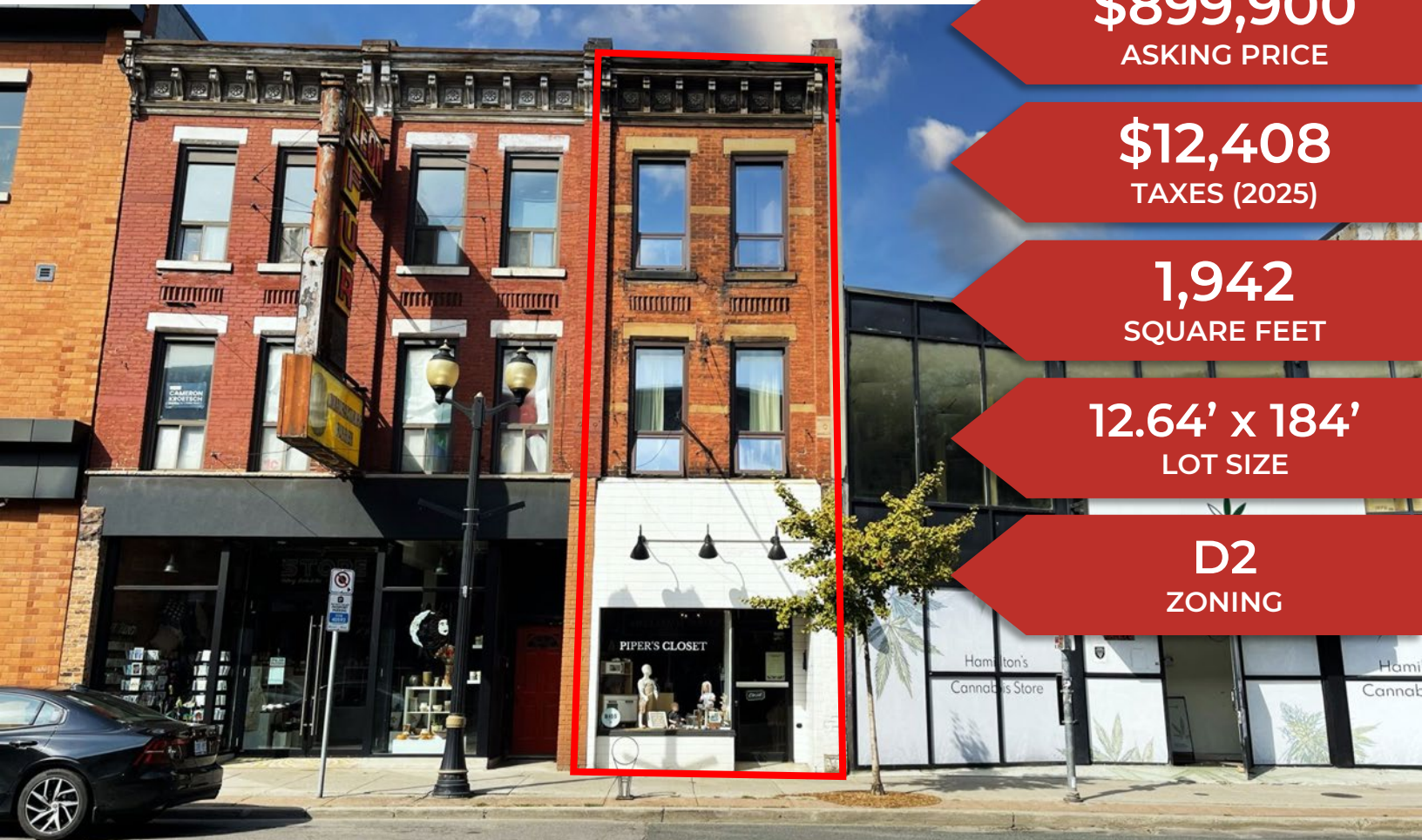


BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE PROPERTY FOR SALE

BBSREALTY.COM



\$899,900

ASKING PRICE

\$12,408

TAXES (2025)

1,942

SQUARE FEET

12.64' x 184'

LOT SIZE

D2

ZONING

133 James Street North, Hamilton, ON

Charming mixed use opportunity in the core of the trendy James Street North community surrounded by iconic buildings and storefronts. This property has a ground level commercial unit with a history of successful businesses, as well as a roomy residential loft-style unit upstairs overlooking the Supercrawl host street. Only a short walk to the rebuilt TD Coliseum and West Harbour Go Station offering great entertainment near and far. Deep property includes room for parking at rear as well as small garden space for a little oasis in the heart of the city. Commercial unit currently tenanted, but complete vacant possession possible for live/work opportunity.

