



195 Ottawa Street North, Hamilton

**Premium Retail Space  
FOR SALE**



MATT PHILLIPS REALTY

**CV**  
REAL ESTATE  
BROKERAGE

# 195 OTTAWA ST. N HAMILTON, ON

|                |               |
|----------------|---------------|
| PRICE          | \$2,998,000   |
| SQUARE FEET    | ~8,400        |
| LOT DIMENSIONS | 50.1 X 125.26 |
| CEILING HEIGHT | 20' - 23'     |
| # OF FLOORS    | 2             |
| ELECTRICAL     | 600V 3-PHASE  |

[SEE FULL LISTING DETAILS](#)

## PROPERTY OVERVIEW

Welcome to the Avon Theatre, one of Hamilton's most iconic landmarks, now available for the first time in over a decade. Originally opened on June 16, 1941 as the 770-seat Avalon Theatre, this roughly 8,400 sqft building sits on Hamilton's premier Ottawa Street corridor with 50' frontage and C5a zoning, permitting entertainment, hospitality, restaurant, retail and more.





The building retains stunning original character: professionally polished concrete floors, restored Vitrolite glass, exposed brick, and a fully restored marquee with LED lighting and programmable timers. The theatre space features soaring 20' ceilings, new dimmable lighting throughout, and a fully equipped stage with a dedicated electrical panel and power outlets.

Capital improvements include a new roof (2010), 600V 3-phase electrical service, full lobby restoration, including plaster and neon tube repair with new transformers, two new hot water tanks, and a 2012 lobby furnace. The marquee and Avon signage have been fully restored and painted to match the original design.

Located in the heart of Ottawa Street's thriving commercial district, Hamilton's premier destination for antiques, design, food and culture, this property benefits from strong foot traffic, an active BIA, and a community that deeply values this building's place in the city's history.

The Avon character benefits from a historical recognition without any physical restrictions. Whether its future holds a film studio, event venue, performing arts space, brewery, or restaurant - the bones are here and the infrastructure is ready.



Walk Score

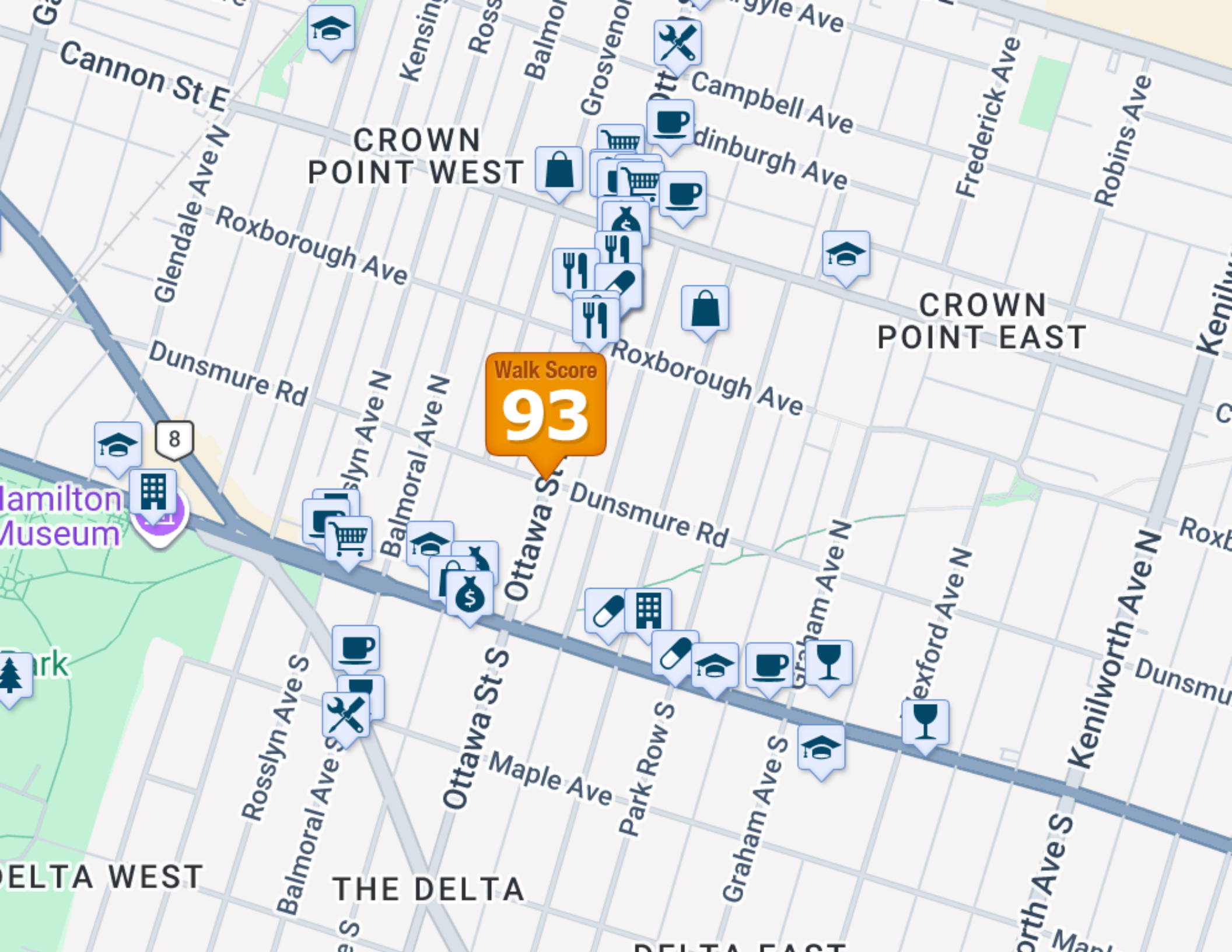
93

Bike Score

70

Transit Score

60



CROWN  
POINT WEST

CROWN  
POINT EAST

Walk Score  
93

Hamilton  
Museum

DELTA WEST

THE DELTA

DELTA EAST



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