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**786 Nebo Rd, Hamilton
Ontario L0R 1P0**

\$519,900

Property Information

Property Type	• Residential
Property Style	• Bungalow
Beds	• 2
Baths	• 1
Taxes	• \$3,112.78 / 2025
Sq. Footage	• 840 ft
Lot Size	• 49.8 x N/A
Year Built	• 1954
MLS®	• 40857680



Property Description

M3 ZONING! GREAT OPPORTUNITY! Don't miss 786 Nebo Road! Dated/compact home on a decent-sized property with a large detached garage. The key feature is M3 "Prestige Business Park" zoning, offering a wide variety of potential permitted uses, including manufacturing, contractor's establishment, tradesperson's shop, office, repair service, equipment sales/rental/service, transportation depot, laboratory, R&D and more. Recent updates include furnace, A/C & Hydro (2021), 100-amp service, municipal water/sewer (approx. 2021), house roof (approx. 2016), copper plumbing, garage roof (2020), laminate flooring (2021), pool/deck (2019) & 2 shed roofs (2022). Priced to sell! Contact Ed today!



Property Features

- Zoned m3 - prestige business park
- 1 floor living, no stairs!
- Detached 1.5 car garage
- Lots of updates! priced to sell!
- Lots of parking in your own driveway
- Above ground pool for cooling down
- Bright eat-in kitchen
- Close to hwy access, schools, etc.
- Lots of uses under m3 zoning
- Priced to sell so call now!

"ED gets the job DUNN" - A TRUSTED REALTOR FOR OVER 20 YEARS

Ed Dunn Jr

Sales Representative

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