

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

\$3,399,000
ASKING PRICE

14,146SF
TOTAL AREA

4,444SF
RETAIL SPACE



705 Mohawk Road East, Hamilton, ON

Absolutely solid building with unlimited potential featuring 10 spacious residential apartments plus a bright and welcoming retail storefront space of approximately 4,000sf, which could be split into smaller units. Total building size is 14,146 square feet over two floors. Incredible location right off Upper Gage and Mohawk, this corner is anchored by McDonalds, KFC, Food Basics, and RBC among many other businesses. Easy access off of the LINC/ Upper Gage with many transit stops close by. This is the ideal opportunity for an investor or owner occupier.

Evan Apostol

Broker

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Keriann Harlow

Sales Representative

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HAMILTON DOWNTOWN OFFICE

25 Main Street West Suite 2025, Hamilton ON L8P 1H1
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

MIXED USE PROPERTY FOR SALE

Total building size is 14,146 square feet over two floors. Eight apartments are on the second floor and two are on the ground floor. There are four vacant residential apartments (two-2 bedroom and two-1 bedroom) so you can set your rent. Each tenant has their own hydro meter. On-site laundry and there is income from the billboard sign for additional revenue. This large property offers over 19 parking stalls.

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PROPERTY DETAILS	
PRICE	\$3,399,000
TAXES (2024)	\$33,652.00
BUILDING SIZE	14,146 sf
RETAIL AREA	4,444 sf
LAND SIZE	113.14' x 172.00'
FLOORS	2
PARKING	19+
RESIDENTIAL UNITS	10
ZONING	C2



PROPERTY DETAILS

- Total building size of 14,146 sf over two floors
- Approximately 4,444 sf of divisible retail storefront space
- 10 spacious residential units: two on main floor and 8 on second floor
- 4 vacant residential units (two 2 bdrm & two 1 bdrm) so you can set your own rent
- Each tenant has their own hydro meter
- On-site laundry
- Additional income from billboard sign
- Over 19 on-site parking stalls
- Incredible location off of Upper Gage Ave and Mohawk Rd E with corner anchored by McDonalds, KFC, Food Basics and RBC among many others
- Easy access to LINC/Upper Gage and public transit



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HAMILTON DOWNTOWN OFFICE

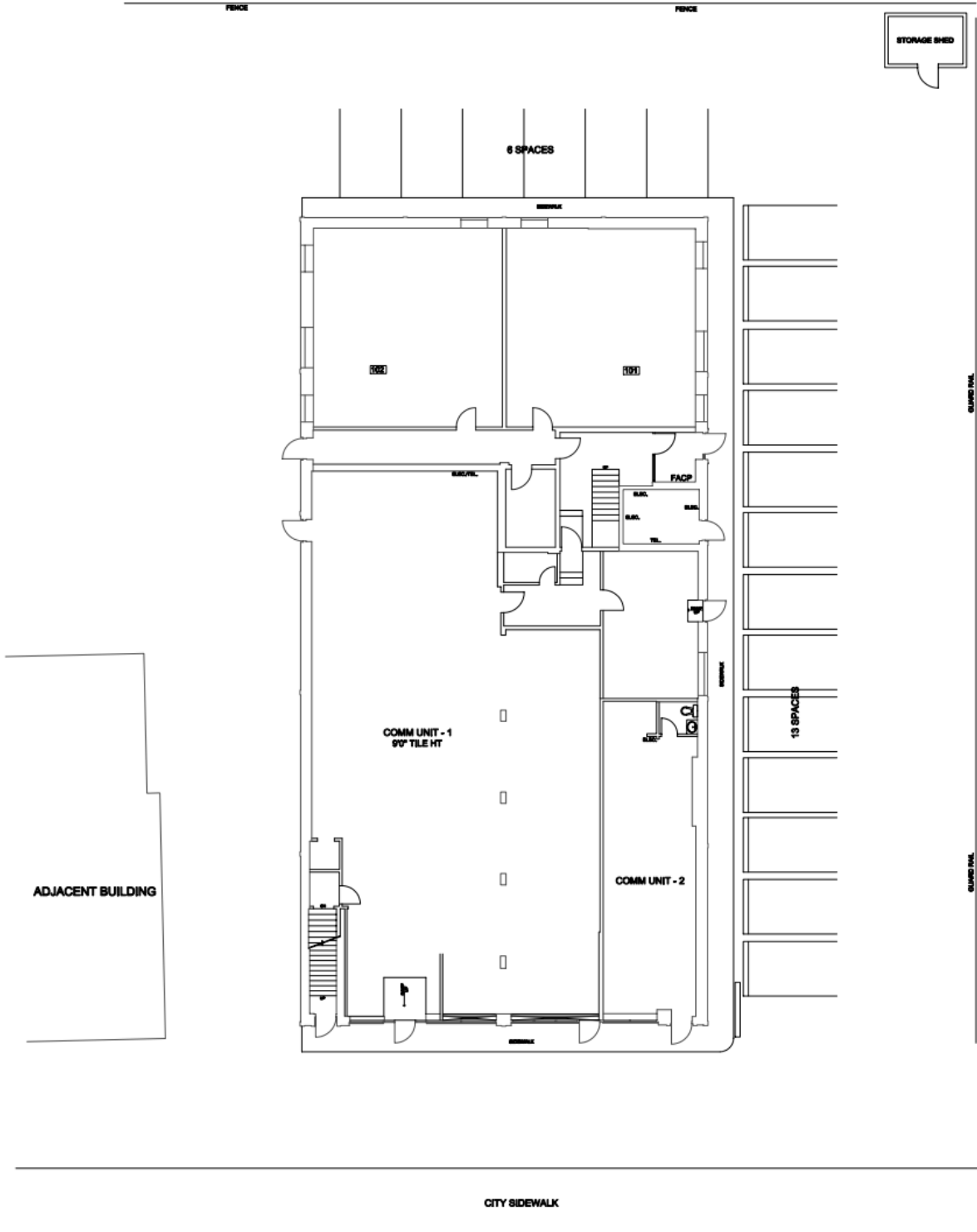
25 Main Street West Suite 2025, Hamilton ON L8P 1H1
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MIXED USE PROPERTY FOR SALE

