



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 16 Units

107-109 Balsam Ave. S.

Hamilton, ON

PROPERTY OVERVIEW

ABOUT HAMILTON

Hamilton, Ontario, is a vibrant city located on the western tip of Lake Ontario. It's known for its diverse economy, rich history, and beautiful natural surroundings. Historically known as a steel manufacturing hub, Hamilton has diversified its economy in recent years. It now includes sectors like healthcare, education, and technology, making it a growing center for innovation. The city features a variety of historic sites, including the Canadian Warplane Heritage Museum and the HMCS Haida, a preserved naval destroyer. Hamilton is known for its friendly community and cultural diversity, with a mix of different neighborhoods that each have their own unique character. Whether you're interested in outdoor activities, arts and culture, or learning about its industrial past, Hamilton has something to offer for everyone!

ABOUT THE PROPERTY

Hydro separately metered. All plumbing fully upgraded to copper except units 6 and 7, All electrical updated from fuse to breaker panels, common hallways upgraded with GFI outlets.



Location: Close to Gage Park, Belview Park, Peace Memorial Park, Crown Point East Park, Memorial Elementary School, Bridge International Park, Bernie Custis Secondary School, Hamilton General, St. Joseph's Healthcare, Juravinski Hospital, St. Peter's Hospital.



Public Transportation: Hamilton, Ontario, has a public transportation system primarily operated by the Hamilton Street Railway (HSR). HSR operates numerous bus routes throughout the city. Hamilton is developing a light rail transit system, known as the Hamilton LRT, aimed at connecting key areas of the city and improving transit efficiency.



PROPERTY DETAILS

Unit Breakdown:

