



246 Ottawa St N

246 Ottawa St N, Hamilton, ON L8H3Z6



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246 Ottawa St N

\$1,500,000

Please Do Not Go Direct, Please Do Not Speak To The Staff.

Asset Type: Mixed-use – Dry Cleaning Business + Residential Apartment

Location: High-traffic street in Hamilton, steps to Centre Mall

Business Component:

Established dry-cleaning operation with 40+ years at the same location

Strong, stable revenue stream

Loyal, repeat customer base

Seller willing to provide training for smooth transition

Residential Component (2nd Floor):

Fully renovated

4 spacious rooms

2 bathrooms

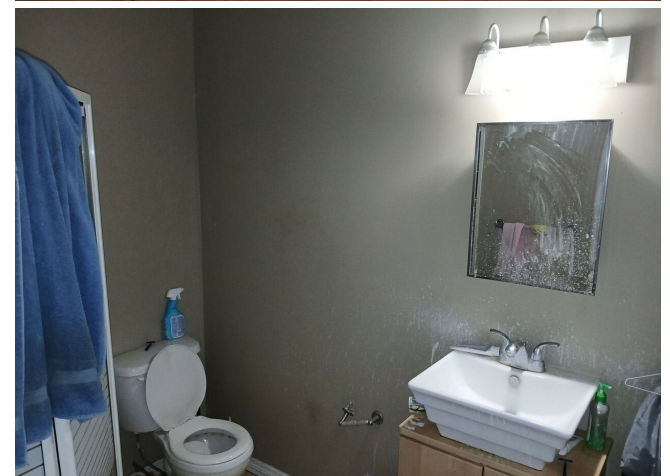
1 kitchen

Ideal for owner-occupier or additional rental income

Investment Highlights:

Turnkey...

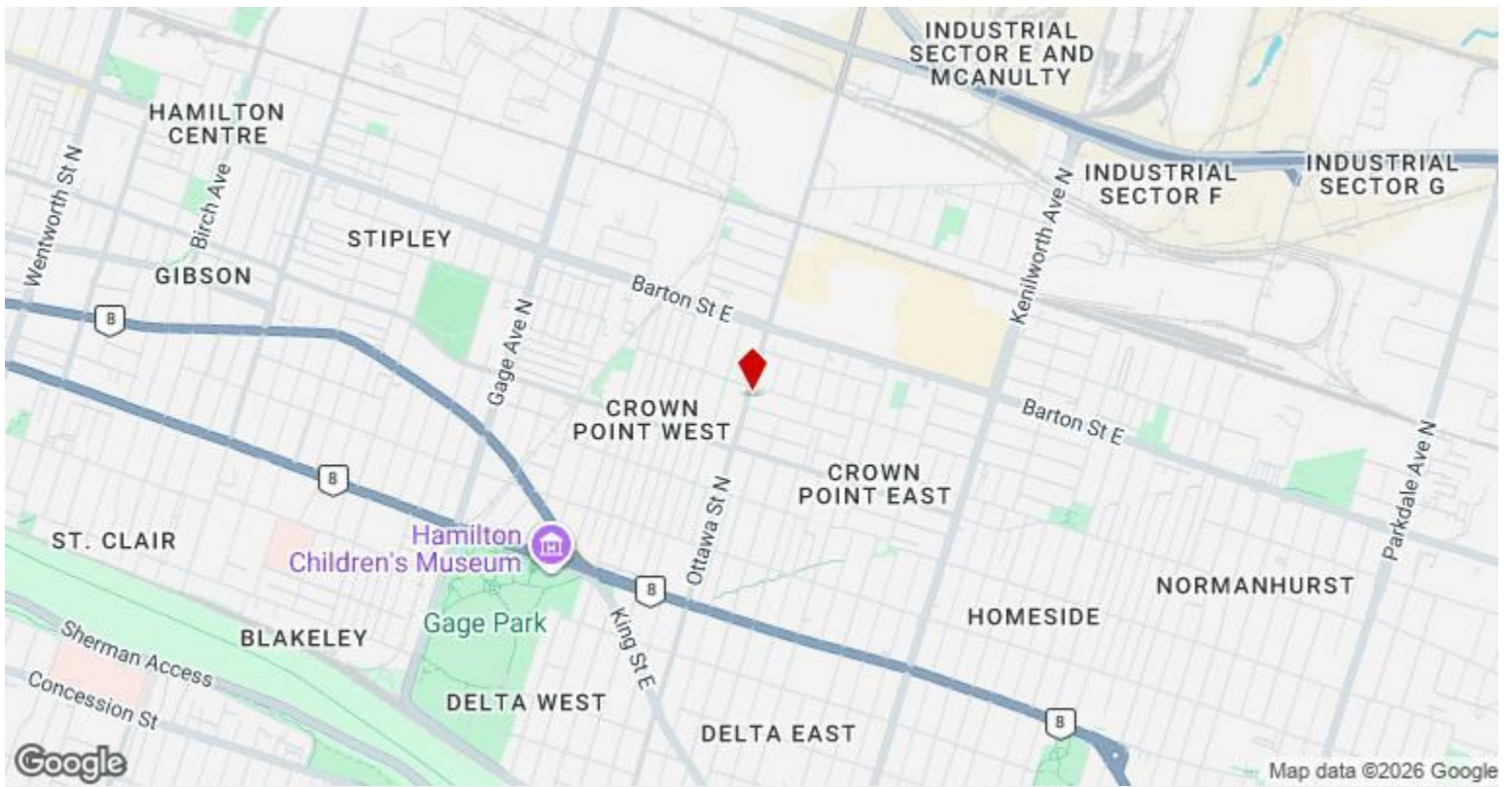
- Heavy Foot Traffic
- 4 spacious rooms
- Dual-income potential (business + residential)



Price:	\$1,500,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Sale Type:	Investment or Owner User
Cap Rate:	7.94%
Lot Size:	2,850 SF
Gross Building Area:	4,700 SF
No. Stories:	2
Year Built:	1925
Tenancy:	Multi
Parking Ratio:	0.64/1,000 SF
Zoning Description:	C5A
APN / Parcel ID:	251804031350670
Walk Score ®:	100 (Exceptionally friendly)
Transit Score ®:	60 (Moderately friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Zorro Dry Cleaners	-	



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Property Photos



Interior Photo



Exterior Photo

Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Building Photo



Building Photo