

\$715,000 - 1127 Main Street E, Hamilton

MLS® #40769559

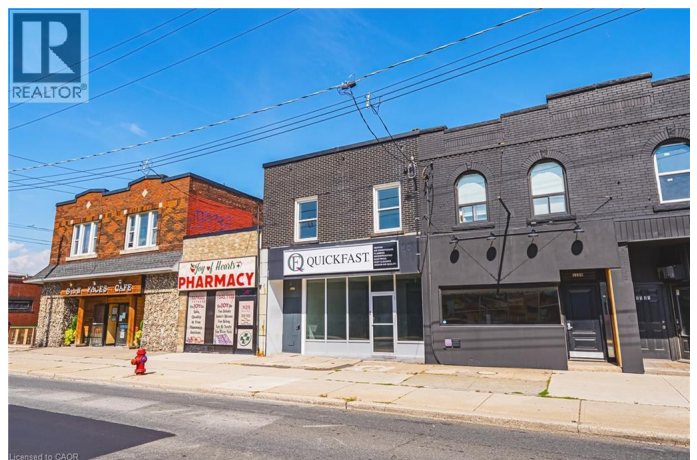
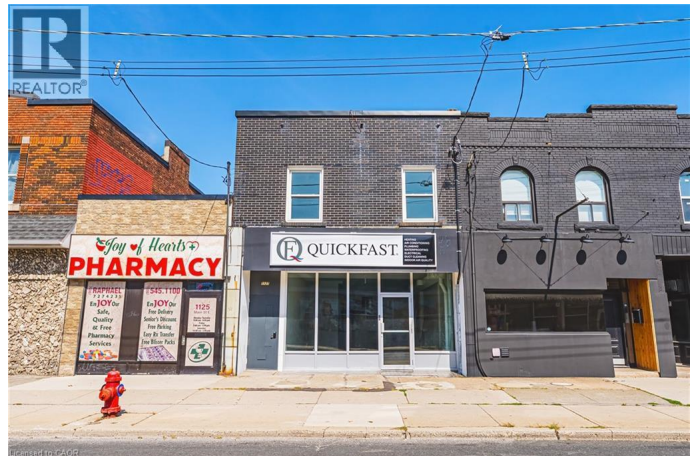
\$715,000

0 Bedroom, 0.00 Bathroom, 3,000 sqft

Other on 0.00 Acres

201 - Crown Point, Hamilton, Ontario

Prime Opportunity on Hamilton's Future LRT Route! Discover this professionally renovated mixed-use gem in a high-traffic hotspot, perfectly positioned for growth along Hamilton's upcoming LRT line. This 2-storey building blends commercial versatility with residential appeal, offering 3 levels of turnkey potential for investors or owner-occupiers. Over \$100k spent on electrical UPGRADES! ****Commercial Space (Main Floor & Basement):**** The 1,000 sq ft main floor is a blank canvas for retail, food service, or office use, featuring forced air HVAC with 3 tons of AC, HRV for fresh air, and plumbing rough-ins for flexible layouts. Electrical is install-ready for your needs. Descend to the expansive basement with tall ceilings, ductless heat pump, 2 public washrooms, a staff area or potential suite with kitchen rough-ins, and a full 4-piece bath—potential for additional income via separate entrance. New gas/electric HVAC, HRV, and 2 hot water tanks serve these levels seamlessly. ****Residential Upper Unit:**** Bright and open-concept 1,000 sq ft 2-bedroom suite boasts its own forced air furnace, AC, HRV, and tankless hot water heater for efficiency. Access via new staircase and balcony, with separate street entrance for privacy. ****Upgrades & Utilities:**** Fully modernized with new plumbing, electrical (200-amp service, option for 346/600-volt equipment), insulation in walls/ceilings, exterior doors, and storefront glass windows. Fire-rated construction, interconnected smoke



alarms. 2 gas meters (1 main/basement, 1 upper), 1 water meter, 1 electrical meter with separate panels and smart monitoring. New everything ensures low maintenance.

****Parking & Access:**** Space for 2 cars (1 main, 1 upper) plus nearby lot options. Separate entrances enhance functionality”storefront for commercial, street for residential. Priced for savvy buyers, this property promises strong ROI in a booming area. Don't miss out”schedule a viewing today! (id:6289)

Essential Information

Listing #	40769559
Price	\$715,000
Bathrooms	0.00
Square Footage	3,000
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

Address	1127 Main Street E
Subdivision	201 - Crown Point
City	Hamilton
Province	Ontario
Postal Code	L8M1P2

Amenities

Amenities	Public Transit
Utilities	Electricity, Natural Gas
Features	Visual exposure, Paved driveway
Parking Spaces	2

Interior

# of Stories	2
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Exterior

Exterior	Aluminum siding, Brick, Metal, Vinyl siding
Foundation	Block

Listing Details

Listing Office Rock Star Real Estate Inc.



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