



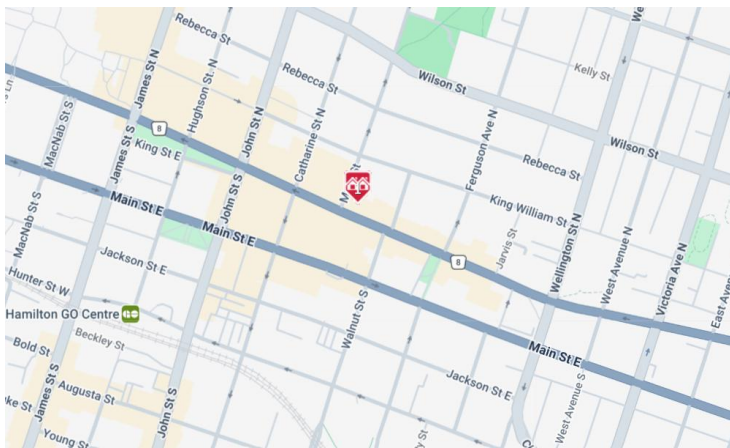
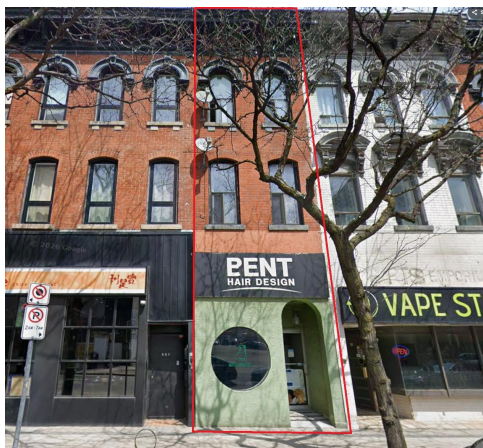
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THE LOYA GROUP

289-937-6601
www.rayloya.com



Multi-Unit Property For Sale



177 King St E Street E, Hamilton, ON L8R 3N9

SALE PRICE: \$949,900.00

TAXES: \$6,466.66 (2026)

SIZE: 1,450 SF above ground
725 SF below ground
2,175 SF +/- TOTAL

LOT SIZE: 11.77 ft x 98.04 ft

ZONING: D2 Holding: H21

PARKING: Short-term and metered street parking options are available along Barton Street East and surrounding residential side streets.

ADDITIONAL COMMENTS: Please do not go direct or disturb any tenants. Contact listing agent for a private tour and additional information.

COMMENTS:

- Situated in the heart of Hamilton's vibrant neighbourhoods with its thriving art scene, popular eateries and boutique retail.
- Prime proximity to the GO Station, Bayfront Park, the Waterfront Trails and Jackson Square.
- Versatile mixed-use asset features immediate commercial income and two residential units.
- Premier live/work space.
- Significant upside potential through strategic renovations and rental adjustments.
- Property offers limitless possibilities.

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The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.