

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INVESTMENT PROPERTY FOR SALE

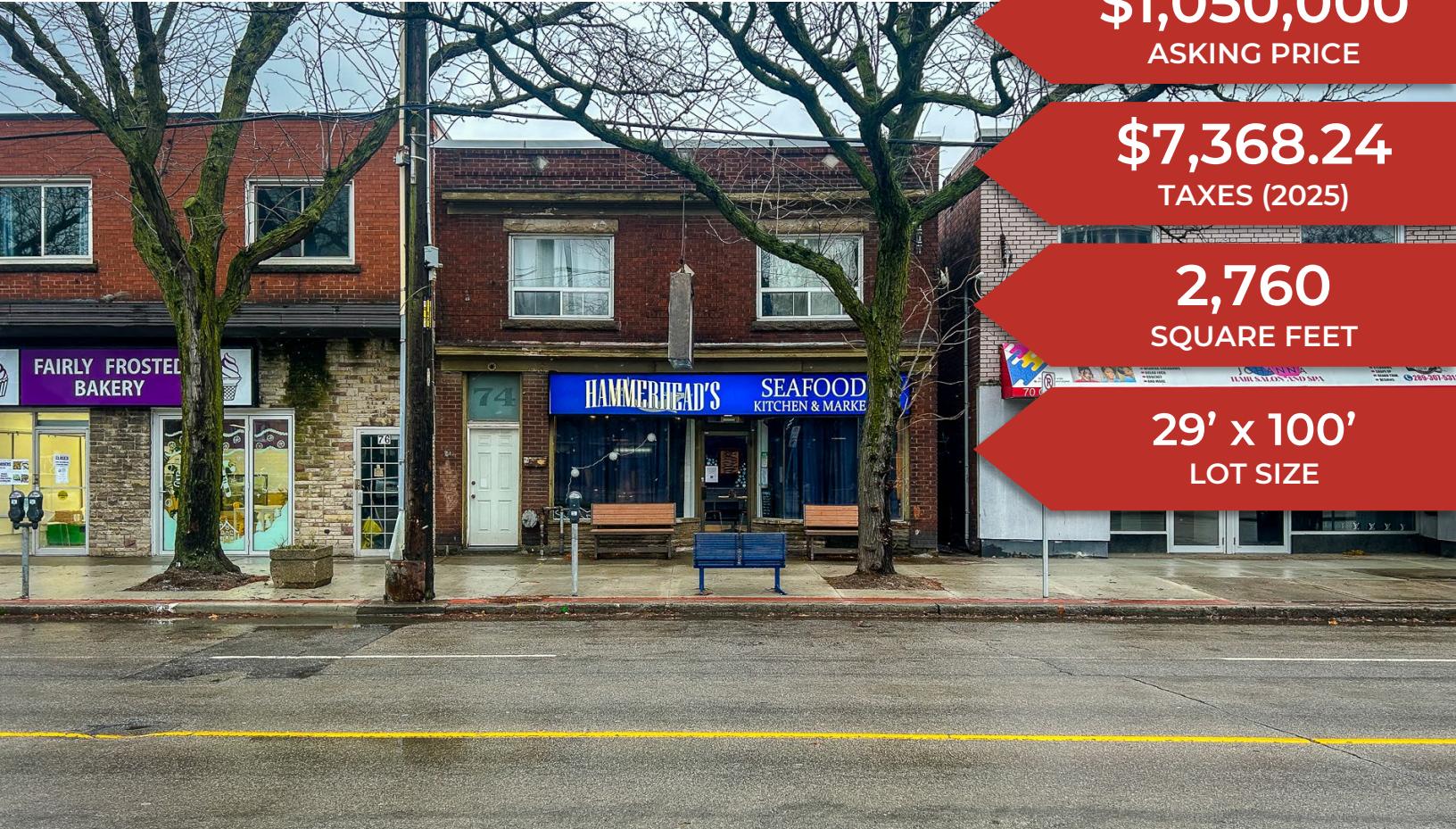
BBSREALTY.COM

\$1,050,000
ASKING PRICE

\$7,368.24
TAXES (2025)

2,760
SQUARE FEET

29' x 100'
LOT SIZE



74 Ottawa Street North, Hamilton, ON

Located in the heart of a vibrant commercial corridor, 74 Ottawa Street N offers a premier mixed-use investment opportunity surrounded by a bustling array of local shops and restaurants. This recently renovated property features a marquee ground-floor retail unit secured by a fresh five-year lease to the well-known Hammerheads Fish and Chips, providing stable income with escalations. The residential portion consists of two separate apartments that can be delivered vacant on closing, offering the rare ability to set your own market rents immediately. The building includes a spacious two-bedroom unit and a one-bedroom unit, both benefiting from recent updates. Practicality meets value with three dedicated parking stalls accessible via the rear laneway. The property boasts a very attractive cap rate, making it a standout financial performer in a high-traffic area. Whether you are looking for a turnkey addition to your portfolio or a high-visibility asset with significant residential upside, this property delivers on every front.

