

# HARBOURLIFE

## ONLY 10 UNITS REMAINING, WORK SHEETS AVAILABLE

Suite	Size	Type	Model	Starting Price
318	441	Studio	B - Escarpment	\$494,999.00
403	441	Studio	B - Escarpment	\$494,999.00
419	441	Studio	B - Escarpment	\$494,999.00
201	510	Studio	C - Waterfall	\$549,999.00
222	510	Studio	C - Waterfall	\$549,999.00
301	510	Studio	C - Waterfall	\$549,999.00
314	510	Studio	C - Waterfall	\$549,999.00
602	573	Studio	D - Lake	\$615,999.00
504	808	Studio	E - Pier	\$769,999.00

*HarbourLife is located in Hamilton's Historic West Harbour neighbourhood. It offers residents both city-type amenities, as well as the peace of suburban living. The building is set on James St. North, an arterial route just blocks away from the newly constructed GO Train station to the south and the newly revitalized Pier 8 Waterfront to the north*

### Triple Net Lease in Place. Positive Cash Flow. High Return

Deposit Structure	Tentative Completion	Maintenance Fees	Assignment
\$5000 at Signing Balance to 5% - 30 Days 5% - 90 Days 5% - 270 Days 5% - 540 Days 5% - Registration	December 31, 2024	\$0.57/sq ft	\$5000 Legal Fee Applies
	<b>Taxes</b>	<b>Capped Charges</b>	<b>Capped Adjustments</b>
	\$0.62/s ft	Development Charges: \$3000	Meters/Closing Adjustments/ETC. \$1,500

### cheques payable to: Schneider Ruggiero Spencer Milburn LLP in Trust Signing and Postdated cheques

\*As per plan from Vendor's Standard Samples and/or as provided in Agreement of Purchase and Sale. Prices, Availability, Specifications, Dimensions, Features, Offerings and Promotions are subject to withdrawal or change without notice and where applicable are subject to provisions in the Agreement of Purchase and Sale and HarbourLife Documents.

Please see a Sales Representative for full details. E. & O.E. April 12, 2022



**MILBORNE**  
GROUP