



360 Cannon Street E, Hamilton, L8L 2C2

Commence Dt: **04/12/2024**

Status: **Active**

MLS®#: **H4190732**

Alt. MLS®#:

Prev Price:

Region: **Hamilton**

Municipality: **Hamilton Centre (14)**

Status: **Active**

Price: **\$849,900**

DOM: **6**

Price Code: **For Sale**

Neighbrhd: **Landsdale (141)**

Ownrshp Type:

Lot Frontage: **37.00 Feet**

Property Type: **Multi-Residential** Lot Depth: **130.00 Feet**

Sub Type: **3 Units** Lot Shape: **Rectangular**

Fronting On: **South** Lot Irregularities:

Taxes: **\$2,792/2023** Sq Ft / Src: **1532 / LBO provi**Age: **100+ Years**

Cross Street: **Victoria Ave N**

Directions: **South on Wentworth St N West on Cannon Street E**

Property Details

Exterior

Accessible:

Type: **Detached**

Foundation: **Concrete Block, Stone**

VisitAble:

Style: **2 Storey**

Year Built: **1895** Amps:

Soil Type:

Location: **Urban**

Sq Ft/Src: **1,532/LBO** Volts:

provided

Exterior Finish: **Brick**

Driveway/Park Spcs: **5.0**

Pool: **None**

Acres: **less than .50**

Sewers: **Sewer**

Parking Type:

Waterfront:

Roof Type: **Asphalt Shingle**

Zoning:

Driveway/Parking: **Gravel**

Water Meter:

Shingles Rplc:

Garage Spaces: **2.0**

Water Type:

Water Source: **Municipal**

Recreational Use:

Garage/Parking: **Detached**

Retirement Community:

Interior

Basement Size: **Full**

Fireplace:

Heat Source: **Gas**

Elevator:

Basement Finish: **Fully Finished** FP Stove:

Heat Type: **Forced Air**

Laundry Access: **In Area**

Basement Features: **Walk-Up**

A/C Type: **Central Air**

Pets Permit:

Rental Items: **Hot Water Heater**

UFFI:

Interior Features: **Carpet Free, In-Law Suite**

Listing Brokerage: [RE/Max Escarpment Realty Inc., Brokerage](#)

Multi-Residential Information

Storeys: **3**

Gross Rent Inc:

Leases: **No**

Type of Dwelling: **2 Storey**

Rent Registered:

Laundry: **In Area**

Current Bldg Use:

Vacancy Allowance:

Tenant Pays: **Cable TV, Hydro**

Fire Protection: **Smoke Detector**

1 Full Baths: **1** Bedrooms: **2** Sq Ft: **1,015** Appliances: **Dishwasher, Refrigerator, Stove**

Half Baths: **0** Rooms: **5** Occupied: **No**

2 Full Baths: **1** Bedrooms: **2** Sq Ft: **804** Appliances: **None**

Half Baths: **0** Rooms: **4** Occupied: **No**

3 Full Baths: **1** Bedrooms: **1** Sq Ft: **813** Appliances: **None**

Half Baths: **0** Rooms: **4** Occupied: **No**

RE/MAX Escarpment Realty Inc.

Directions:

South on Wentworth St N West on Cannon Street E

Public Remarks:

A turnkey legal duplex with in-law suit and plenty of parking. All units are separately meters and feature white kitchen cabinets, laminate flooring, and updated bathrooms. The main floor and second floor units each have 2 bedrooms and have previously been rented for \$2200/mo and \$2000/mo, respectively. The basement in-law unit previously rented at \$1500/mo. All units are currently vacant. This property also boasts a detached 2 car garage/workshop with laneway access that could be rented out separately. Updates were completed in 2020/2021 and included cosmetic updates, windows, doors, furnace, and AC. Book your private showing today before it is TOO LATE*! *REG TM. RSA

