

**\$199,000**  
LIST PRICE

**\$2,787**  
TAXES (2024)

**0.021**  
ACRES



### 95 John Street South, Hamilton, ON

Downtown development lot available with previous Phase I and II, and earlier design plans and surveys for a commercial and 2 residential units to give a buyers imagination a head start.

Downtown Central Business District (D1) zoning, allowing for a wide array of options for growth and future value within walking distance to the downtown core, the Hamilton GO station, or even St Joe's hospital for potential future residents. Property sold "AS-IS". Taxes estimated from city tax calculator and subject to correction.



**Mike Beaudoin**

Broker of Record

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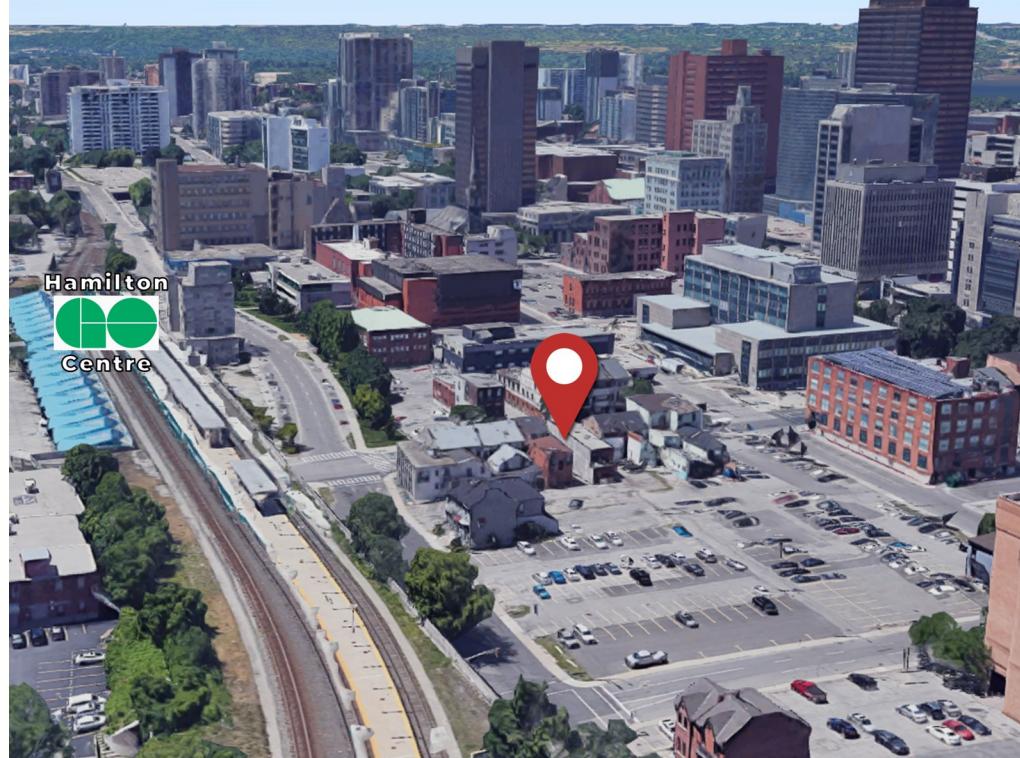
#### HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
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.

# VACANT DEVELOPMENT LAND FOR SALE

Downtown development lot available with previous Phase I and II, and earlier design plans and surveys for a commercial and 2 residential units to give a buyers imagination a head start. Downtown Central Business District (D1) zoning, allowing for a wide array of options for growth and future value within walking distance to the downtown core, the Hamilton GO station, or even St Joe's hospital for potential future residents. Property sold "AS-IS". Taxes estimated from city tax calculator and subject to correction.



