



Relationships.
Advice.
Real Estate Profits.

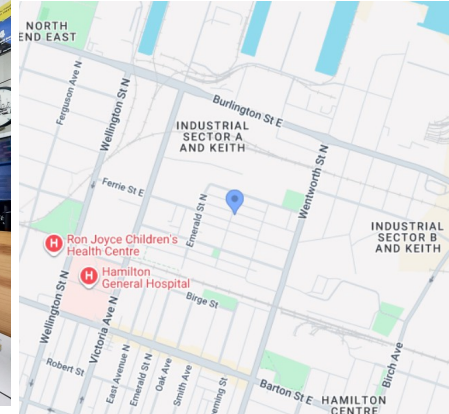
RAY LOYA

905.906.5692
www.rayloya.com



Multi-Use Property For Sale

44 Francis St, Hamilton



SALE PRICE: \$749,900
TAXES: \$5,88.64 (2026)
LOT SIZE: 22.26 x 75.15 sf
UNIT SIZES: 1,044 sq ft main floor
 921 sq ft second floor
 673 sq ft third floor
 742 sq ft lower floor
3,380 sq ft TOTAL SPACE
ZONING: H/S-647b
PARKING: Private drive with attached garage

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/44-francis-st>

COMMENTS:

- Great live-work investment property. Currently operating as well-established variety store with very good walk-in business.
- Close to all amenities. Easy access to QEW via Nikola Tesla, West Harbour Go Station, Hamilton Stadium, Public Hospitals, and Bennetto Community Centre.
- Variety store and equipment are included in the sale, however, no financials as it's a cash business.
- 4 bedroom residential apartment with walk-out rooftop terrace.
- 2 separate meters.
- Residential unit is currently occupied by the owner.
- Perfect fit for investors seeking to join a dynamic and improving community.

THE LOYA GROUP

www.RayLoya.com
 Sales@RayLoya.com
 905.906.5692

Relationships | Advice | Real Estate Profits

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.



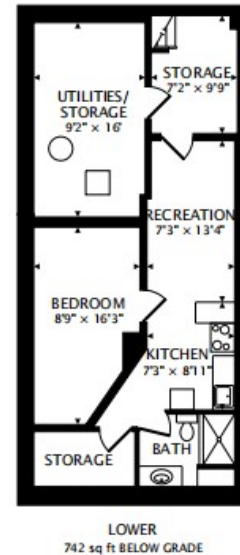
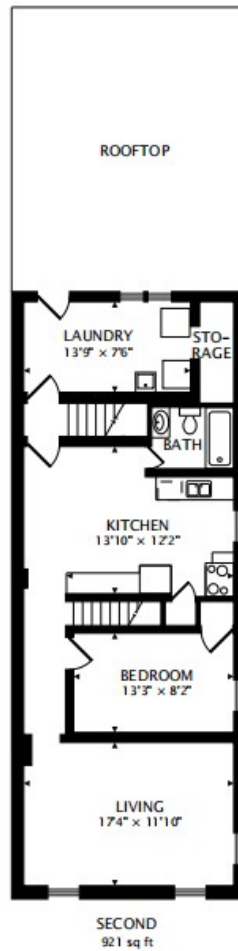
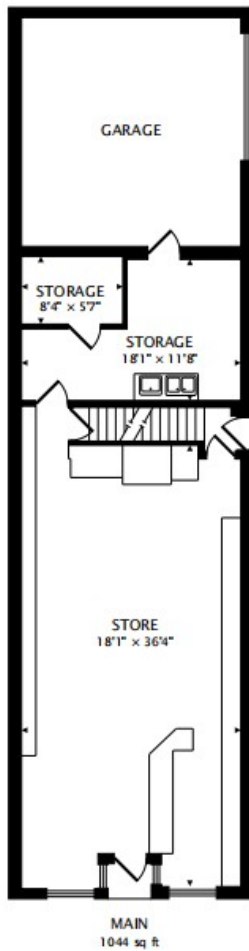
Relationships.
Advice.
Real Estate Profits.

RAY LOYA

905.906.5692
www.rayloya.com



Floor Plan



THE LOYA GROUP

www.RayLoya.com
Sales@RayLoya.com
905.906.5692

Relationships | Advice | Real Estate Profits

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.