

# \$3,600,000 - 96 Second Road E, Hamilton

MLS® #40721947

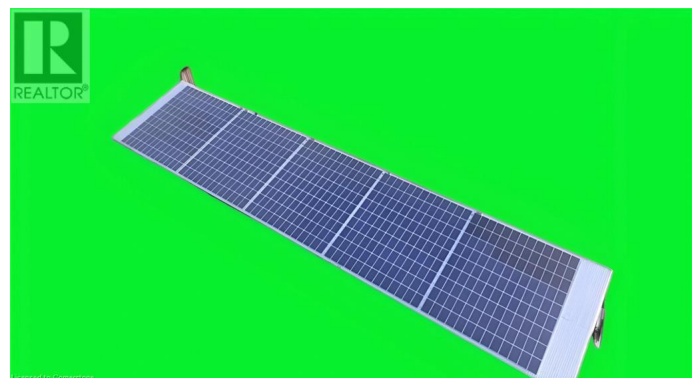
**\$3,600,000**

0 Bedroom, 0.00 Bathroom, 3,700 sqft

Single Family on 5.00 Acres

504 - Leckie Park/Highland, Hamilton, Ontario

Rare 7-Acre Income-Generating Farm – Future Urban Edge of Hamilton! Incredible opportunity to own a revenue-producing farm just steps from Hamilton’s urban expansion zone – With the possibility of city sewer and water services being installed soon! Perfect for investors, entrepreneurs, or anyone seeking a self-sustaining property with major upside. Land & Buildings: – 7 Acres | 3,700 ft<sup>2</sup> 4-Bedroom Home | 9,250 ft<sup>2</sup> Barn | 150kW Solar Roof Project – Dual driveways and ample parking. Multiple Income Streams: A. Greenhouse Operation: 7 greenhouse permits (1 built, 2 foundations ready), fenced zone with year-round asphalt driveways, all structural components included B. Chicken Processing Facility: 2,000 ft<sup>2</sup> licensed processing area, TRQ-eligible under CUSMA/WTO/TPP, ~\$100,000/year income potential C. Solar Energy: FIT1 project generating ~\$125,000/year at \$0.713/kWh, contract secured until Oct 2035 – 10.5 years of guaranteed income D. Additional Rental Income: 7,000 ft<sup>2</sup> of indoor storage space inside the barn – perfect for leasing to farm businesses or storage needs. The Home: Spacious 4 Bedrooms | 2.5 Baths | 2 Kitchens (ideal for multi-gen living or farm staff), antique marble fireplace, hardwood/tile floors, bonus room above garage, new roof (2024). Water & Utilities: City water delivery (cistern), septic system, and two 50-ft deep wells (house irrigation + barn automation). Future Growth: Located directly along Hamilton’s official



expansion boundary â€” ready for major appreciation as urban development moves closer. ? Bonus: The senior and experienced owner is willing to fully train the new buyer in all aspects of the business and property management â€” hoping to pass on his legacy and see this thriving operation grow even stronger. Ideal for: Investors, commercial farmers, poultry processors, greenhouse operators, and lifestyle buyers seeking a rare blend of income and long-term growth. (id:6289)

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 40721947      |
| Price          | \$3,600,000   |
| Bathrooms      | 0.00          |
| Square Footage | 3,700         |
| Acres          | 5.00          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 96 Second Road E           |
| Subdivision | 504 - Leckie Park/Highland |
| City        | Hamilton                   |
| Province    | Ontario                    |
| Postal Code | L8J3J2                     |

**Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | Shopping            |
| Utilities      | Cable, Electricity  |
| Features       | Country residential |
| Parking Spaces | 9                   |
| Parking        | Attached Garage     |
| # of Garages   | 1                   |

**Interior**

|              |                          |
|--------------|--------------------------|
| Heating      | Forced air               |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |
| Has Basement | Yes                      |

## Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Stone, Vinyl siding |
| Foundation | Unknown             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Right At Home Realty |
|----------------|----------------------|



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Listing information last updated on October 29th, 2025 at 1:01am EDT