

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**
 Construct. Material: **Aluminum Siding**
 Shingles Replaced: **2024**
 Year Built: **1870**
 Garage and Parking: **Detached Garage, Outside/Surface/Open,**
 Parking Spaces: **7**
 Garage Sp/Desc: **1 Spaces**
 Water Source: **Municipal**
 Lot Size Total/Units:
 Lot Front (Ft): **63.00**
 Area Influences: **Hospital, Library, Park, Place of Worship, Public Transit, Schools**
 Topography:
 School District: **Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board**

Foundation: **Stone**
 Driveway Spaces: **6**
 Sewer: **Sewer (Municipal)**
 Acres Range: **< 0.5**
 Lot Depth (Ft): **173.00**
 Roof: **Asphalt Shingle**
 Apx Age: **100+ Years**
 Water Tmnt:
 Acres Rent:
 Licens Dwelling:
 Fronting: **West**

Interior

Interior Feat: **Accessory Apartment, Separate Hydro Meters**
 Basement: **Full Basement, Unfinished,**
 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**
 Plumbing Age: **10 years**
 Tank Age: **15 years**
 Furnished:
 UFFI:

Multi-Residential Information

Under Contract: **Hot Water Heater**
 Laundry Features: **In-Suite**

Additional Monthly Fees:

Financial Information

Expenses

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

Income

Property Information

Common Elem 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 DE/S-1743**
 Zoning: **DE/S-1743**
 Assess Val/Year: **\$367,000/2016**
 PIN: **169820185**
 Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 PIN 2:

12/4/25, 11:31 AM

Matrix

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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