

\$1,595,000 - 645 Beach Boulevard, Hamilton

MLS® #40772008

\$1,595,000

4 Bedroom, 2.00 Bathroom, 2,699 sqft

Multi-family on 0.00 Acres

290 - Hamilton Beach, Hamilton, Ontario

Exceptional waterfront investment opportunity with strong rental income. Rare opportunity to own a fully income-producing lakefront property backing onto Lake Ontario. Set back from the road for privacy and serenity, this exceptional property offers breathtaking lake views and direct deeded access to the waterfront. Featuring three well-maintained, self-contained units, each with their own lake-view porch, in-suite laundry, and separate furnace and A/C systems, this property is ideally suited for both owner-occupiers and investors. Live in one unit and let the rental income from the other units significantly offset your mortgage, or hold as a fully leased income property in a prime waterfront location. The main level unit offers a private foyer with office/den, spa-inspired 4-piece bathroom with freestanding soaker tub, large living room, two bedrooms with closets, and bright kitchen with dining area. While the upper level unit boasts vaulted ceilings, gas fireplace, unobstructed lake views, galley kitchen, powder room, guest bedroom, and primary bedroom with 3-piece ensuite. A prime property highlight is the separate cottage unit, which is fully renovated with an open-concept layout, modern kitchen with breakfast area, 3-piece bath, gas fireplace, and large windows overlooking the lake. Additional features include a fully finished basement with a separate entrance, offering extra storage, work-from-home space, or future income potential. With three strong income-producing units, this property presents



an outstanding opportunity to enjoy lakefront living while generating steady rental income. Perfect for first-time homebuyers looking to build equity or investors seeking a turnkey asset. 24 hours notice required for showings. Don't miss this rare waterfront opportunity. (id:6289)

Essential Information

Listing #	40772008
Price	\$1,595,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,699
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	645 Beach Boulevard
Subdivision	290 - Hamilton Beach
City	Hamilton
Province	Ontario
Postal Code	L8H6X8

Amenities

Amenities	Hospital, Public Transit
Features	Paved driveway
Parking Spaces	4

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
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Foundation

Block

Listing Details

Listing Office

Com/Choice Realty



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