

# \$699,900 - 24 Florence Street, Hamilton

MLS® #40752672

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Single Family on 0.00 Acres

102 - Strathcona, Hamilton, Ontario

Opportunity awaits in Hamilton's™ sought-after Strathcona neighbourhood. This updated and well-maintained downtown duplex is ideal for investors looking to add to their portfolio or for homeowners hoping to live in one unit while generating rental income from the other. Conveniently located within walking distance to schools, parks, public transit, downtown amenities, and with easy highway access for commuters. The main floor 1-bedroom apartment which is now vacant features a charming loft with skylights, and was previously rented month-to-month for \$1,733.54/month. The main floor is now vacant and was previously rented for \$1,750/month. Both units are in good condition and show well. A fantastic opportunity to invest in a vibrant, central neighbourhood "or a smart way to help offset your mortgage while enjoying all that Hamilton has to offer. (id:6289)

Built in 1890

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | 40752672  |
| Price          | \$699,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,533     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1890          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 24 Florence Street |
| Subdivision | 102 - Strathcona   |
| City        | Hamilton           |
| Province    | Ontario            |
| Postal Code | L8R1W4             |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Park, Place of Worship, Public Transit, Schools |
| Features  | Southern exposure                               |
| Parking   | None                                            |

### Interior

|              |                                    |
|--------------|------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove, Washer |
| Heating      | Natural gas Forced air             |
| Cooling      | Central air conditioning           |
| # of Stories | 3                                  |

### Exterior

|            |       |
|------------|-------|
| Exterior   | Brick |
| Foundation | Stone |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Real Broker Ontario Ltd. |
|----------------|--------------------------|



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