



# 62-66 JAMES STREET NORTH

## HAMILTON, ONTARIO

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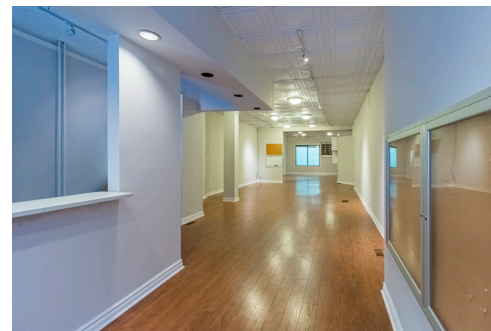
## PROPERTY DETAILS

Building Size	8,485 sf
Asking Price	\$1,950,000
Annual taxes (2023)	\$23,105.51
Cross Street	York Boulevard / Rebecca Street
Lot Size	48.54' x 88.00'
Parking	Paid Lot & Street Parking
Power	230V; 200A
Washrooms	8
Zoning	D2 Holding: H17, H19, H20

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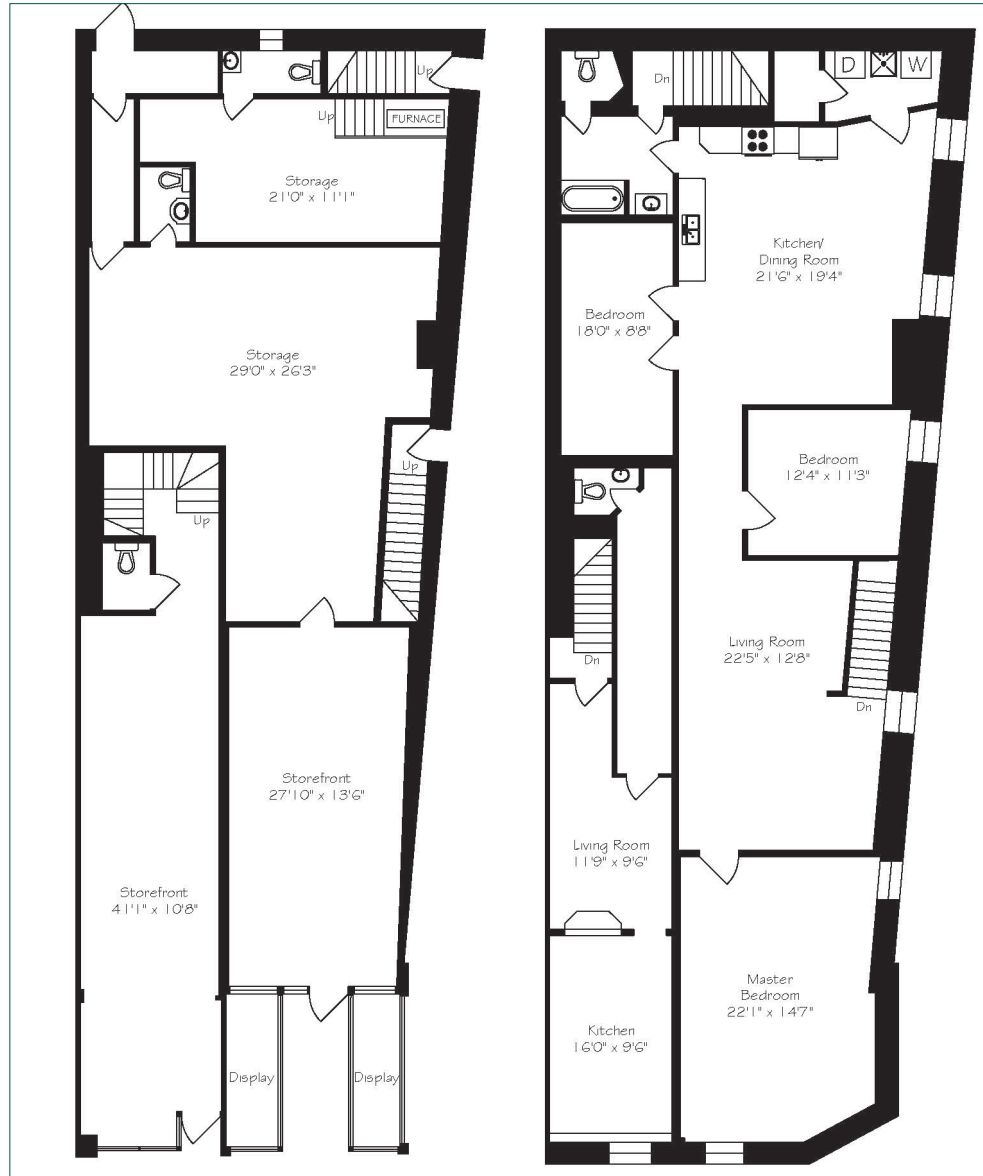
## PROPERTY INFORMATION

