

942 UPPER GAGE Avenue, Hamilton, Ontario L8V 4K9

Listing

Client Full

Active / Multi-Residential

[942 UPPER GAGE Av Hamilton](#)

Listing ID: 40792046

Price: \$749,900.00



Hamilton/18 - Hamilton Mountain/180 - Greeningdon

Multi-3 Unit

Unit Type	# Units
1 Bed	2
2 Beds	1
3 Beds	0
4+ Beds	0
Apt	0
Bachelor	0
Efficiency	0
Loft	0
Other	0
Pent	0
Studio	0
Total	3

Equip	# Inc
Dishwshr	0
Dryers	1
Fridges	3
Stoves	3
Washers	1

SF Range:	1501 to 2000
AG Fin SF:	1,750.00
Common Interest:	Freehold/None
Tax Amt/Yr:	\$5,226.00/2024
Units Occupied:	
Storeys/Total:	/2.00

Beds and Baths	
# Beds	4
# Baths	3

Remarks/Directions

Public Rmks: **Rare legal triplex perfectly situated in a prime Hamilton Mountain location! This unique property offers a fantastic investment opportunity with three separate units on an oversized lot, just moments away from essential amenities. The main floor unit features a spacious layout with two bedrooms, a full bathroom, and convenient laundry facilities - this unit could easily be split to add a 4th unit. On the upper level, you'll find two additional units, each offering one bedroom and one bathroom. The property also includes a detached garage that generates additional revenue, enhancing the investment appeal. Vacant possession will be provided on closing! Don't miss out on this rare opportunity to own a lucrative rental property. Contact us today for more details and to schedule a viewing!**

Directions: Upper Gage Ave - between Mohawk Rd E & Limeridge Rd E

Exterior

Exterior Feat:	Porch, Separate Hydro Meters, Year Round Living	Roof:	Asphalt Shingle
Construct. Material:	Aluminum Siding	Foundation:	Stone
Shingles Replaced:	2024		Apx Age:
Year Built:	1870		100+ Years
Garage and Parking:	Detached Garage, Outside/Surface/Open,	Water Tmrt:	
Parking Spaces:	7	Acres Rent:	
Garage Sp/Desc:	1 Spaces	Sewer:	Municipal
Water Source:	Municipal	Acres Range:	< 0.5
Lot Size Total/Units:		Lot Depth (Ft):	173.00
Lot Front (Ft):	63.00	Hospital, Library, Park, Place of Worship, Public Transit, Schools	
Area Influences:		Fronting:	West
Topography:		School District:	Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board

Interior

Interior Feat:	Accessory Apartment, Separate Hydro Meters	Plumbing Age:	10 years	Furnished:	
Basement:	Full Basement, Unfinished,	Tank Age:	15 years	UFFI:	
Cooling:	Central Air, Wall Unit				
Heating:	Forced Air, Gas, Wall Furnace				
Inclusions:	Other				
Add Inclusions:	3 fridges, 3 stoves.				
Exclusions:	All tenant's belongings.				
Electric Age:	10 years				
Furnace Age:	10 years				

Multi-Residential Information

Under Contract: **Hot Water Heater**

Laundry Features: **In-Suite**

Additional Monthly Fees:

Financial Information

Expenses	Income
Building Insurance:	
Administrative Fee:	
Laundry Rentals:	
Under Cntrct Mnthly:	
Addl Monthly Expense:	
Prop Mgmt Expense:	

Property Information

Common Elem Fee:	Local Improvements Fee:
Legal Desc:	PT LTS 466, 467, 468 & 469, PL 601 ; PT LTS 501, 502 & 503, PL 601 , AS IN CD346612 ; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN CD346612; HAMILTON
Zoning:	DE/S-1743
Assess Val/Year:	\$367,000/2016
PIN:	169820185
Survey:	None/
Hold Over Days:	
PIN 2:	

ROLL: **251807064307890**
Possession/Date: **60 - 89 Days/**

Occupant Type: **Tenant**
Deposit: **50000**

Brokerage Information

List Date: **12/03/2025**
List Brokerage: **RE/MAX Escarpment Realty Inc.**

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Source Board: Cornerstone Association of REALTORS®
Prepared By: Andrew Bridgman, Salesperson
Date Prepared: 12/04/2025

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