

# \$ - 264-268 Ottawa Street N, Hamilton (crown Point)

MLS® #X12336179

\$

0 Bedroom, 0.00 Bathroom, 4,321 sqft

Retail on 0.00 Acres

Crown Point, Hamilton (crown Point), Ontario

Welcome to 264-268 Ottawa Street North, a fantastic commercial space in Hamilton's bustling Crown Point neighborhood. Offering 4,321 sq. ft. of open-concept space with soaring 12 ft. ceilings, this unit features expansive floor-to-ceiling windows, providing excellent street exposure in one of Hamilton's most vibrant commercial corridors. Ottawa Street North is known for its high pedestrian traffic and dynamic mix of local shops, restaurants, and residential buildings, making it the perfect location for your business. With zoning C5A, this space is versatile and can accommodate a variety of uses, including retail, gym/fitness, spa, medical/dental, restaurant, grocery, real estate brokerage, lawyers or mortgage office, professional offices, and more (Buyer/Tenant to verify). This unit includes a private washroom and a 2,000 sq. ft. dry basement, offering ample storage space and ample parking space in the front and back of the property. The property has two front entrances and can easily be split into two separate units, each with 2,160 sq. ft. ideal for businesses needing flexibility. Located near Tim Hortons Field and with easy access to public transit, this property is easily accessible for both clients and staff. Whether you're starting a new venture or expanding, this location offers everything you need to succeed. (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12336179 |
| Bathrooms      | 0.00      |
| Square Footage | 4,321     |
| Acres          | 0.00      |
| Type           | Retail    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 264-268 Ottawa Street N |
| Subdivision | Crown Point             |
| City        | Hamilton (crown Point)  |
| Province    | Ontario                 |
| Postal Code | L8H3Z9                  |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | Public Transit |
|-----------|----------------|

### Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

### Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | Unit=50 x 100.9 FT |
|-----------------|--------------------|

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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