



New



Next OH: **Public: Sun Apr 15, 2:00PM-4:00PM**

95 Ottawa Street N, Hamilton, L8H 3Y9

Status: **Active** Prev Price:
 MLS® #: **H4023699** Region: **Hamilton**
 Alt. MLS® #: Municipality: **Hamilton Centre (20)**
 Neighbhd: **Crown Point (201)**
 Ownrshp Type: Age:
 Property Type: **Commercial** Location:
 Type Primary: **Retail** Lot Shape:
 Category: **Multi-Use** Lot Irregularities:
 Use: **Live/Work**
 Cross Street: **Main Street East**

Price: **\$439,900**
 Price Code: **For Sale**
 Rental Term:
 Lot Frontage: **300.00 Feet**
 Lot Depth: **177.33 Feet**
 Lot/Bldg/Unit Cd: **Lot**
 Fronting On:
 Zoning:
 Acres: **less than .50**
 Taxes/Year: **\$4,662/2017**

Property Details

Total # Units:
 Total Area: **1,396 Square Feet**
 % Building:
 % Usable:
 % Rentable:
 Freestanding: **No**
 Office/Apt Area: **/**
 Industrial Area: **/**
 Retail Area: **350/Square Feet**
 Air Conditioning: **No**
 Basement:
 Elevator/Escalator: **No Elevator**
 Washrooms: **3**
 Parking Spaces: **3**
 Garage/Parking: **Double Detached**
 Area Influences: **Major Highway, Public Transit**

Condo Maint Fee:
 Amps: Year Built:
 Volts: Sq Ft/Src: **1,396**
 Crane:
 Fire Protect: **Smoke Detector**
 Heat Type: **Gas Forced Air Closed**
 Outside Storage: **No**
 Sewers: **Sanitary**
 Soil Test:
 Survey: **No**
 UFFI:
 Utilities: **Yes**
 Water: **Municipal**
 Water Supply Types: **Unknown**
 Rail: **No**

Clear Height (ft): **6'4**
 Bay Size
 Length (ft):
 Width (ft):
 Truck Level #:
 Height (ft):
 Width (ft):
 Double Man #:
 Height (ft):
 Width (ft):
 Drive-In Lvl #:
 Height (ft):
 Width (ft):
 Grade Level #:
 Height (ft):
 Width (ft):
 # of Trailer Parking Spots:

Inclusions: **Commercial as is. Residential all appliances and elfs.**
 Directions: **Fronting on West**

Public Remarks: **Located in the center of the very sought after neighborhood of Crown Point on vibrant Ottawa Street steps away from the original Tim Hortons. Separate entrances for the retail, residential and basement. Easy to convert into desired configuration. Great investment potential. Large garage in rear and front pad parking. Lots of options-must see!**

Prepared By: **Andrew Bridgman** Client Full Report Date Printed: **04/12/2018**

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StreetCity Realty Inc.