

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED PROPERTY FOR SALE

BBSREALTY.COM

\$2,499,000

ASKING PRICE

\$25,979.88

TAXES (2025)

17,060

SQUARE FEET



170 King Street East, Hamilton, ON

Positioned in the heart of Hamilton's vibrant International Village BIA and within the downtown urban boundary, this 0.19-acre property offers a rare opportunity to acquire a three-storey building with 17,060 SF of above grade space, primed for transformation. Currently the building is barebones with a ground floor tenant who will vacate upon closing, the structure provides a blank canvas for a creative buyer to unlock its full potential, whether through residential conversion, mixed-use redevelopment, or a bold commercial vision.

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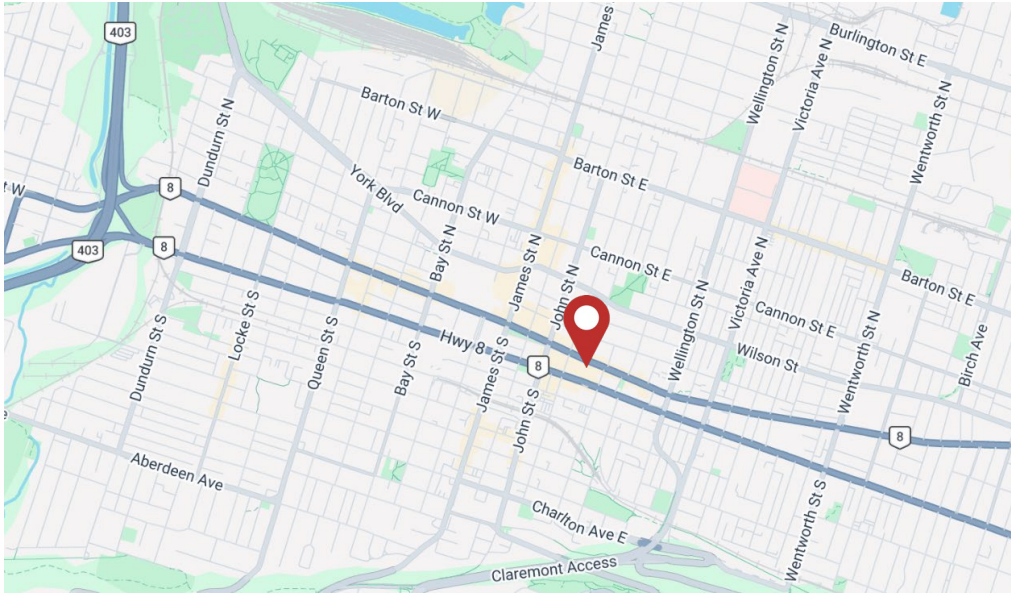
HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5
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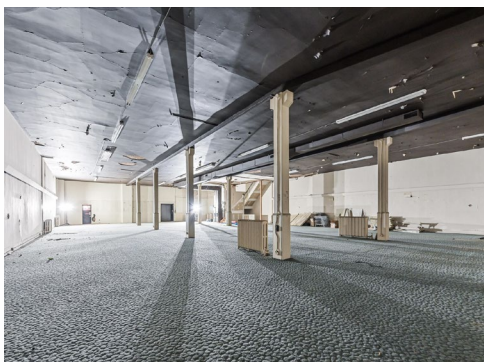
Beneath its current finishes lies a collection of character-rich features waiting to be restored, including 16-foot ceilings, original hardwood floors hidden under carpet, exposed red brick and rows of windows concealed behind steel cladding, and tin ceilings above the existing drop ceiling.



DETAILS

CLEAR HEIGHT	8'
DOORS - GRADE LEVEL	1
LEVELS	3
LOT FRONT	60.00'
LOT DEPTH	137.25'
PARKING	8 spaces
ZONING	D3

- The building also benefits from a full-height, dry basement with terrazzo flooring and additional tin ceilings, along with an existing elevator shaft already in place
- At the rear, a garage door provides access to on-site parking for approximately 6 to 8 vehicles, a rare amenity in the downtown core
- Supported by D2 zoning and access to multiple city incentive programs, including grants for residential conversion, façade improvements, and commercial fit-outs, this is a compelling value-add opportunity in one of Hamilton's fastest-evolving urban nodes



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