Mike Beaudoin

Broker of Record

Direct: 905.978.3770

Email: michael@bbsrealty.com



HAMILTON MAIN OFFICE

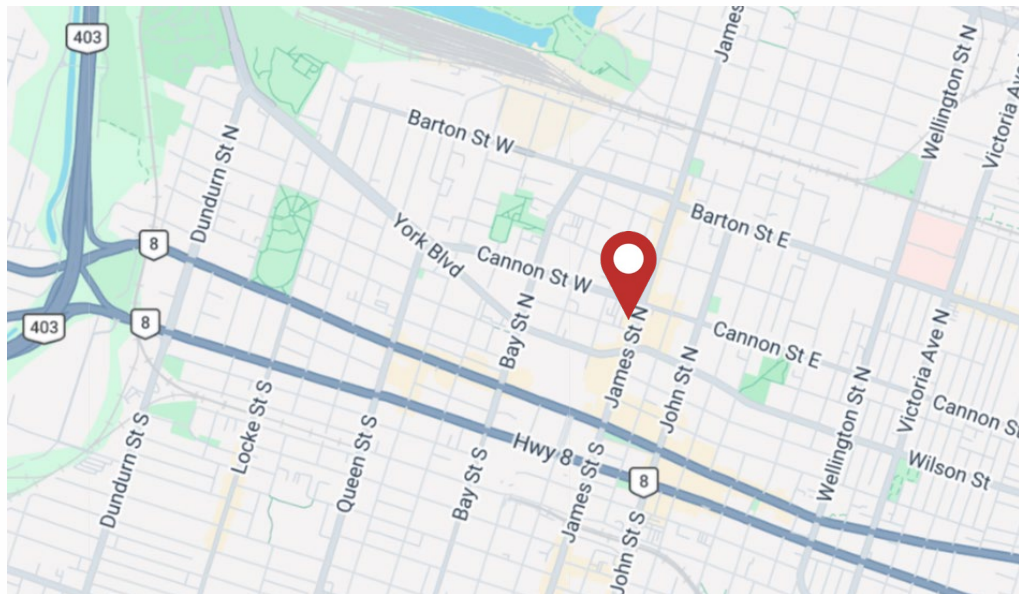
1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5
P 905.529.5900 F 905.529.7474