## PROPERTY DETAILS

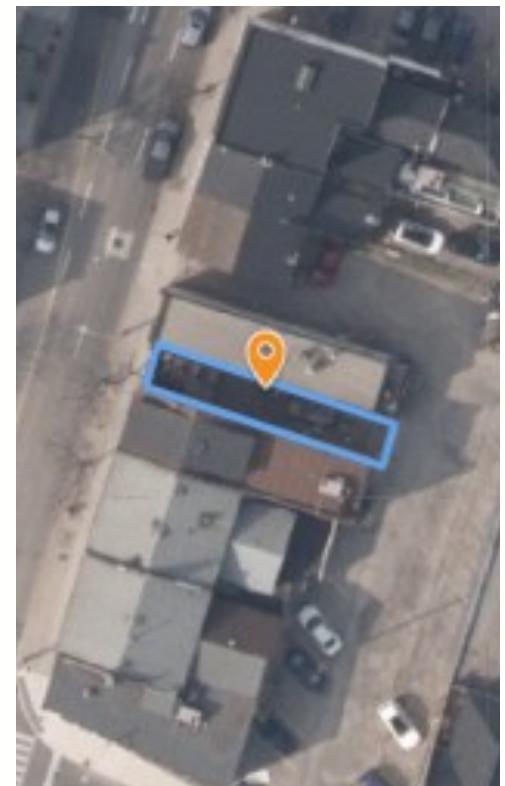
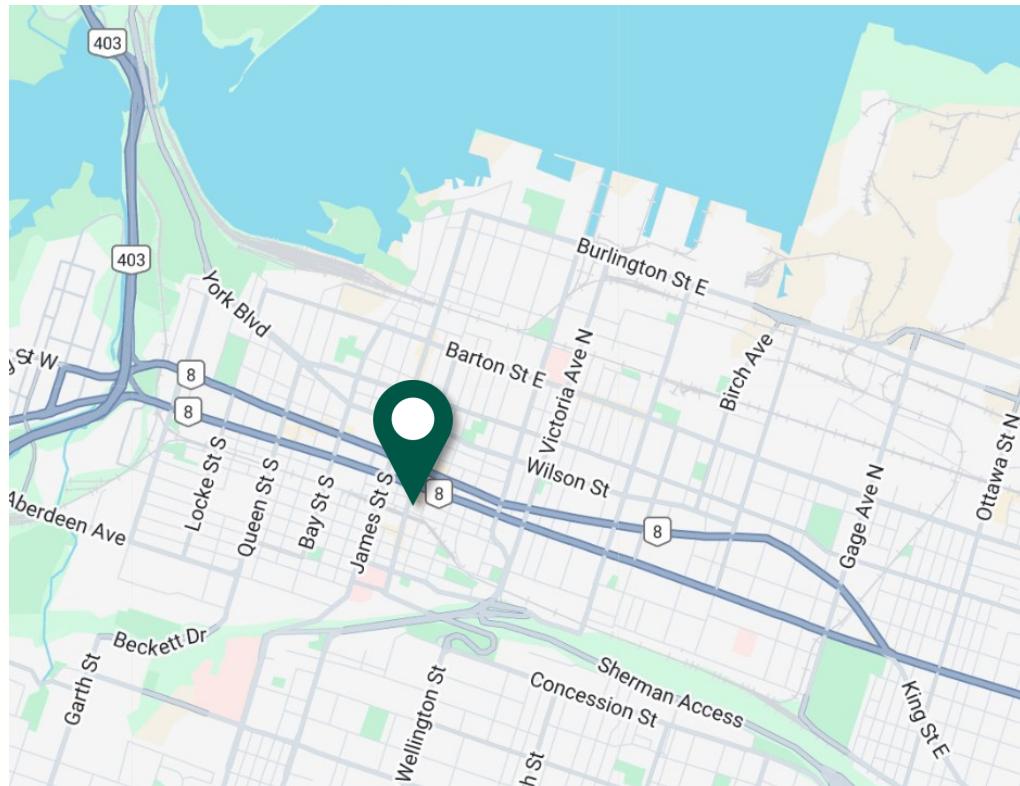
SIZE 0.021 acres

LOT MEASUREMENTS 12.41 ft x 71.91 ft

ZONING D1

## PROPERTY DETAILS

- downtown development lot available
- previous Phase I and II, earlier design plans & surveys for 1 commercial & 2 residential units
- walking distance to the downtown core, Hamilton GO station, St Joe's hospital
- property sold "AS-IS"
- taxes estimated from city tax calculator and subject to correction



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