

\$2,800,000 - 109 Balsam Avenue S, Hamilton

MLS® #40779094

\$2,800,000

0 Bedroom, 0.00 Bathroom, 11,724 sqft

Multi-family on 0.09 Acres

202 - Gibson/Stipley South, Hamilton, Ontario

Outstanding opportunity to acquire a 16-unit, 4-storey brick apartment building in a prime Hamilton location near Gage Park and the future LRT line. All suites are self-contained and separately hydro-metered. The property features a strong mix of mostly renovated units achieving near-market rents, with further upside potential through ongoing turnover. The building has benefited from substantial capital expenditures over the past decade, ensuring a well-maintained and efficient asset. Ideally suited for investors seeking a solid addition to their portfolio in one of Hamilton's most promising growth corridors. (id:6289)

Essential Information

Listing #	40779094
Price	\$2,800,000
Bathrooms	0.00
Square Footage	11,724
Acres	0.09
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	109 Balsam Avenue S
Subdivision	202 - Gibson/Stipley South
City	Hamilton
Province	Ontario
Postal Code	L8M3B2



Amenities

Amenities	Place of Worship, Public Transit
Features	Laundry- Coin operated

Interior

# of Stories	4
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Exterior

Exterior	Brick
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Listing Details

Listing Office	eXp Realty
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