

95-109 James Street North Hamilton, Ontario



Offered at \$5,499,000



A+ Investment Opportunity

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

The offering includes:

- 3 x Four Storey Victorian buildings with 2 retail main floor units, 2 office units and 4 apartment units
- 5450 square foot, purpose built, micro brewery building with patio and rear loading
- 3 storey building with retail/restaurant on main floor and 2 modern offices above
- 33 car parking lot accessed off Vine Street
- Additional tenant parking behind the buildings via ROW is rare for the area
- 16,307 square feet of top quality mixed use space + 9600 square foot parking lot.
- Fabulous location and exposure.

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 plus surface parking lot
Cross Street	James Street North and York Boulevard
Lot Size	111.32 x 160 feet, irregular
Land Size	23,314 square feet
Building Area	16,307 square feet
Property Taxes	\$86,829.90
Parking	37 spaces



95-109 James St N

Operating Expenses (\$)

Insurance	12,628.77
Landscaping	4,680.25
Property Taxes	86,829.96
Repairs and Maintenance	11,083.71
Utilities	9,072.03
 Total Operating Expenses	 136,923.49
 Total Revenue 2024	 494,429.00
 NOI December 2024 Year End	 357,505.51

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

Links to More Information

- [Survey 95-109 James North 2014](#)
- [95-105 James North Geo Aerial](#)
- [107-109 James North Geo Aerial](#)
- [95-109 James Street North Legal Descriptions Schedule C](#)
- [Hamilton Max Height Downtown 2020](#)
- [Units Square Footage](#)



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