

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

MLS® #X12314236

\$1,099,999

0 Bedroom, 3.00 Bathroom, 1,843 sqft
Retail on 0.00 Acres

Southam, Hamilton (southam), Ontario

Rare live/work opportunity in a fully rebuilt mixed-use building on high-traffic Upper James Street. This two-storey property offers approximately 1,849 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 # X12314236

Price	\$1,099,999
Bathrooms	3.00
Square Footage	1,843
Acres	0.00
Type	Retail

Community Information

Address	582 Upper James Street
Subdivision	Southam
City	Hamilton (southam)
Province	Ontario
Postal Code	L9C2Y6

Amenities

Parking Spaces	2
----------------	---

Interior

Appliances	Dishwasher, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=25.05 x 100.21 FT
-----------------	------------------------

Listing Details

Listing Office	HOMELIFE/MIRACLE REALTY LTD
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 29th, 2025 at 1:46pm PDT