

## 1 ARKLEDUN AVENUE, HAMILTON, ON L8N 2H4

<https://linaandteam.com>

Corktown Legal Triplex located next to a park, steps to James Street, St Josephs Hospital, GO Station, great restaurants, shops and cafes. All units have separate entrances so no shared foyers. Rear parking for 3 cars off St. Joseph's Drive. Current rents are below market rates. Opportunity to improve/renovate units as tenants move-on and optimize [...]

**\$699,900**

- 4 beds
- 4 baths
- Residential Freehold
- Detached
- Active

### Basics

**Sale/Rent Type:** For Sale

**Type:** Residential Freehold

**Bedrooms:** 4 beds

**Category:** Detached

**Status:** Active

**Bathrooms:** 4 baths



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## Building Details

<b>Lot Depth:</b> 70.9 sq ft	<b>Lot Width:</b> 28 sq ft
<b>Living Area Range:</b> 1500-2000	<b>Garage Parking Spaces:</b> 3
<b>Tax Annual Amount:</b> 3830.3	<b>CoolingYN:</b> Yes

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## Agent and Agency Details

**Agency:** RIGHT AT HOME REALTY

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## Amenities & Features

<b>View:</b> No	<b>Cooling:</b> Window Unit(s)
<b>Fireplace:</b> No	<b>Basement:</b> Finished with Walk-Out
<b>Sauna:</b> No	

