDENTIAL

MIXED-USE RETAIL AT WEST VILLAGE SUITES

1686 MAIN STREET WEST · HAMILTON,
ONTARIO

NOW LEASING · SEPTEMBER 2026



THE OPPORTUNITY

Retail in Hamilton's McMaster University district

Strategically positioned in Hamilton's vibrant McMaster University district, West Village Suites presents an exceptional opportunity to serve one of the city's most active student populations. The mixed-use community is home to hundreds of residents, creating a steady, built-in customer base and consistent activity throughout the year.

Fronting Main Street West with outstanding exposure and convenient transit access, the property is well suited for cafés, quick-service restaurants, convenience retail, health & wellness, and a variety of service-oriented concepts looking to benefit from the area's strong student and neighbourhood demographics.

4,913 SF

TOTAL RETAIL · 2 UNITS

107 Units

RESIDENTIAL ABOVE

2.7 KM

TO MCMASTER
UNIVERSITY

Immediate

AVAILABILITY



— AVAILABILITY

Two ground-floor units

UNIT 1A

1,240 SF

Main Street West frontage

UNIT 6+7+8

3,673 SF

3,673 SF interior + 972 SF patio

NET RENT

Contact Listing Agent

CAM

\$3.56 PSF est.

TAX

\$7.98 PSF est.

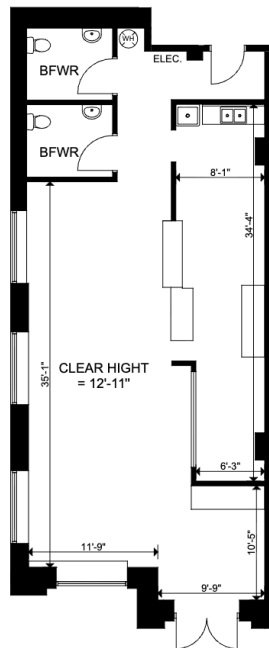
POSSESSION

Immediate

All measurements are approximate and to be verified by the tenant. Residential component: 107 units.

Unit 1A — ground floor

UNIT 1A
1,240 SF



GROSS LEASABLE AREA

1,240 SF

CLEAR HEIGHT

12'-11"

DEPTH

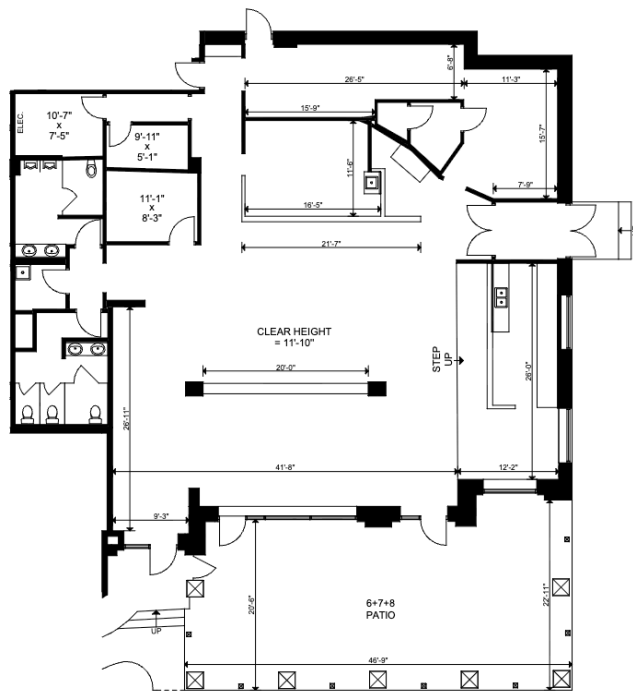
35'-1"

Two barrier-free washrooms and electrical room in place. Areas per BOMA 2025 certificate, August 31, 2026.

Unit 6+7+8 — ground floor

UNIT 6+7+8

3,673 SF



GROSS LEASABLE AREA

3,673 SF

PATIO

972 SF

CLEAR HEIGHT

11'-10"

Washrooms, electrical room and back-of-house in place. Areas per BOMA 2025 certificate, August 31, 2026.

A dense, young, high-spending trade area

32,000+

STUDENTS

45,390

TOTAL POPULATION

40,223

DAYTIME POPULATION

26%

POPULATION BETWEEN
19–35 YEARS OF AGE

\$130,353

AVERAGE HOUSEHOLD
INCOME

\$143,899

AVERAGE DISPOSABLE
INCOME

\$11,519

ANNUAL SPENDING ON
FOOD

2.7 KM

TO MCMASTER
UNIVERSITY

— LEASING INQUIRIES

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IMMEDIATE AVAILABILITY

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