

\$649,999 - 22 Myrtle Avenue, Hamilton (st. Clair)

MLS® #X12284473

\$649,999

5 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

St. Clair, Hamilton (st. Clair), Ontario

Attention Investors & Owner-Occupiers!
Welcome to this beautifully renovated triplex nestled in the highly sought-after St. Clair/Berkley neighbourhood. Offering a perfect blend of charm, strong income potential, and long-term growth, this property presents an excellent opportunity for owners to maximize rental income by tailoring the main and second-floor units to their specific vision. Whether you're an investor seeking reliable cash flow or a homeowner exploring house-hacking options, this triplex delivers outstanding value-add potential. The main unit features 2 spacious bedrooms, 2 full bathrooms, 2 living rooms, in-suite laundry, and a generous 1,294 sq ft of living space ideal for comfortable living or premium rental income. The second-floor unit offers 2 bedrooms, 1 bathroom, in-suite laundry, a dishwasher, brand-new appliances, and 735 sq ft of modern living space combining convenience with strong tenant appeal. The third-floor unit includes 1 bedroom, 1 bathroom, and over 600 sq ft perfect for a single tenant, student, or short-term rental. Deep L-Shape lot with a detached garage. Located just 5 minutes from downtown in one of Hamilton's most vibrant and walkable neighbourhoods, the property is surrounded by caf  s, restaurants, bars, and boutique shops. Residents also enjoy excellent public transit access and are within easy reach of the future LRT line, ensuring continued growth and increasing demand. Projected Gross



rental income \$6000.00/month (id:6289)

Essential Information

Listing #	X12284473
Price	\$649,999
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	22 Myrtle Avenue
Subdivision	St. Clair
City	Hamilton (st. Clair)
Province	Ontario
Postal Code	L8M2E9

Amenities

Parking Spaces	1
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	18.3 x 125 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES
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Listing information last updated on November 5th, 2025 at 6:31am EST