

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

**\$799,000**  
ASKING PRICE

**\$6,800**  
TAXES (2024)

**5,838**  
SQUARE FEET



## 589 Cannon Street East, Hamilton, ON

Welcome to 589 Cannon St E, a delightful blend of character and modern living in the heart of Hamilton! This property has the potential to be mixed use or a one to two family dwelling under the current zoning, with the space lending itself to these uses with its versatile configuration and fenced rear yard. The building reflects the character of the region, with high ceilings, exposed, wooden rafters, and many windows flooding the space with natural light.

**Andrew Patrick Blair**

**Broker of Record**

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### HAMILTON OFFICE

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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

The street is bustling with local activity, being in a diverse and evolving Gibson neighborhood, surrounded by various amenities such as parks, shops, restaurants, the Bernie Morelli Recreation Centre, and Jimmy Thompson Pool. Tim Horton's Field, Gage Park and the Hamilton General Hospital are a quick drive away. Attention artists - 589 Cannon is just steps away from Playhouse Cinema and the Cotton Factory. The Gibson and surrounding Stipley and Crown Point Neighborhoods are known for their vibrant culture and accessibility to public transport, making this property a desirable location for families and professionals alike.



PROPERTY DETAILS	
ASKING PRICE	\$799,000.00
TAXES (2024)	\$6,800.00
BUILDING SIZE	5,838 sf
LAND SIZE	48' x 98'
FLOORS	2
LOADING DOOR	7' x 7' Drive-In
PARKING	(2) Surface
ZONING	D/S-459 D/S-1822

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  - Located in a diverse and evolving Gibson neighborhood
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  - Tim Horton's Field, Gage Park and the Hamilton General Hospital are a quick drive away
  - Attention artists - 589 Cannon is just steps away from Playhouse Cinema and the Cotton Factory
  - The Gibson and surrounding Stipley and Crown Point Neighborhoods are known for their vibrant culture and accessibility to public transport
  - Desirable location for families and professionals alike

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