

\$874,900 - 27 Melrose Avenue S, Hamilton

MLS® #40751446

\$874,900

7 Bedroom, 4.00 Bathroom, 2,394 sqft

Multi-family on 0.00 Acres

202 - Gibson/Stipley South, Hamilton, Ontario

Rare 3-unit opportunity in a quiet, tree-lined Downtown Hamilton neighbourhood. Steps to schools, shopping, parks, Tim Hortons Field, community centre, and with easy access to downtown and highways. Fully renovated from the studs, this 2.5-storey property is a legal duplex with a finished basement already roughed-in for a third self-contained unit, offering exceptional flexibility for investors or owner-occupants. The main floor includes 2 bedrooms and 1 bath, plus exclusive use of the finished basement with 2 more bedrooms, 1 bath, and a large rec room, easily converted to a separate suite. Both main and basement spaces are vacant, ideal for moving in or maximizing rental income. The upper unit spans the 2nd and 3rd floors with 3 bedrooms, 2 full baths, and a private rear patio. All major updates are done: wiring, plumbing, windows, insulation, drywall, roof, soffits, and fascia, ensuring low-maintenance ownership for years ahead. Live in one unit and rent two, or lease out all three for strong cash flow. The backyard has been converted to plenty of parking, perfect for added income during football season. With potential for a future 4-plex conversion and 6 months of free professional property management included, this is a rare chance to secure a high-performing 3-unit investment in a prime Hamilton location. (id:6289)

Built in 1915



Essential Information

Listing #	40751446
Price	\$874,900
Bedrooms	7
Bathrooms	4.00
Square Footage	2,394
Acres	0.00
Year Built	1915
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	27 Melrose Avenue S
Subdivision	202 - Gibson/Stipley South
City	Hamilton
Province	Ontario
Postal Code	L8M2Y4

Amenities

Amenities	Public Transit, Schools
Parking Spaces	6
Parking	Detached Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office	Keller Williams Complete Realty
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