

95-105 James Street North Hamilton, Ontario



Offered at \$2,750,000



A+ Investment Opportunity

Completely renovated and remodeled mixed use buildings with a 33 car parking lot.

- 3, four-storey Victorian buildings with 2 retail main floor units, 2 office units and 4 apartment units
- 33 car parking lot accessed off Vine Street plus additional tenant parking behind the buildings
- 7357 square feet of top quality mixed use space plus 9600 square foot parking lot
- Fabulous location and exposure due to orientation of the streets
- All units have own HVAC and hydro
- Quality workmanship, design and finishes throughout
- Zoning permits maximum building height—44 metres

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



Property Summary

Property Type	Mixed use, buildings and land
Cross Street	York Boulevard
Lot Size	42.06 x 120, irregular
Land Size	14,617 square feet
Building Area	7,357 square feet
Property Taxes	\$33,119.76
Parking	37 spaces



95-105 James St N

Operating Expenses (\$)

Insurance	12,628.77
Landscaping	3,510.19
Property Taxes	33,119.76
Repairs and Maintenance	4,615.26
Utilities	7,722.00
 Total Operating Expenses	 61,595.98
Total Revenue	212,940.00
NOI December 2024 Year End	151,344.02

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

Links to More Information

- [95 105 James North Geo Aerial](#)
- [Hamilton Max Height Downtown 2020](#)
- [95-105 James Street North Unit Square Footage](#)



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