

# \$749,900 - 15 Empress Avenue, Hamilton

MLS® #40775306

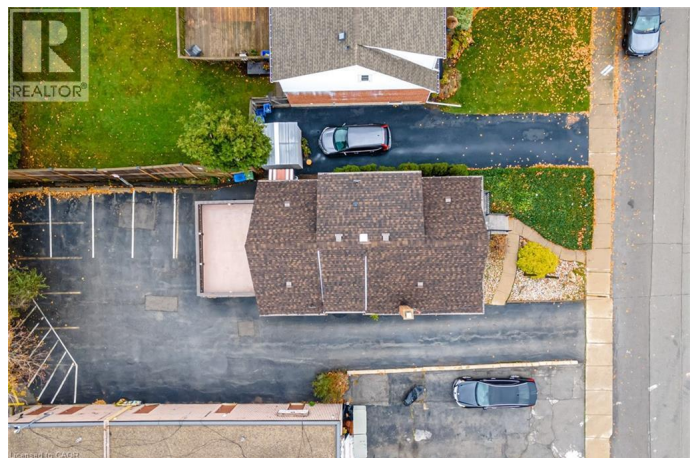
**\$749,900**

2 Bedroom, 3.00 Bathroom, 2,662 sqft

Single Family on 0.00 Acres

171 - Centremount, Hamilton, Ontario

This is a great opportunity to own a home that you can live in and either lease the main floor to a professional business while you enjoy 2 floors as your home, or use the main floor for your own business. This is a different kind of ownership that has more upfront cost, but the payoff could be huge in future by having a home and business in one building, or allowing a professional business tenant to help pay down the mortgage. This property has the best of both worlds being on the edge of commercial Upper James St and the edge of a great residential area with large Bruce Park just down the street. The down payment is higher at 35% - 50% and because it is mixed-use residential/commercial and HST is applied to the purchase price. These costs are the cost of doing business for this kind of investment home/business and ownership. Current owners ran a professional business in the home for over a decade, and, as such, the property has been well cared for. Previous ownership used the home as a live/work environment whereby the main floor was a doctor's office and the owner lived on the 2nd and lower level. Great location just off of Upper James St on Hamilton mountain, commercial zoning, could be live/work or a mixed commercial/residential, buy and hold opportunity for investors. New roof (shingles and plywood) November 2023. Freshly painted throughout. Updates in 2nd floor bathroom August 2024 (tub added and sink replaced) and kitchen includes eat-at counter station,



stove added, light fixture replaced, and new  
fridge August 2024. (id:6289)

Built in 1950

**Essential Information**

Listing #	40775306
Price	\$749,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	2,662
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Freehold
Style	2 Level

**Community Information**

Address	15 Empress Avenue
Subdivision	171 - Centremount
City	Hamilton
Province	Ontario
Postal Code	L9A1M1

**Amenities**

Amenities	Airport, Park, Playground, Public Transit
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Paved driveway
Parking Spaces	6

**Interior**

Interior Features	Ceiling fans
Appliances	Dryer, Refrigerator, Stove, Water meter, Washer, Microwave Built-in, Window Coverings
Heating	Natural gas Radiant heat
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick
Foundation	Block

## Listing Details

Listing Office	Royal LePage State Realty Inc.
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