16 Units (10 x 1 Bedrooms, 6 x 2 Bedrooms)

Construction: Brick

Approx. Age: 1915

Number of Stories: 3

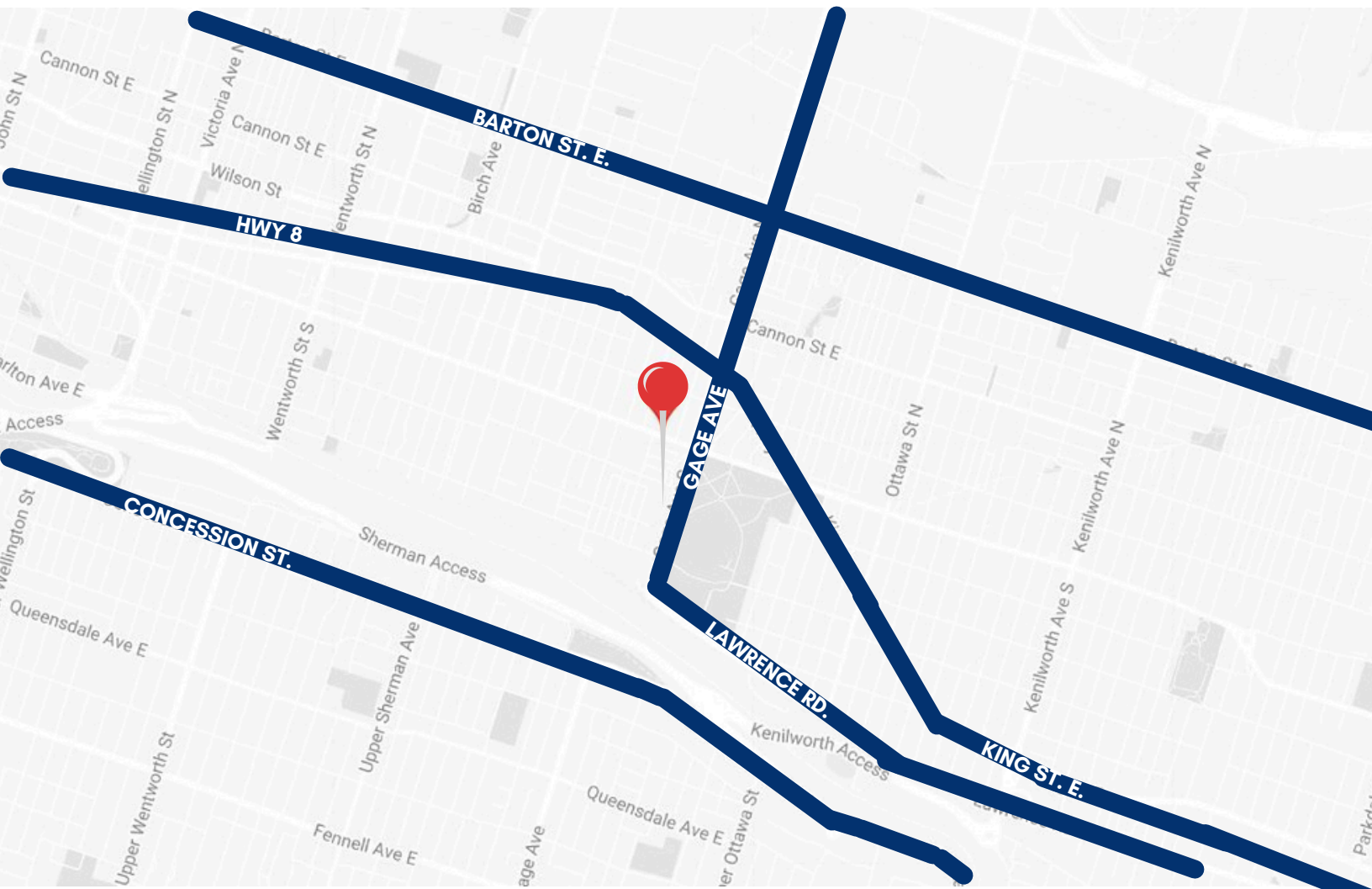
Flooring Type: Carpet and Laminate

Lot Size: 4,111.81 ft²

Legal Description:

LT 195, PL 506 ; HAMILTON

HAMILTON STIPLEY



Nearest Grocery Store
Approx. 1.1 km



Nearest School
Less than 550 m

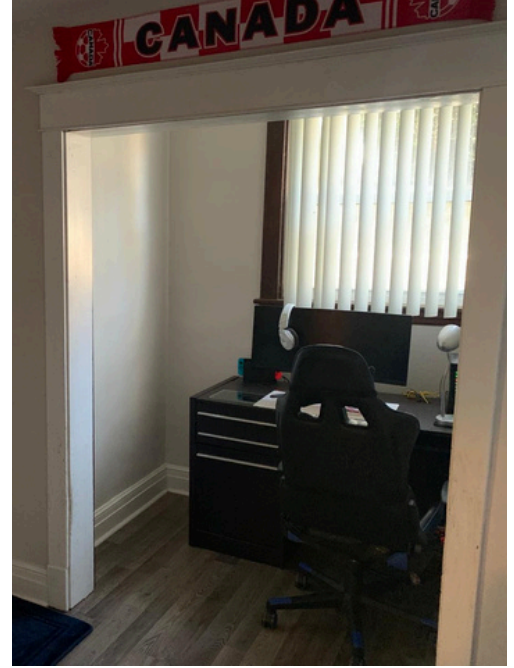
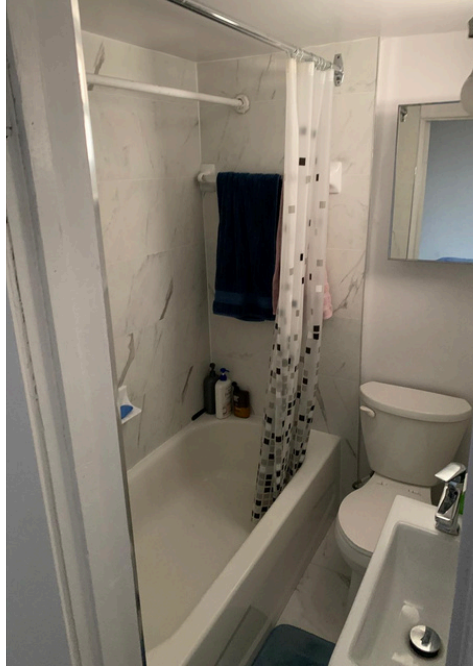


