



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 3 + 2 Units**

**4456 Ontario St.**

**Beamsville,  
Ontario**

# PROPERTY OVERVIEW

## ABOUT BEAMSVILLE

Beamsville is a community located in the Niagara Peninsula of Ontario, Canada. It is part of the town of Lincoln, which is in the Regional Municipality of Niagara. Beamsville is known for its picturesque landscapes, vineyards, and wineries, making it a popular destination for wine enthusiasts. The community has a rich history, dating back to the late 18th century when it was settled by United Empire Loyalists. Today, Beamsville is a thriving community with a mix of residential, commercial, and agricultural areas. The downtown area features charming shops, restaurants, and cafes, making it a vibrant hub for locals and visitors alike. The area is home to numerous wineries and vineyards.

## ABOUT THE PROPERTY

Commercial tenants pay their own utilities. Residential tenants pay for Hydro. Approx. 52% upside on residential unit rent. Steel roof (2017). HVAC System (2019). Clean Environmental Phase 1 (2024). 12 parking spots. Fully tenanted.



## PROPERTY DETAILS

**Unit Breakdown:** 3 residential units & 2 Commercial  
(3 x 1 Bed, 2 x Commercial)

**Construction:** Stone and Brick

**Year:** 1990

**Number of Storeys:** 2

**Flooring Type:** Vinyl/Laminate Flooring

**Square Footage of Area:** 9,020.15 ft<sup>2</sup>

## Legal Description:

PT LT 17 CON 2 CLINTON AS IN RO595163; LINCOLN



**Location:** Close to Rideau Heights Public School, Ecole Maple Elementary School, Kingston Secondary School, McBurney Park, Skeleton Park, Confederation Park, Churchill Park, Kingston General Hospital, Hotel Dieu Hospital.



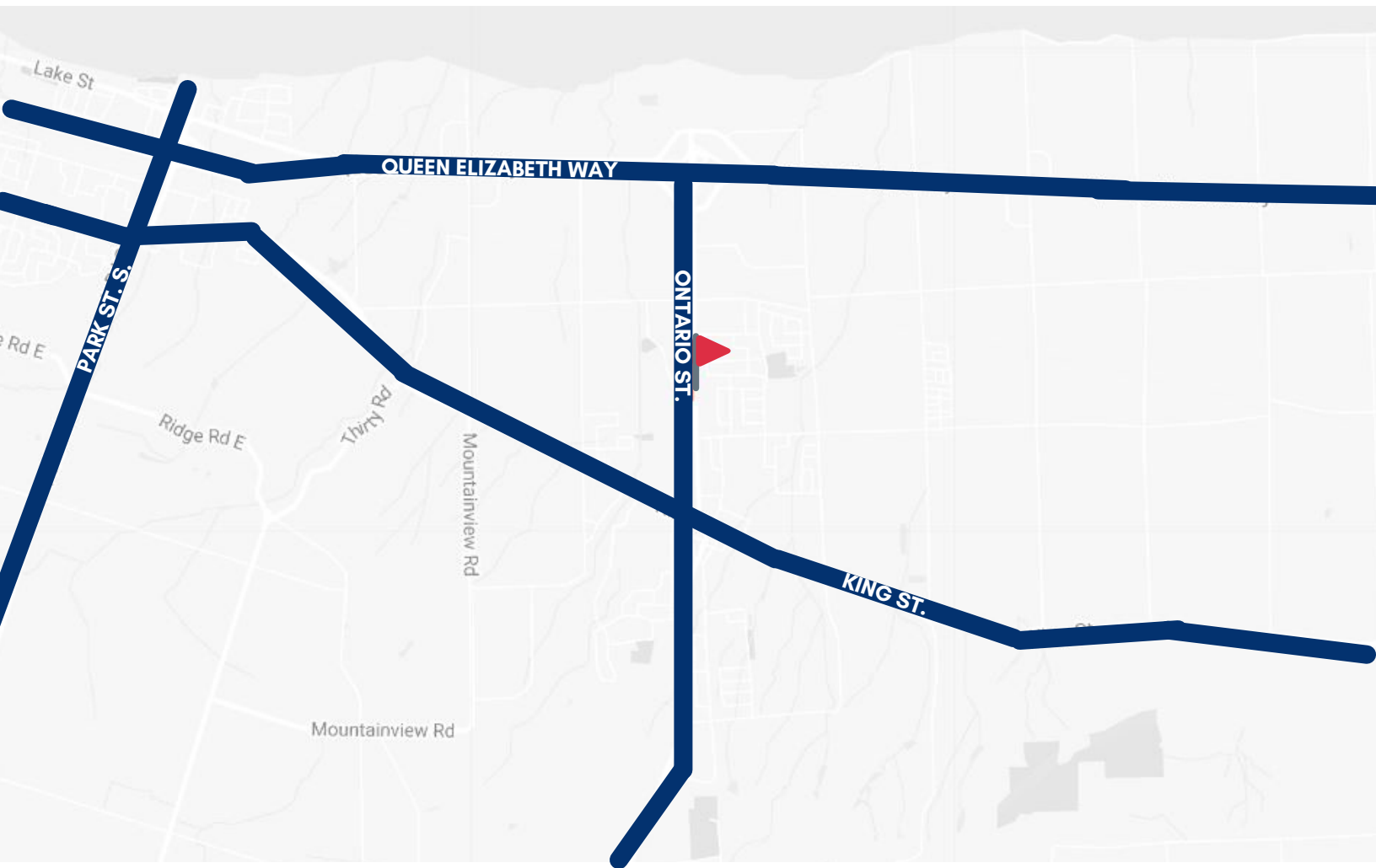
**Public Transportation:** GO Transit operates train and bus services throughout the Greater Toronto and Hamilton Area. Beamsville is located within the Niagara Region, and GO Transit offers bus services that connect Beamsville to other communities in the region.



