



## 15 EMPRESS AVENUE, HAMILTON, ONTARIO, CANADA, L9A1M1

<https://evolverespace.com>

**\$759,000**

- Retail
- 2662 sq ft

Great location just off of Upper James St on Hamilton mountain, commercial zoning, could be live/work or a mixed commercial/residential buy and hold opportunity for investors. New roof (shingles and plywood) November 2023. Freshly painted throughout. Updates in 2nd floor bathroom August 2024 (tub added and sink replaced) and kitchen include eat-at counter station, stove [...]

### Building Details

**ParkingTotal:** 6

**Sewer:** Municipal sewage system

### Amenities & Features



**Waterfront available:** No  
**AttachedGarageYN:** No  
**CarportYN:** No  
**CoolingYN:** No

**OpenParkingYN:** No  
**GarageYN:** No  
**PoolYN:** No  
**CommunityFeatures:** High Traffic Area