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MIXED USE PROPERTY FOR SALE

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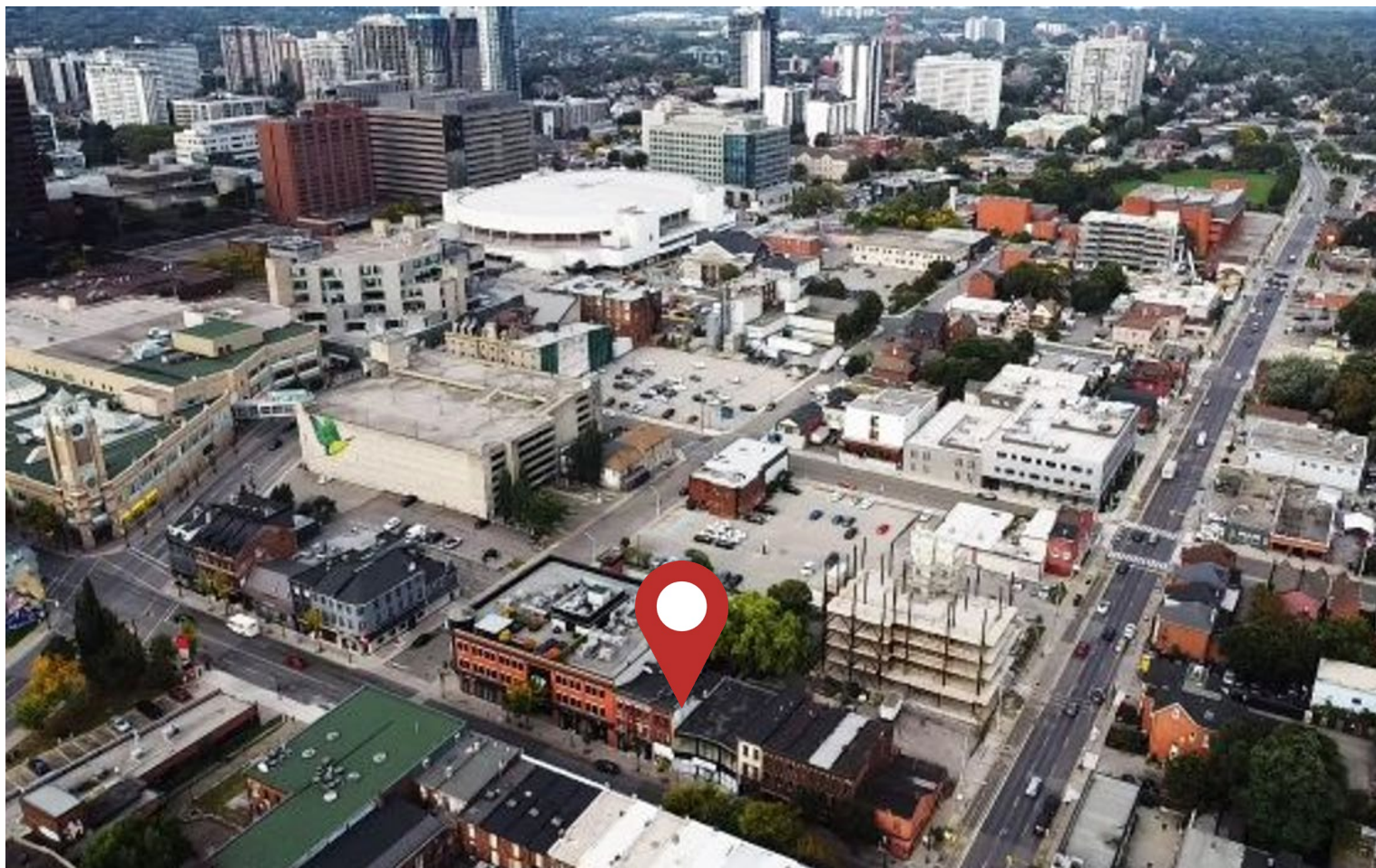
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DETAILS

LEVELS	3
PARKING	(2) surface
POWER	Single phase

- Ground level commercial unit
- Loft-style upper residential unit
- Deep lot includes room for parking at rear & small garden space
- Short walk to rebuilt TD Coliseum and West Harbour Go Station



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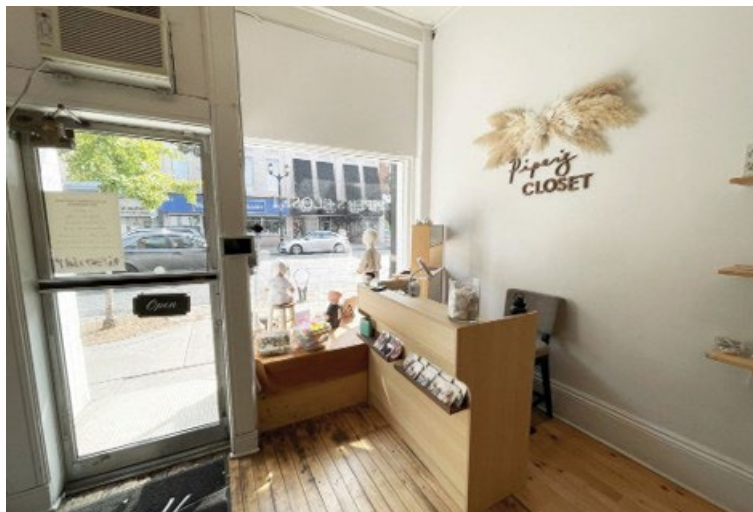
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MIXED USE PROPERTY FOR SALE