- ▶ Mixed use commercial building for sale
- ▶ Three retail units, one 3-bedroom apartments at 66 James, and one multi-bedroom unit at 62 James.
- ▶ 66 James Street North retail unit and tenanted apartment nicely finished
- ▶ Great potential for renovation/development in bustling James Street area
- ▶ Excellent location between Main Street and York Boulevard, right on the corner of James Street North and Rebecca Street
- ▶ Surrounded by services, shops, and popular restaurants and bars
- ▶ Transit up and down James Street with access to Hamilton Mountain via MacNab Street Terminal
- ▶ Quick drive to Highway 403 via York Boulevard and King Street
- ▶ Property with respect to Heritage is "Registered, Non Designated"



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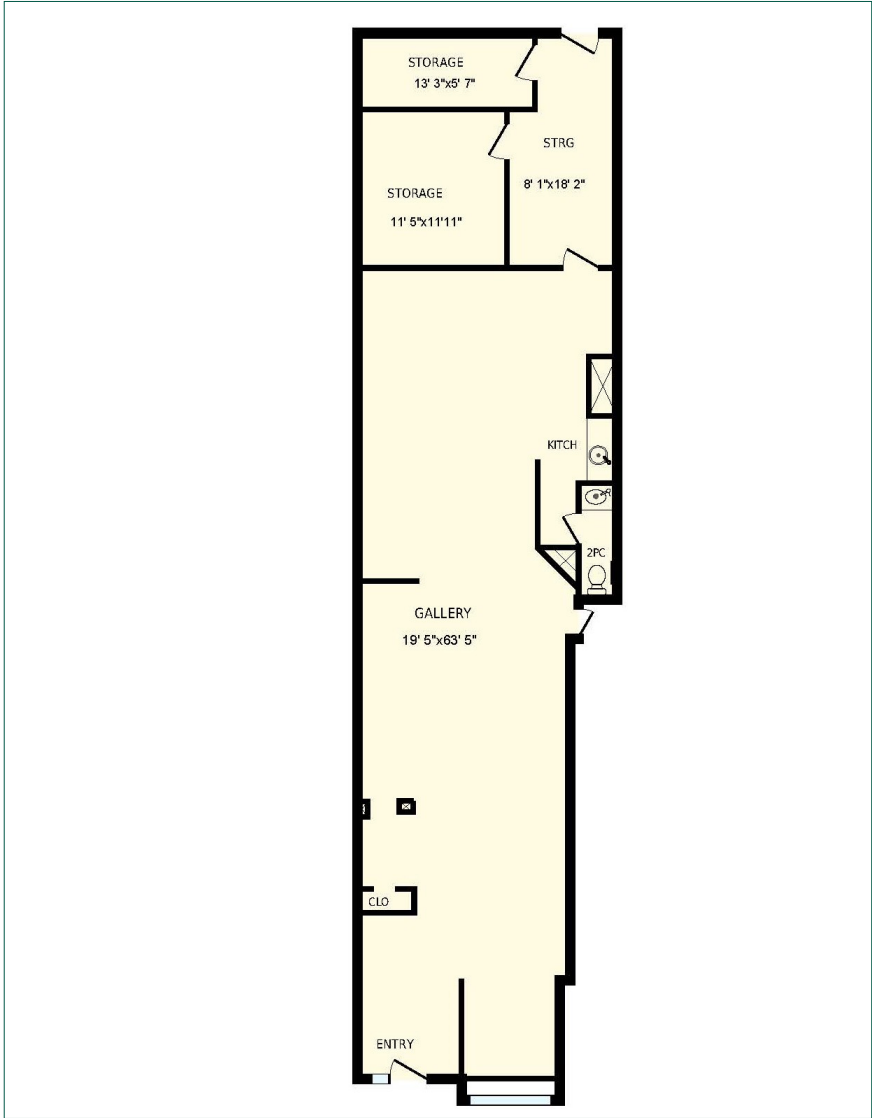




