

# \$1,999,000 - 18 Victoria Avenue S, Hamilton (landsdale)

MLS® #X12436873

**\$1,999,000**

0 Bedroom, 0.00 Bathroom, 4,630 sqft

Business on 0.00 Acres

Landsdale, Hamilton (landsdale), Ontario

Rare opportunity to purchase a property located in downtown Hamilton's intensification corridor. Downtown Residential (D5) zoning permits construction of a new multi-residential building to a height of up to 44.5 meters (146 feet). Property is ideally suited for redevelopment or a retrofit. The .25 acre property has been improved with a 4,630 sq. ft. building that has been used as a place of worship for over 70 years. The church has been meticulously maintained by the custodians of the congregation. Two new gas-forced air furnaces were installed in 2022. Recent upgrades and renovations to the kitchen. A generous clear height sanctuary includes the original fully functioning pipe organ, a handicap elevator, seating capacity for over 250 and beautiful stained glass windows. Multiple classrooms and offices on the upper and lower levels. **\*\*EXTRAS\*\*** Property is exempt from property taxes based on its current use. (id:6289)



## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | X12436873   |
| Price          | \$1,999,000 |
| Bathrooms      | 0.00        |
| Square Footage | 4,630       |
| Acres          | 0.00        |
| Type           | Business    |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 18 Victoria Avenue S |
| Subdivision | Landsdale            |
| City        | Hamilton (landsdale) |
| Province    | Ontario              |
| Postal Code | L8N2S6               |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | Public Transit |
| Features  | Elevator       |

### Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | None                   |

### Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | 115.24 x 96.35 FT |
|-----------------|-------------------|

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | COLDWELL BANKER INTEGRITY REAL ESTATE INC. |
|----------------|--------------------------------------------|



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