# BEAMSVILLE

## DOWNTOWN BEAMSVILLE

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**Nearest Grocery Store**  
Approx. 1.2 km



**Nearest School**  
Less than 600 m

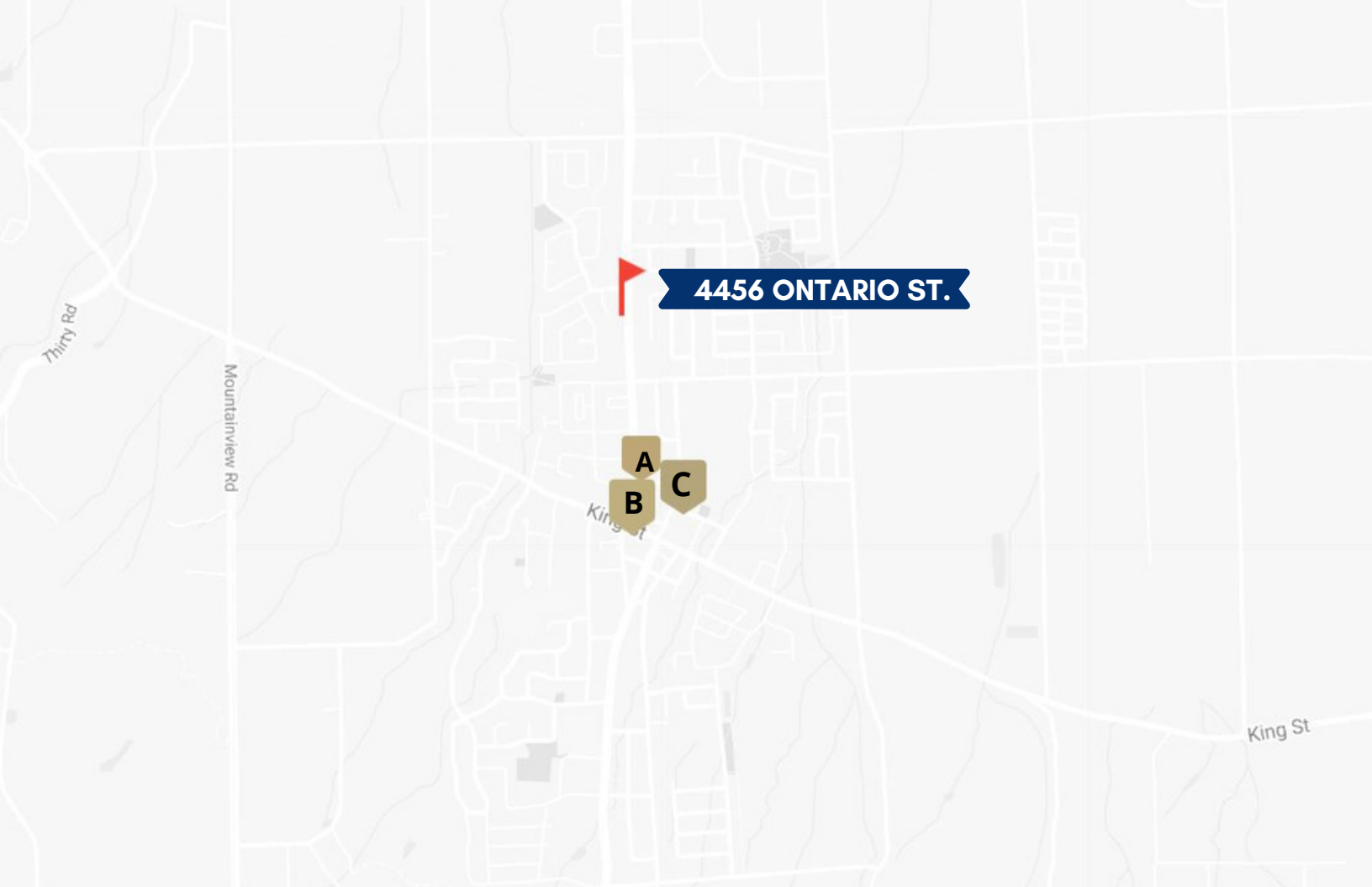


**Nearest Park**  
Approx. 700 m

### ABOUT DOWNTOWN BEAMSVILLE

Beamsville is also known for its agricultural heritage. The surrounding countryside is dotted with farms producing a variety of crops, including fruits, vegetables, and flowers. The community celebrates its agricultural roots with events like the Beamsville Farmers' Market, where locals and visitors can purchase fresh produce and artisanal goods. Overall, Beamsville is a charming community making it a delightful destination for visitors looking to experience the best of Ontario's countryside.

# RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	4335 Ontario St., Beamsville	1 Bed	\$2,150	700 m
B	5002 King St., Lincoln	1 Bed	\$1,800	900 m
C	4958 Maple Ave., Lincoln	1 Bed	\$1,600	1.0 km



To book a tour  
please email  
[reception@mysakrealty.com](mailto: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.

## **SAM IUS**

Sales Representative



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