

\$1,099,999 - 582 Upper James Street, Hamilton

MLS® #40748768

\$1,099,999

0 Bedroom, 0.00 Bathroom, 1,843 sqft

Other on 0.00 Acres

153 - Southam/Donnington, Hamilton, Ontario

Rare live/work opportunity in a fully rebuilt mixed-use building on high-traffic Upper James Street. This two-storey property offers approximately 1,843 sq.ft. of finished space, featuring a main-level commercial unit ideal for office or limited retail use, complete with its own washroom and great street visibility. The upper level boasts a modern 1-bedroom, 2-bath residential apartment with a private entrance—perfect for owner-occupancy or rental income. Rebuilt from the ground up in 2015, the property includes 2 private parking spaces, 2 separate furnaces and A/C units, 2 separate hydro meters, and a total of 3 bathrooms. Major upgrades include a new tankless water heater (2025), double drywall between commercial and residential units for added sound separation, new water and sewer lines as per modern residential standards, alarm and camera system (front and back), and a roof with a 25-year warranty. Zoned to allow a range of professional and service-based commercial uses, this is a turnkey opportunity to own and operate your business while living above—or collect dual income—in one of Hamilton’s most active commercial corridors. (id:6289)



Essential Information

Listing # 40748768

Price \$1,099,999

Bathrooms	0.00
Square Footage	1,843
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

Address	582 Upper James Street
Subdivision	153 - Southam/Donnington
City	Hamilton
Province	Ontario
Postal Code	L9C2Y6

Amenities

Amenities	Public Transit
Features	Visual exposure

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Window Coverings
# of Stories	2

Listing Details

Listing Office	HOMELIFE MIRACLE REALTY MISSISSAUGA
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