

# \$225,000 - 56 ST MATTHEWS Avenue

---

## Listing ID: 40366328

**\$225,000**

Vacant Land

56 ST MATTHEWS Avenue, Hamilton,  
Ontario, L8L5P3

20 X 95 building development lot for sale in Hamilton's Barton Village area. Perfect for investors, builders, developers, or families looking to build a multifamily dwelling.

Zoning and approved minor variances support one and two-family (duplex) dwellings with 2,100-plus SF across 2.5 levels (excludes basement SF) and two laneway parking spots. Convenient access to transit and commuting lines. Quick walk to the West Harbor GO Station (2KM). Easy access to 403. Steps to the Hamilton General Hospital, Birge Park, and Woodlands Park. Food Basics, Barton Lettuce, and Duarte Supermarket are within walking distance. Close proximity to some of the city's most desirable restaurants and coffee shops including Motel, BAB, MaiPai, Emerald Coffee Co, and many more. Survey and site plan available upon request.

(id:13139)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 17/01/2023 03:41:31 PM

Listing Office:Psr Brokerage, Gravenhurst