Incredible location off of Upper Gage Ave and Mohawk Rd E with corner anchored by McDonalds, KFC, Food Basics and RBC among many others. Absolutely solid building with unlimited potential featuring 10 spacious residential apartments plus a bright and welcoming retail storefront space of approximately 4,000sf, which could be split into smaller units. Billboard signage is up for renegotiation, adding extra revenue source.

SITE PLAN



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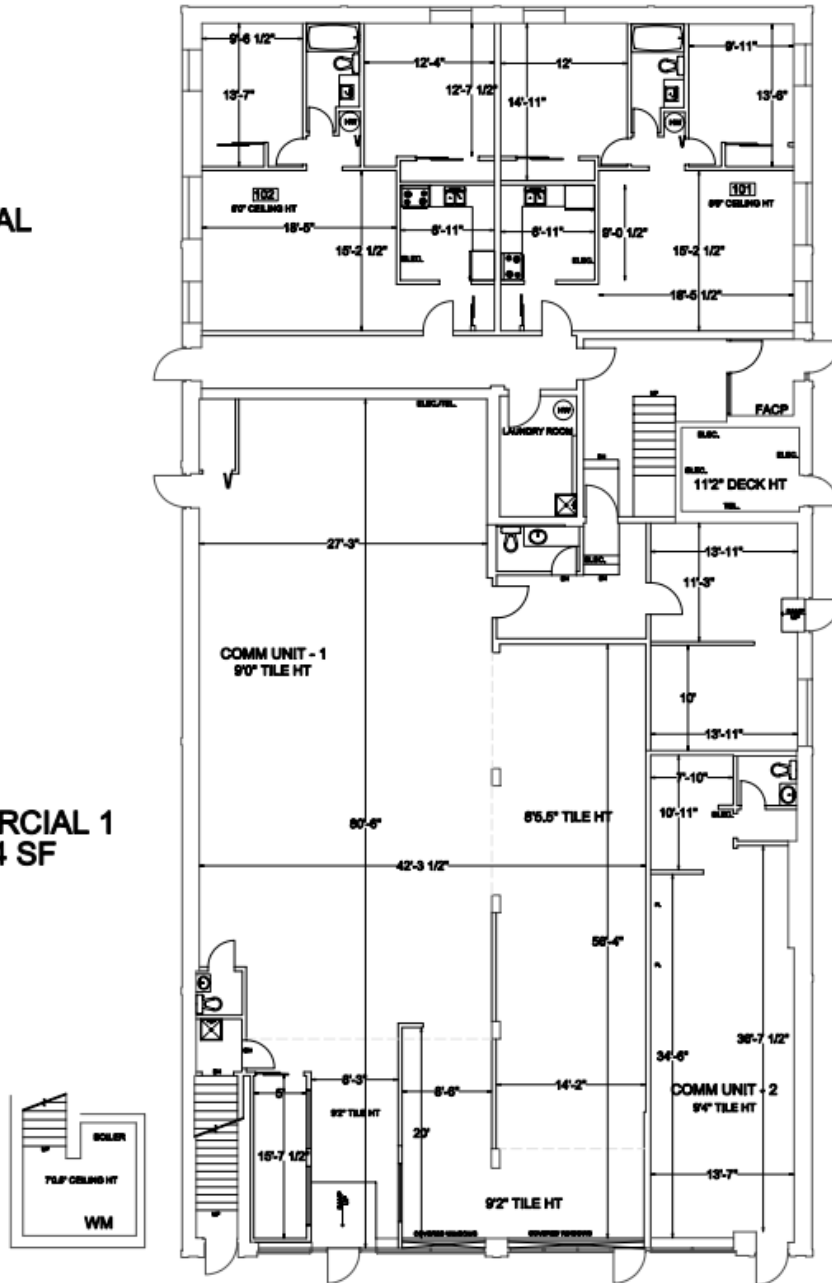
Bright and welcoming retail storefront space of approximately 4,000sf, which could be split into smaller units.

