

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

\$799,000
ASKING PRICE

\$9,688
TAXES (2025)

1,493
SQUARE FEET



3 Britannia Avenue, Hamilton ON

Nestled just steps from vibrant Ottawa Street North, 3 Britannia Street presents a rare opportunity to acquire a well-maintained and fully tenanted mixed-use building in the heart of one of Hamilton's most dynamic commercial corridors. Offering approximately 2,000 square feet across three levels plus a full basement, this property is ideal for investors or owner-occupiers seeking a live/work setup. The main floor features a bright, open-concept commercial space with high ceilings, a kitchenette, washroom, and rear flex space—perfect for retail, office, or studio use. Upstairs, a spacious two-storey residential unit spans the second and third floors, complete with its own HVAC system. This renovated three-bedroom apartment offers generous living space, an updated kitchen, and excellent natural light—an attractive draw for residential tenants or live/work users alike. .

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HAMILTON OFFICE

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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.

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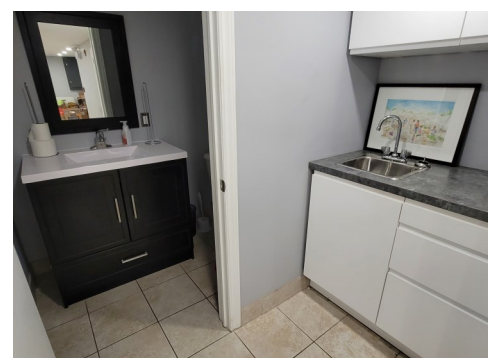
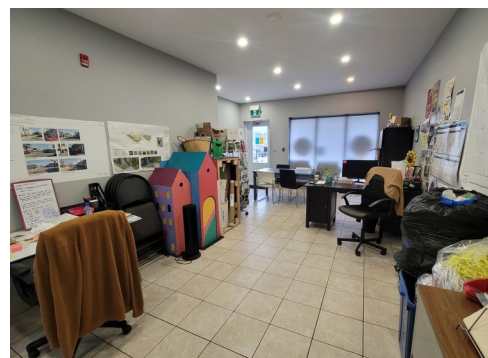
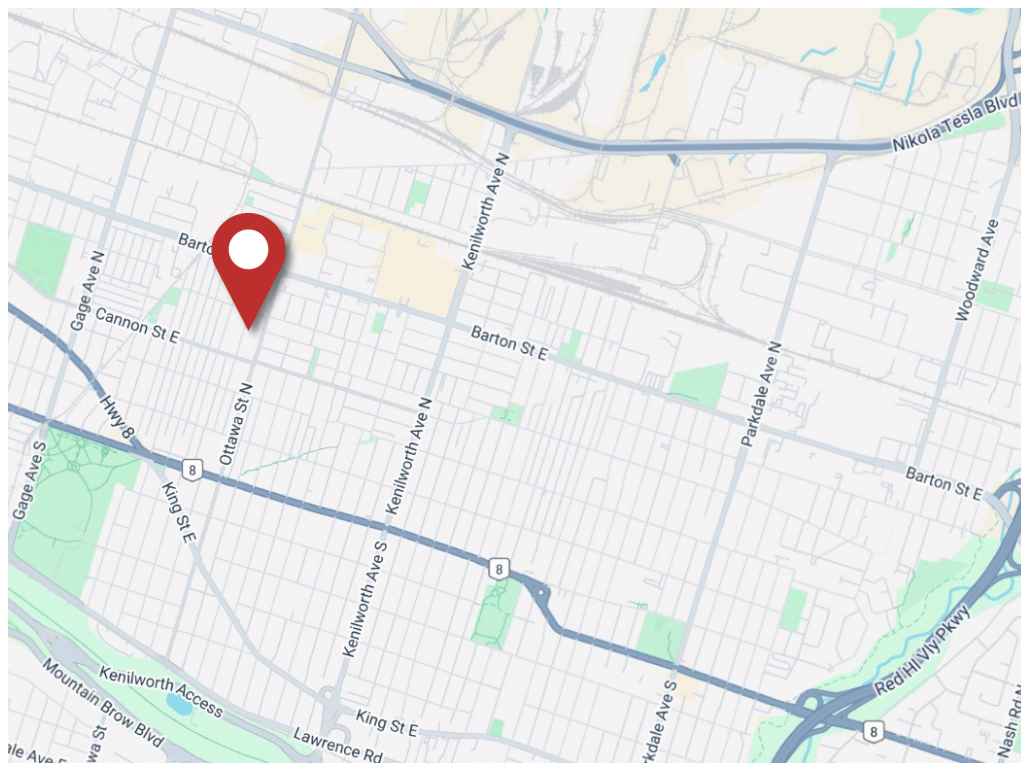
Located adjacent to Ottawa Street North, a destination known for its antiques, textiles, home décor, and thriving food scene, this property benefits from strong foot traffic, excellent transit access, and close proximity to Tim Hortons Field, Gage Park, and Centre Mall. With zoning that supports a variety of uses and strong tenant demand in the area, 3 Britannia Street is a compelling asset in a growing neighbourhood with rich character and commercial vitality



PROPERTY DETAILS

ASSESSED VALUE	273,000
BASEMENT	Full
LEVELS	2
POSSESSION	Flexible
ZONING	C5a

- Fully tenanted mixed-use building
- Three levels plus a full basement
- High ceilings, a kitchenette, washroom, and rear flex space
- Located adjacent to Ottawa Street North
- Close proximity to Tim Hortons Field, Gage Park and Centre Mall
- Zoning supports a variety of uses and strong tenant demand in the area



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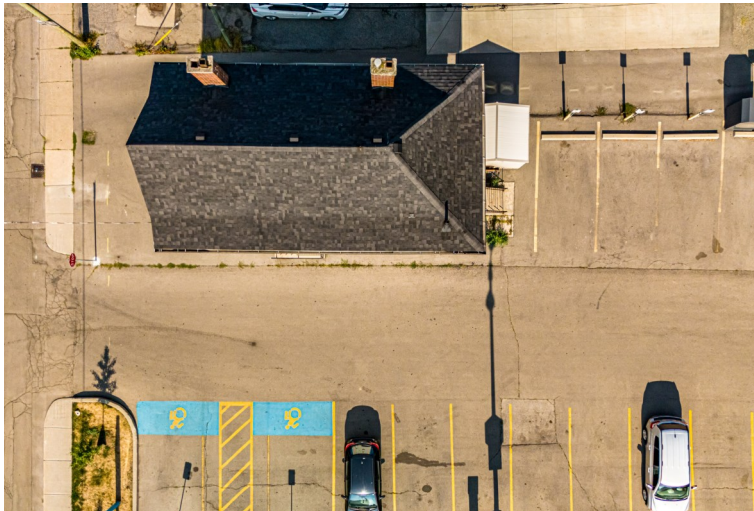
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