

\$3,150,000 - 144 Wilson Street E, Hamilton (ancaster)

MLS® #X12423772

\$3,150,000

0 Bedroom, 4.00 Bathroom, 10,105 sqft

Office on 0.00 Acres

Ancaster, Hamilton (ancaster), Ontario

This exceptional medical/office building is located in the prestigious town of Ancaster featuring a fully leased building utilizing 10,106 sqft of occupied space. Situated on a prime 196 ft x 296 ft pie-shaped lot adjacent Hamilton Golf & Country Club, this property offers unparalleled visibility and appeal. Zoned C3-674 General Commercial offering a variety of uses including Medical / Dental, Professional offices, Live -Work and is currently leased to a single tenant for occupational therapy services for an additional 5yr Term beginning Oct 1st 2025 offering a 5% Cap Rate to any prudent Investor. This rare offering combines a desirable location, high-quality tenancy, and zoning versatility, making it a highly attractive and stable investment opportunity. (id:6289)

Essential Information

Listings #	X12423772
Price	\$3,150,000
Bathrooms	4.00
Square Footage	10,105
Acres	0.00
Type	Office

Community Information

Address	144 Wilson Street E
Subdivision	Ancaster



City	Hamilton (ancaster)
Province	Ontario
Postal Code	L9G2B7

Amenities

Amenities	Public Transit
Parking Spaces	24

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	119.45 x 296 FT ; 119.68ft x 296.61ft x 69.37ft x 274.96ft
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Listing Details

Listing Office	RE/MAX ESCARPMENT REALTY INC.
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