Retail Space Photos

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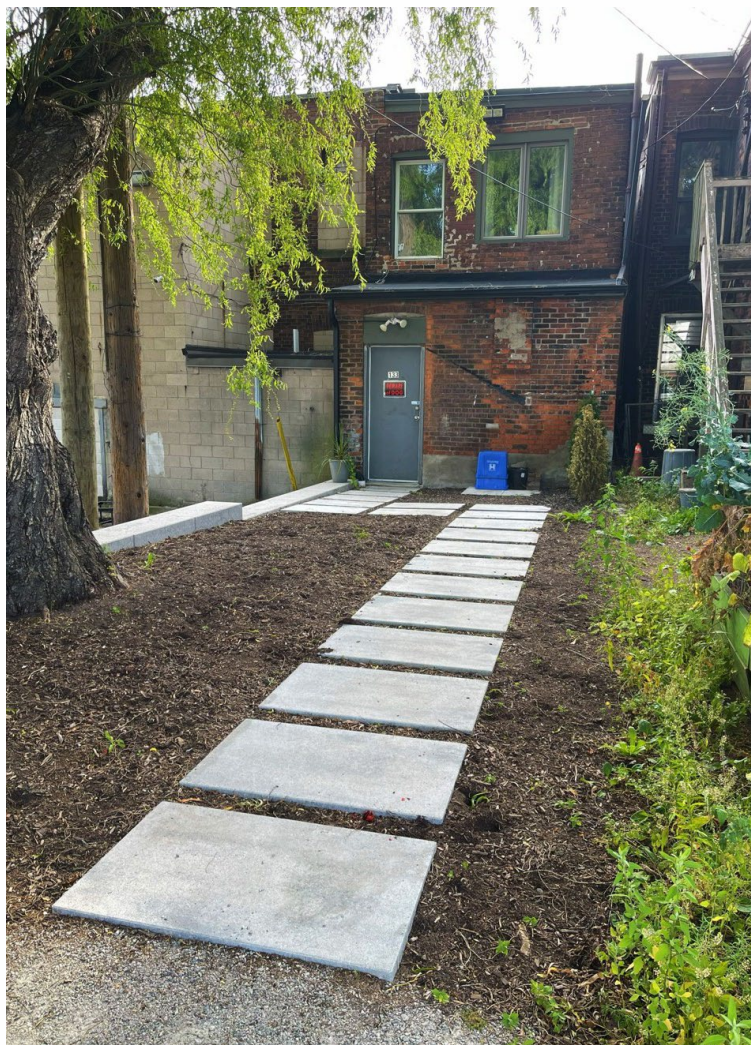
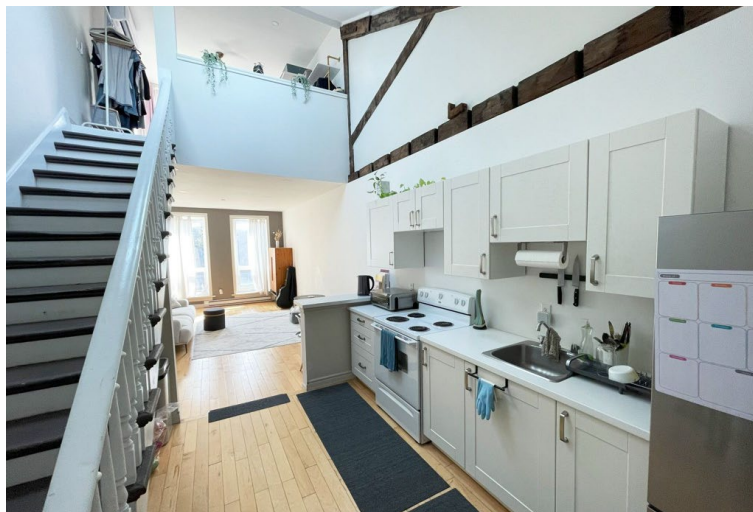
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MIXED USE PROPERTY FOR SALE

Residential Space Photos

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