

\$1,299,900 - 2696 Upper James Street, Hamilton

MLS® #40755655

\$1,299,900

5 Bedroom, 2.00 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

531 - Mount Hope Municipal, Hamilton, Ontario

Prime investment, personal residence, or development opportunity. This spacious and versatile 5-bedroom, 2-bathroom home offers exceptional potential for investors, multi-generational families, or homeowners looking to maximize value. With two full kitchens and two large living rooms, the layout is ideal for rental income, personal use, or extended family living. Situated on an impressive 96 x 429-foot lot, the property provides not only space and privacy but also significant development potential. Whether you're considering future severance, additional dwelling units, or redevelopment (buyer to verify), the lot size opens the door to a wide range of possibilities. Currently leased to AAA tenants, the property generates over \$8,000 per month in rental income, which includes revenue from the rear portion of the lot that is also leased. With less than a year remaining on the lease, new ownership will enjoy both strong cash flow and flexibility to pursue future plans. Located close to all major amenities, including shopping, schools, parks, and public transit, this property offers the perfect balance of income, space, and long-term potential. Whether you're looking to invest, live in, or develop, this is a rare opportunity you won't want to miss. (id:6289)



Essential Information

Listing #	40755655
Price	\$1,299,900
Bedrooms	5
Bathrooms	2.00
Square Footage	1,700
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2696 Upper James Street
Subdivision	531 - Mount Hope Municipal
City	Hamilton
Province	Ontario
Postal Code	L0R1W0

Amenities

Amenities	Airport, Park, Schools
Features	Industrial mall/subdivision
Parking Spaces	7
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	RE/MAX Escarpment Frank Realty
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Listing information last updated on October 28th, 2025 at 2:16pm PDT