Nearest Park
Approx. 500 m

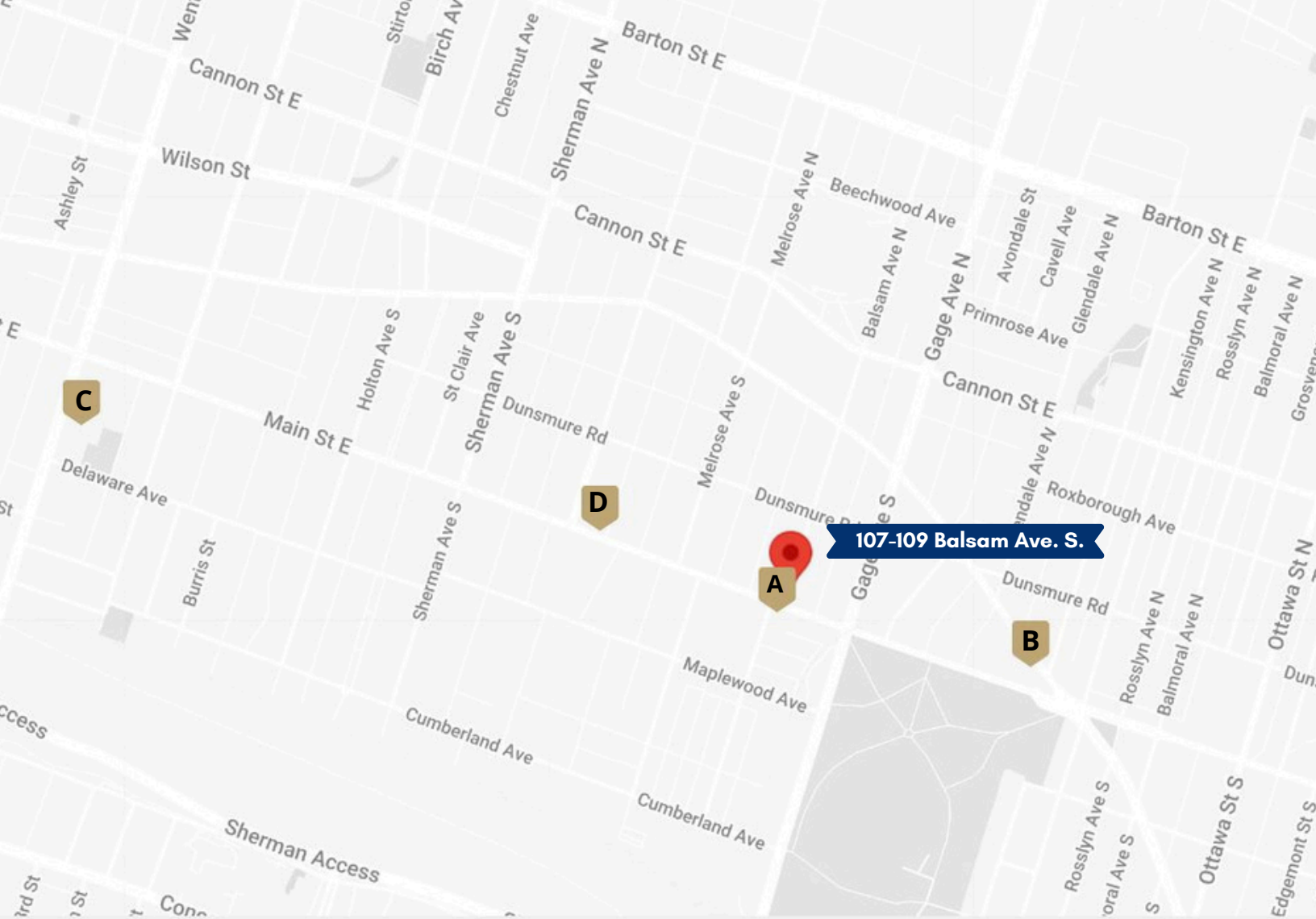
ABOUT STIPLEY

Stipley is a neighborhood located in Hamilton, Ontario, known for its residential character and community-oriented atmosphere. Stipley primarily features a mix of single-family homes, duplexes, and some apartment buildings. The neighborhood is known for its affordable housing options, making it attractive to families and young professionals. The area has a strong sense of community, with local events and initiatives aimed at bringing residents together. It's a friendly neighborhood where neighbors often know each other.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	111 Balsam Ave. S.	1 Bed	\$2,200	31 m
B	1278 King St. E.	2 Bed	\$2,300	700 m
C	95 Wentworth St. S.	1 Bed	\$1,600	2.3 km
D	831 Main St. E.	1 Bed	\$1,595	900 m



To book a tour
please email
reception@mysakrealty.com

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

JOE MYSAK

Owner, Broker of Record



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