

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

\$600,000
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.

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HAMILTON OFFICE

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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	\$600,000.00
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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