

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INVESTMENT / RETAIL / MULTI-RESIDENTIAL PROPERTY FOR SALE

BBSREALTY.COM

**\$1,499,000**  
ASKING PRICE

**\$7,644**  
TAXES (2025)

**7,484**  
SQUARE FEET

**36.42' x 175.00'**  
LOT SIZE



### 538 Main St E, Hamilton, ON

Amazing location for live/work with additional rentals to grow your investment/business! In the sought after St Clair neighbourhood, this unique property offers a separate 3 bed, 3 bath 1.5 storey house in addition to the 4 storey, 5 bed, 5 bath building with main floor rental/retail space has front and side street access, with parking in the back laneway to a one car garage. Located on one of the busiest transit routes, this highly visible property will accelerate your business' brand awareness within the city.

#### **Evan Apostol** Broker

Office: 905.527.1144 Ext. 300

Email: [evan.apostol@marklandpm.com](mailto:evan.apostol@marklandpm.com)

#### **Co-listed with:**

**Coldwell Banker Community Professionals**

Charlene Cushenan, Sales Representative

Phone: 905.522.1110 Email: [charlene@fracassiandco.com](mailto:charlene@fracassiandco.com)

Vincent Fracassi, Sales Representative

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#### **HAMILTON OFFICE**

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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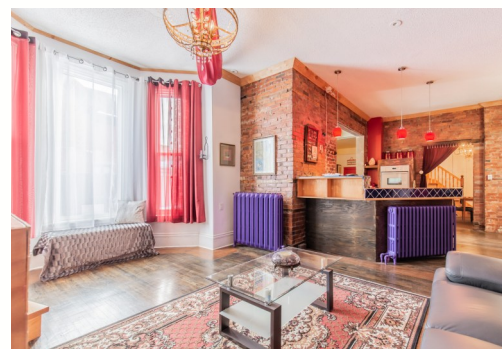
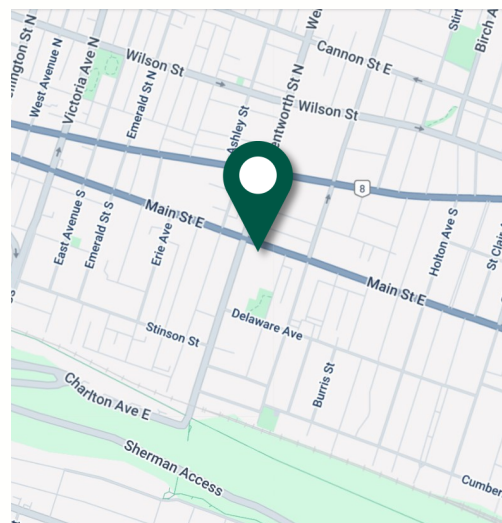
# INVESTMENT/RETAIL/MULTI-RESIDENTIAL PROPERTY FOR SALE

You can alleviate the stress with this stunning historic charm house showcasing exposed red brick, 2 separate staircases, full bar, 10 foot ceilings, beautiful large bay windows, jacuzzi tub with large tile shower, deep bathtubs with a funky warehouse style storage. On the 4th floor, you have one-of-a-kind 360 view the entire neighbourhood from the Cupola ('window lookout') architecture design.



PROPERTY DETAILS	
OFFICE SPACE	4,181 sf
PARKING	(4) surface
RETAIL SPACE	3,303 sf
STORIES	4
ZONING	C2

- A few blocks away will be a future LRT station close to a new elementary school being built.
- This area has many developments in the area, proving to be a rare opportunity to take your business/investment to the next level.
- Heating is water radiators, gas hot water and furnace.
- Must give proper notice for showings as it is tenanted.



## HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1  
P 905.527.1144 F 905.546.0007

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