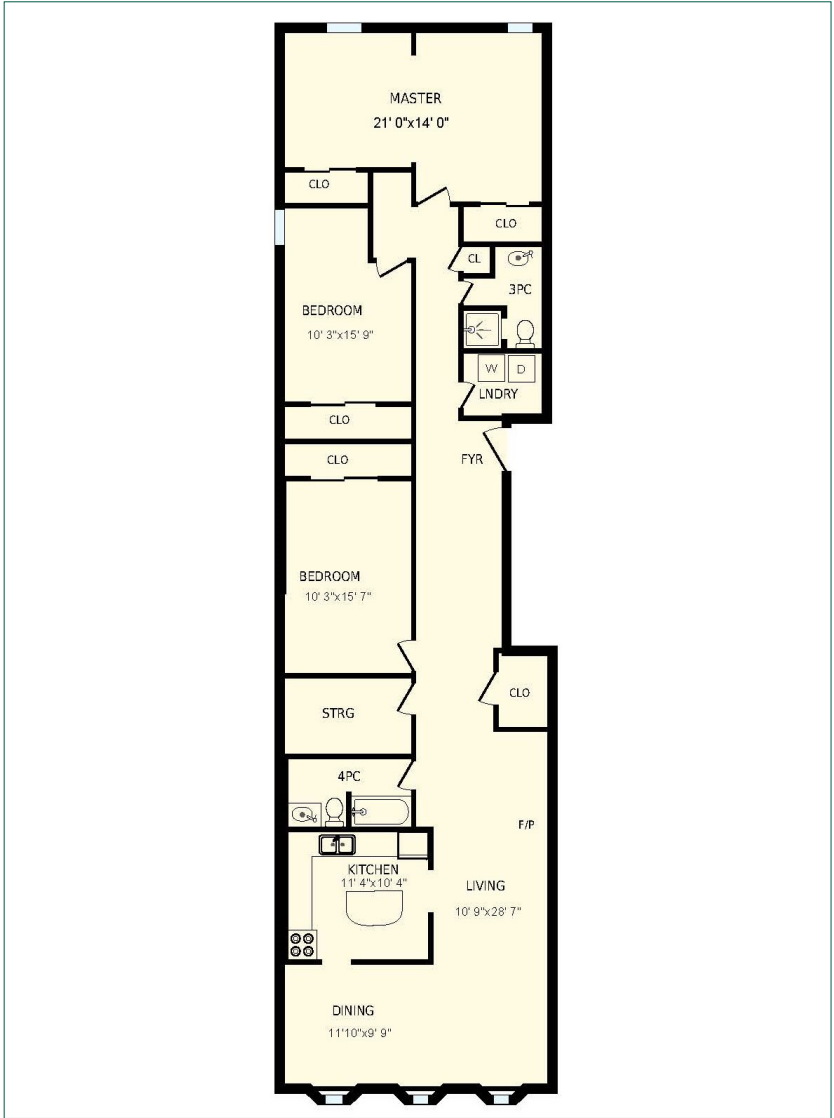
**Main Floor Retail Unit**

**2nd Floor Apartment**

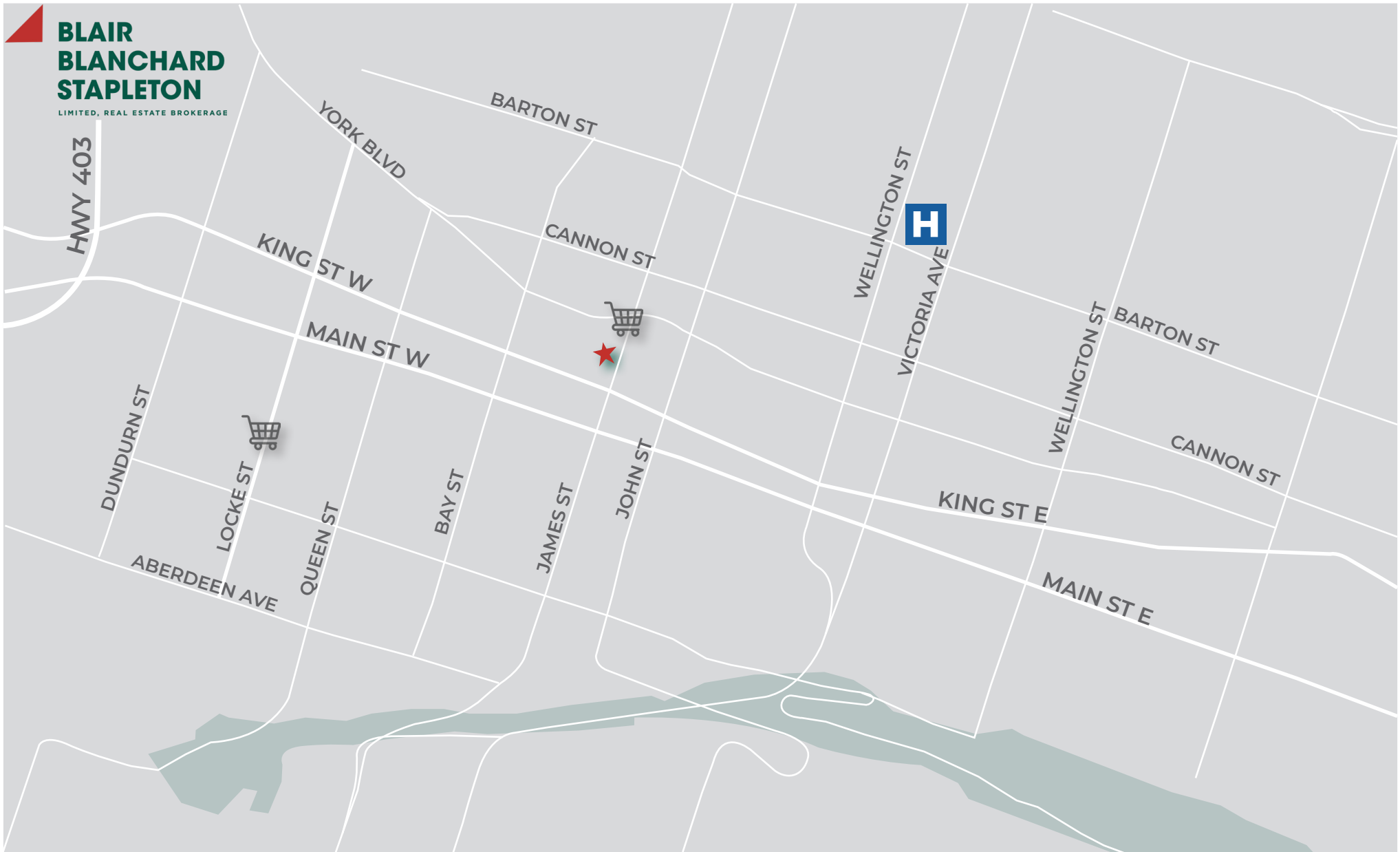
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*Main Floor Retail Unit*




*2nd Floor Apartment*



 **62-66 JAMES STREET NORTH, HAMILTON, ON**

 **1.9 km** to Hamilton General Hospital

 **2.1 km** to Locke Street Shopping District  
**Immediately Located** in James Street North Shopping District



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