

**70 Ottawa Street N, Hamilton, L8H 3Z1**Commence Dt: **04/18/2024**Status: **Active**MLS® #: **H4190400**

Alt. MLS® #:

Prev Price:

Region: **Hamilton**Municipality: **Hamilton Centre (20)**Status: **Active**Price: **\$1,249,000**DOM: **7**Price Code: **For Sale**Neighbrhd: **Crown Point (201)**

Ownrshp Type:

Lot Frontage: **30.08 Feet**Property Type: **Multi-Residential** Lot Depth: **100.00 Feet**Sub Type: **4 Units**Lot Shape: **Rectangular**

Fronting On:

Lot Irregularities:

Taxes: **\$5,844/2024**Sq Ft / Src: **2800 / 3rd Party** Age: **51-99 Years**Cross Street: **Dunsmure**Directions: **Ottawa Street N to Dunsmure.****Property Details****Exterior**

Accessible:

Type: **Detached**Foundation: **Concrete Block**

VisitAble:

Style: **2 Storey**

Year Built:

Amps:

Soil Type:

Location: **Urban**Sq Ft/Src: **2,800/3rd**

Volts:

Party Measuring ServiceExterior Finish: **Brick**Driveway/Park Spcs: **4.0**

Pool:

Acres: **less than .50**Sewers: **Sewer**

Parking Type:

Waterfront:

Roof Type: **Flat**Zoning: **C5A**

Driveway/Parking:

Asphalt

Water Meter:

Shingles Rplc: **2024**

Garage Spaces:

0.0

Water Type:

Water Source: **Municipal**

Recreational Use:

Garage/Parking:

Tandem

Retirement Community:

School Districts: **Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board****Interior**

Basement Size:

Full

Fireplace:

Heat Source: **Gas**

Elevator:

Basement Finish:

Partially Finished

FP Stove:

Heat Type: **Radiant**Laundry Access: **None**

Basement Features:

A/C Type: **Window Unit**

Pets Permit:

Rental Items:

Hot Water Heater

UFFI:

Inclusions:

3 fridge 2 stove

Listing Brokerage:

[**Re/Max Escarpment Realty Inc., Brokerage**](#)**Multi-Residential Information**

Storeys:

2

Gross Rent Inc:

Leases: **Yes**

Type of Dwelling:

2 Storey

Rent Registered:

Laundry: **None**

Current Bldg Use:

Vacancy Allowance:

Tenant Pays:

HydroFire Protection: **Carbon Monoxide Detector, Smoke Detector**

1	Full Baths: 1	Bedrooms: 3	Sq Ft: 0	Appliances: Refrigerator, Stove
	Half Baths: 0	Rooms: 4	Occupied: Yes	
2	Full Baths: 1	Bedrooms: 1	Sq Ft: 0	Appliances: Refrigerator, Stove
	Half Baths: 0	Rooms: 3	Occupied: Yes	
3	Full Baths: 1	Bedrooms: 1	Sq Ft: 0	Appliances: Stove
	Half Baths: 0	Rooms: 3	Occupied: Yes	
4	Full Baths: 1	Bedrooms: 0	Sq Ft: 800	Appliances: Dryer, Washer
	Half Baths: 0	Rooms: 1	Occupied: No	

RE/MAX Escarpment Realty Inc.

Directions:

Ottawa Street N to Dunsmure.

Public Remarks:

Welcome to 70 Ottawa St North, an exceptional mix-use property offering a blend of commercial space and residential apartments. Situated in a highly sought-after location, this property presents a lucrative investment opportunity with its diverse income streams and potential for growth. Whether

you're an investor seeking steady rental income or a business owner looking for a prime location, this property ticks all the boxes.

Prepared By: Andrew Bridgman

Client Full Report

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