

\$749,900 - 15 Empress Avenue, Hamilton (centremount)

MLS® #X12438350

\$749,900

0 Bedroom, 3.00 Bathroom, 2,662 sqft

Office on 0.00 Acres

Centremount, Hamilton (centremount), Ontario

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. Updated 2nd floor bathroom (2024: tub added and sink replaced) and kitchen updates in 2024 include eat-at counter station, stove added, light fixture replaced, and new fridge. The office space on the main floor is 956 sq ft as per floor plans. The residential space includes the 2nd floor and lower level is 1706 sq ft as per floor plans. (id:6289)

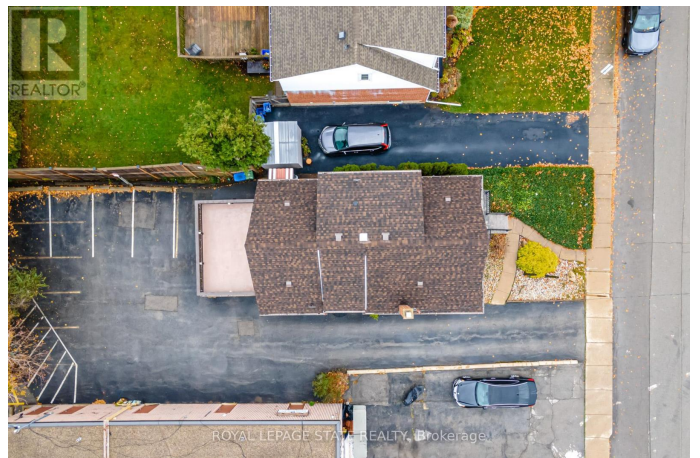
Essential Information

Listing #	X12438350
Price	\$749,900
Bathrooms	3.00
Square Footage	2,662
Acres	0.00
Type	Office

Community Information

Address	15 Empress Avenue
Subdivision	Centremount
City	Hamilton (centremount)
Province	Ontario
Postal Code	L9A1M1

Amenities



Amenities	Highway, Public Transit
Features	Irregular lot size

Interior

Appliances	Dryer, Microwave, Oven, Washer
Heating	Natural gas Hot water radiator heat

Exterior

Lot Description	41.09 x 116.2 FT ; irreg(jut out on left side of rectangle)
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Listing Details

Listing Office	ROYAL LEPAGE STATE REALTY
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Listing information last updated on October 12th, 2025 at 3:18pm PDT