MAIN FLOOR PLAN

RESIDENTIAL
2,622 SF

COMMERCIAL 1
3,704 SF

COMMERCIAL 2
740 SF

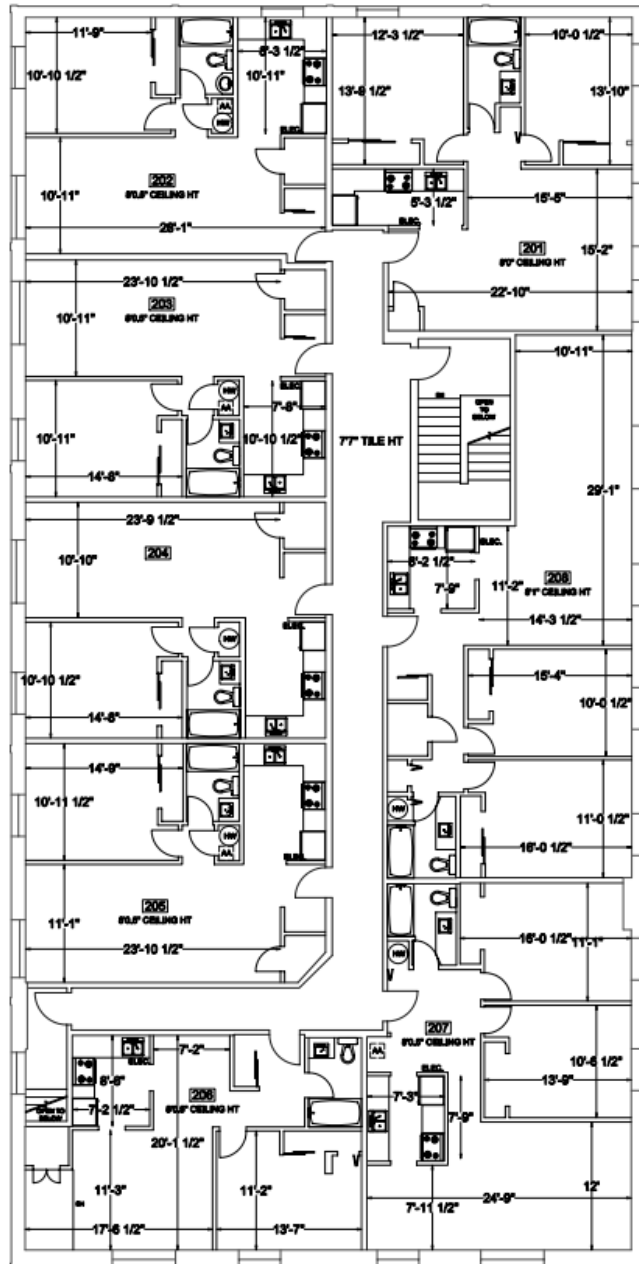


GROSS AREA: 7,066 SF

MIXED USE PROPERTY FOR SALE

Featuring 10 spacious residential apartments. Eight apartments are on the second floor and two are on the ground floor. There are four vacant residential apartments (two-2 bdrm and two-1 bdrm) so you can set your rent.

2ND FLOOR PLAN



GROSS AREA: 7,080 SF

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