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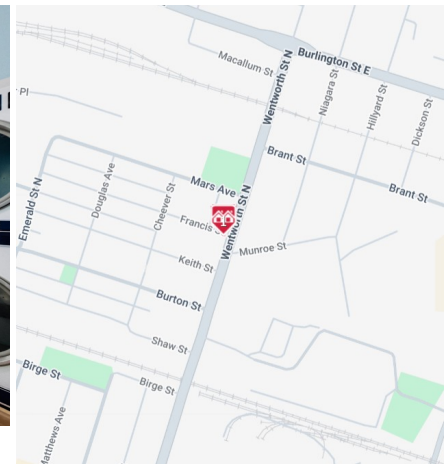
# RAY LOYA

905.906.5692  
www.rayloya.com



# Multi-Use Property For Sale

## 443 Wentworth St N, Hamilton



**SALE PRICE:** \$699,900  
**TAXES:** \$6,466.66 (2026)  
**LOT SIZE:** 25.25 x 70.00 sf  
**UNIT SIZES:** 830 sq ft laundry  
408 sq ft main floor  
883 sq ft second floor  
821 sq ft lower floor  
**2,942 sq ft TOTAL SPACE**

**ZONING:** C1

**PARKING:** Available at the rear of the building.

**ADDITIONAL COMMENTS:**

Please do not go direct. Contact listing agent for a private tour and additional information on how you can locate your business here.

**VIRTUAL TOUR:**

<http://real.vision/443-wentworth-st-n>

**COMMENTS:**

- Great 3-unit investment property which includes an operating Laundromat business.
- Easy access to QEW via Nikola Tesla and public transit.
- Close to all amenities, West Harbour Go Station, Hamilton Stadium, Public Hospitals, and Bennetto Community Centre.
- 2 bedroom residential apartment with an outside terrace and bachelor apartment on the ground floor, both are currently vacant.
- Full basement and parking at rear of the building.
- Laundry is included in the sale, however, no financials as it's a cash business.
- Perfect fit for investors seeking to be a part of the long-term revitalization of Hamilton's North End.



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The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.



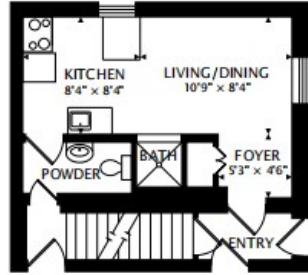
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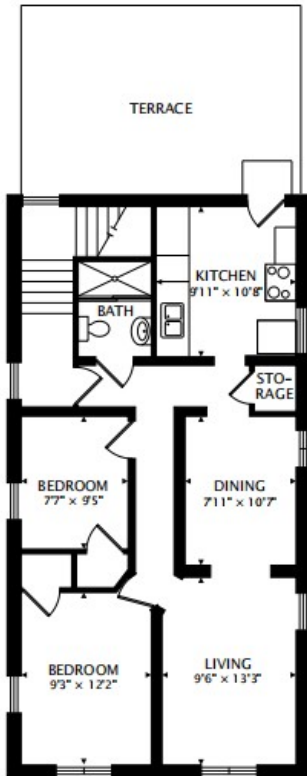
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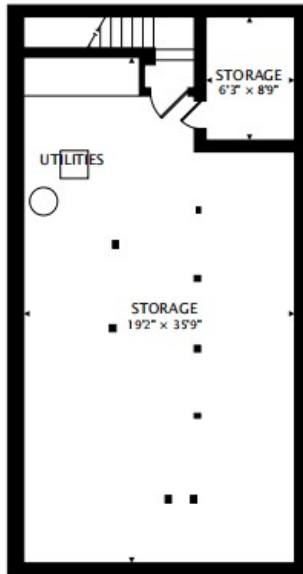
# Floor Plan



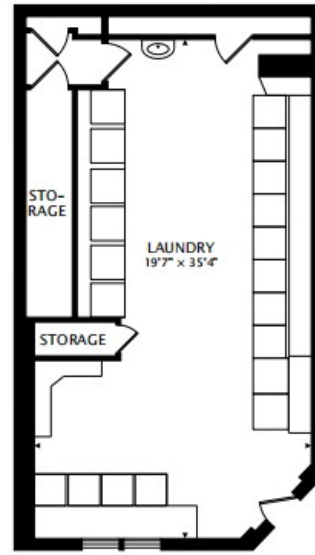
MAIN  
408 sq ft



SECOND  
883 sq ft



LOWER  
821 sq ft



LAUNDRY  
830 sq ft

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