

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

MLS® #X12106971

\$3,600,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Stoney Creek, 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 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 4-Bedroom Home | 9,250 ft 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 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 Additional D. Rental Income: 7,000 ft 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 official



expansion boundary 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 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 #	X12106971
Price	\$3,600,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	96 Second Road E
Subdivision	Rural Stoney Creek
City	Hamilton
Province	Ontario
Postal Code	L8J3J2

Amenities

Features	Paved yard
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

of Stories 2

Exterior

Exterior Stone, Vinyl siding

Lot Description 297 x 1026 FT

Foundation Unknown

Listing Details

Listing Office RIGHT AT HOME REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

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