

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INVESTMENT/RETAIL PROPERTY FOR SALE

BBSREALTY.COM

**\$1,150,000**  
ASKING PRICE

**\$16,993.81**  
TAXES (2025)

**3,382**  
SQUARE FEET



## 249 Ottawa Street, Hamilton ON

Welcome to 249 Ottawa Street North — a fully tenanted, income-producing property located in one of Hamilton's most vibrant and sought-after commercial corridors. This 2,900 SF building spans two floors with a full basement and offers excellent cash flow, making it an ideal opportunity for investors or owner-users seeking a long-term hold with upside potential. The recently renovated second-floor unit boasts exposed red brick, black ceilings, new flooring, and large front-facing windows that flood the space with natural light. The layout includes a bright open-concept area, kitchenette, washroom, and additional rear workspace—ideal for a potential studio or live/work arrangement under C5 zoning.

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#### HAMILTON OFFICE

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

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.



# INVESTMENT/RETAIL PROPERTY FOR SALE

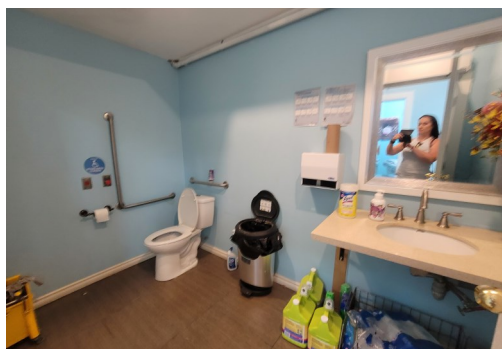
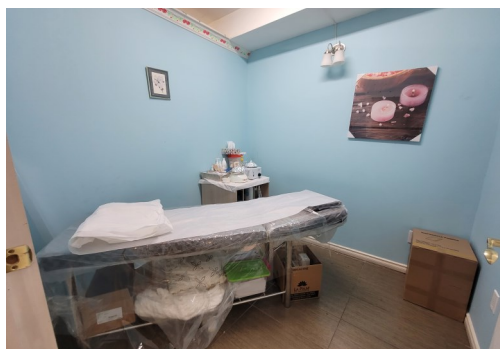
The building includes one parking stall at the rear with ample street parking available. Positioned near the original Tim Hortons and surrounded by a thriving mix of boutiques, restaurants, antique shops, and creative businesses, this property benefits from strong foot traffic and the ongoing revitalization of Ottawa Street North—one of Hamilton's most dynamic neighbourhoods for business, lifestyle, and growth.



## PROPERTY DETAILS

ASSESSED VALUE	\$420,000
BASEMENT	Full
LEVELS	2
POSSESSION	Flexible
ZONING	C5a

- Fully tenanted, income-producing property
- Bright open-concept area, kitchenette, washroom, and additional rear workspace
- One parking stall at the rear with ample street parking available



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