 **Adam Ionico**
Sales Representative

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HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5
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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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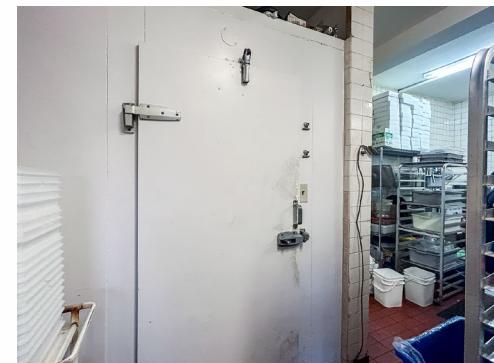
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DETAILS

LEVELS	2
LOT FRONT	29'
LOT DEPTH	100'
LOT SIZE	0.07 acres
PARKING	4 on site spaces
RESIDENTIAL UNITS	2
RETAIL UNITS	1
ZONING	C5a

- The building includes a spacious two-bedroom unit and a one-bedroom unit, both benefiting from recent updates
- Practicality meets value with three dedicated parking stalls accessible via the rear laneway
- The property boasts a very attractive cap rate, making it a standout financial performer in a high-traffic area



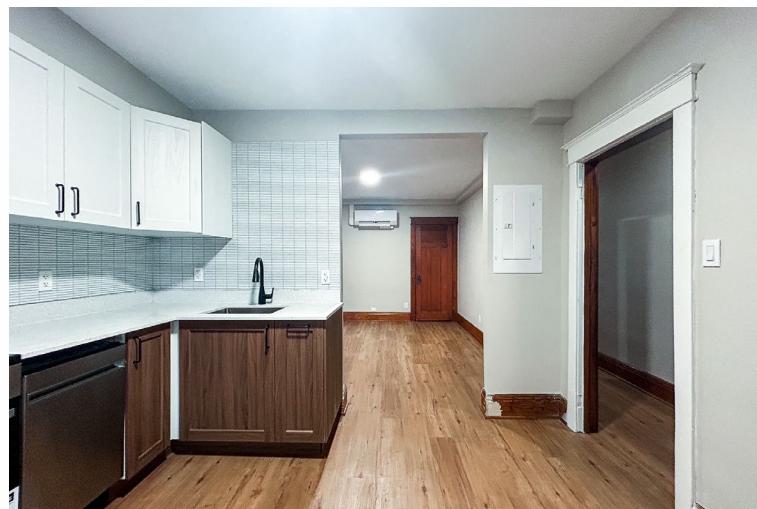
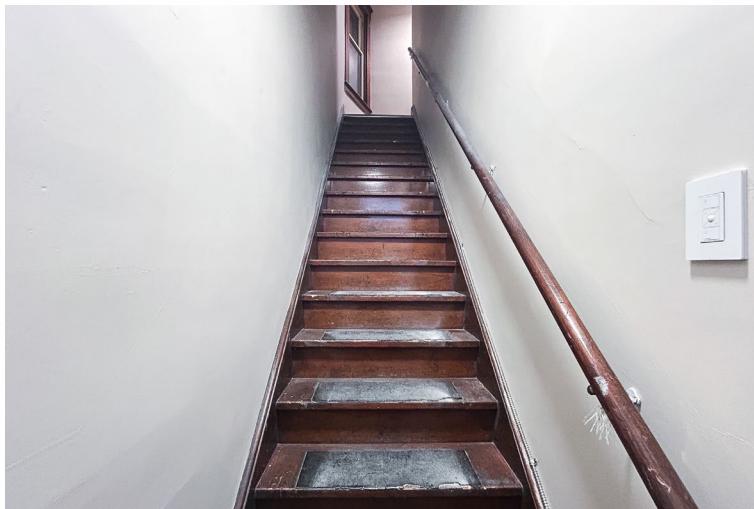
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