

# 155 FREELTON Road, Freelton, Ontario L8B 0Z5

Listing

Client Full

[155 FREELTON Rd Freelton](#)

MLS®#: 40371363

**Active / Commercial Sale**

## Hamilton/43 - Flamborough/043 - Flamborough West



### Building and Land

Other Units # Of	<b>0</b>	Business Type:	
Bld Area Total:	<b>5,619</b>	Common Interest:	<b>Freehold/None</b>
		Common Elements:	<b>No</b>
Tax Amt/Yr:	<b>\$0.00/2023</b>	Parking Spaces:	<b>50</b>
		Free Standing Y/N:	

### Remarks/Directions

Public Rmks: **Rare opportunity in the charming Village of Freelton. Beautiful Church structure originally constructed in 1899 with red brick & cut-stone foundation. This building with historic charm and character boasts 3 points of entry including traditional arched front doors with dual staircases to the upper level. Side door with wheel chair accessible ramp. Rear block addition leads to LL kitchen, 2 bathrooms, office area (22x16) and large open concept space (36x30 ft) with almost 10 ft. ceilings. 2 separate stair cases to upper level (51x37 ft) which features majestic 17 ft. soaring ceilings, light flooded arched windows and century character wood ceiling beams. This fantastic location just off Hwy 6 has a small town feel with huge potential and quick access to the 401 or 403/QEW. Church structure with 50+ parking currently has S3 zoning (Settlement Commercial) which allows for a place of worship, day nursery, educational establishment, or library. Imagine the possibilities such as a residence, restaurant, spa, yoga/dance/martial arts studio, gym, theatre, office or medical – the sky's the limit with permission/city approval for change of building use. This wonderful community also offers an artificial ice rink, library, pizza/bakery shop, fire station, parks, busing to near-by schools, antique & re-sale markets, established historic & executive neighbourhoods, plus nearby conservation, swimming and hiking areas. Building has natural gas furnace, central vac, septic system, municipal water, and a metal roof. Don't miss this amazing opportunity!**

Directions: **West onto Freelton Rd off Hwy 6**  
Cross St: **Douglas Street**

### Exterior

Construct. Material:	<b>Brick, Stone</b>		
Services:	<b>Natural Gas, Street Lights, Telephone</b>		
Lot Shape:		Sewer:	<b>Septic</b>
Lot Front (Ft):	<b>198.00</b>	Lot Depth (Ft):	<b>165.33</b>
Area Influences:	<b>Ample Parking, Corner Site, Golf, Highway Access, Library, Major Highway, Park, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Schools</b>		
Topography:		Water Source:	<b>Municipal</b>
Local Impvmt:			
#Res Units:		#Whrse Units:	
		#Other Units:	<b>0</b>

### Interior

Interior Feat:	<b>Cathedral Ceiling</b>	Winterized:	
Accessibility:	<b>Kitchen, Open Floor Plan</b>	# Washrooms:	
Basement:	<b>Full Basement, Fully Finished, Separate Entrance, Walk-Up</b>	Seating Capacity:	<b># Hnd Wshrms:</b>
Cooling:	<b>None</b>		
Heating:	<b>Forced Air, Gas</b>	Volts:	
Under Contract:	<b>Hot Water Heater</b>	Contract Cost/Mo:	<b>Furnished:</b>
Add Inclusions:	<b>Central Vac &amp; Attachments. Natural Gas Forced-Air Furnace.</b>		
Exclusions:	<b>6 Stained Glass Memorial Windows: 4 tall, 1 circular, 1 eyebrow. (There are storm windows behind the windows that are being removed.)</b>		
Flooring:	<b>Carpet, Linoleum/Vinyl</b>		

### Common Elements

Locker: \_\_\_\_\_ Balcony: \_\_\_\_\_

### Commercial/Financial

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>LTS 35, 36 &amp; 37, PL 330 ; FLAMBOROUGH CITY OF HAMILTON</b>	Survey:	<b>None/</b>
Zoning:	<b>S3</b>	Hold Over Days:	<b>120</b>
Assess Val/Year:	<b>\$590,000/2023</b>	Occupant Type:	<b>Vacant</b>
PIN:	<b>175320103</b>		
ROLL:	<b>251830291010800</b>	Deposit:	
Possession/Date:	<b>Flexible/</b>		

### Brokerage Information

List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)