

107-109 James Street North Hamilton, Ontario



Offered at \$2,900,000



Retail, Building and Land for Sale

Circa 2015 purpose built micro brewery building with rear patio plus 3-storey renovated and remodeled Victorian with retail/restaurant on the main floor and 2 modern offices above.

The steel and girder brewery offers 5540 square feet with bar/restaurant area, bottle shop area, full kitchen, brewery with rear loading access and patio.

Quality workmanship, design and finishes throughout.

Fabulous exposure due to orientation of the streets.

A truly rare opportunity and stellar investment for a long term hold.



Property Summary

Property Type

Cross Street

Lot Size

Land Size

Building Area

Property Taxes

Commercial properties in the heart of downtown

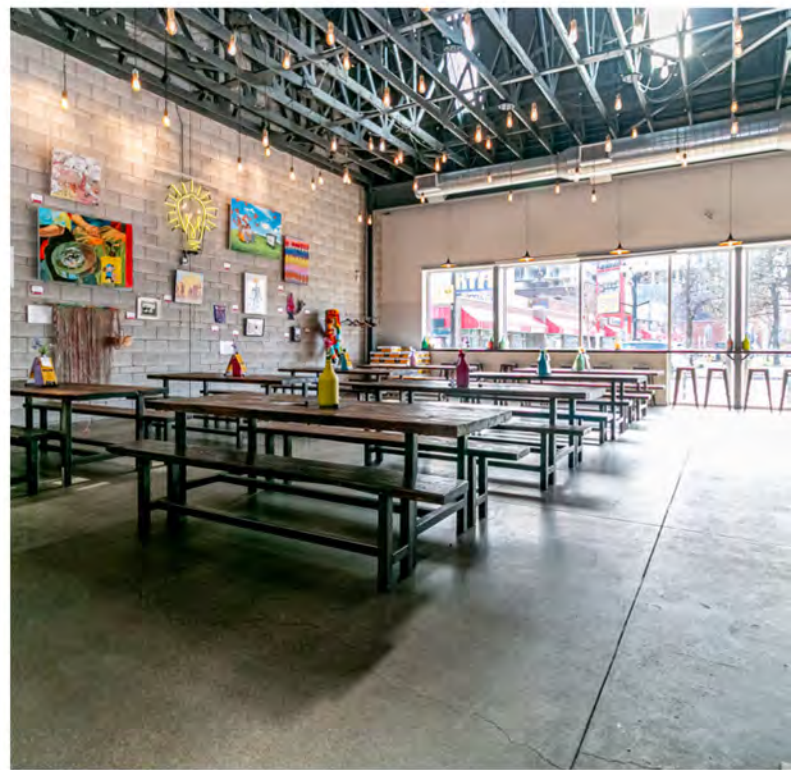
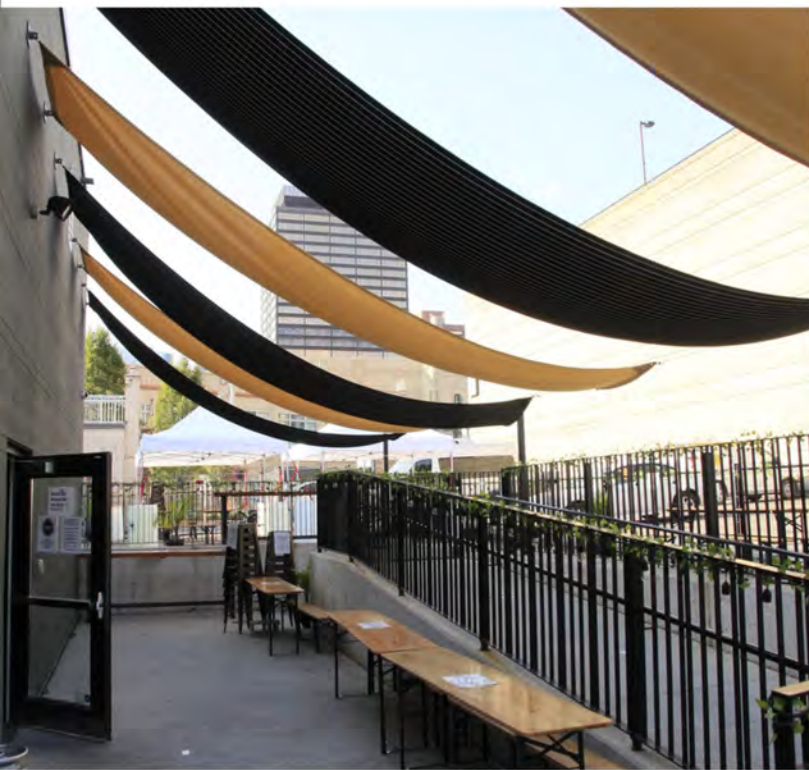
York Boulevard

69.25 x 120, irregular

8,697 square feet

8,950 square feet, combined

\$53,710.20



107-109 James St N

Operating Expenses (\$)

Insurance	12,628.77
Property Taxes	53,710.20
Repairs and Maintenance	6,468.45
Utilities	1,298.97
Total Operating Expenses	74,106.39

Information contained herein has been provided to the Brokerage and deemed reliable. Buyer to do own due diligence.

Links to More Information

- [107-109 James North Geo Aerial](#)
- [Hamilton Max Height Downtown 2020](#)
- [107-109 James Square Footage of Unit](#)



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