



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 21 Units

4118 Main St.

Niagara, ON

PROPERTY OVERVIEW

ABOUT NIAGARA

Niagara Falls, Ontario, is a stunning destination known for its breathtaking natural beauty, particularly the iconic waterfalls. The city is part of the Niagara Region and lies on the Canadian side of the border with the United States. The region is also famous for its wineries, particularly in nearby Niagara-on-the-Lake, where visitors can enjoy wine tastings and vineyard tours. Tourism is a major part of the city's economy: its skyline is comprised of multiple high-rise hotels and observation towers that overlook the waterfalls and adjacent parkland. Souvenir shops, arcades, museums, amusement rides, indoor water parks, casinos, theatres and a convention centre are located nearby in the city's large tourist area. Other parts of the city include historic sites from the War of 1812, parks, golf courses, commercial spaces, and residential neighbourhoods.

ABOUT THE PROPERTY

Incredible opportunity to buy a building with a going in cap rate of 8.1% and still tremendous upside on rents. Perfect rental location to attract great tenants.



PROPERTY DETAILS

Unit Breakdown:

21 Units

(3 x Bach., 5 x 1 Beds, 11 x 1 Bed + Den, 2 x 2 Beds)

Construction: Block Foundation

Approx. Age: 1975

Number of Storeys: 2

Flooring Type: Vinyl, Hardwood

Lot Size: 22,959.40 ft²

Legal Description:

LT 1 PL 256 VILLAGE OF CHIPPAWA; LT 2 PL 256 VILLAGE OF CHIPPAWA ; PT LT 3 PL 256 VILLAGE OF CHIPPAWA, BEING PT 2 59R-17190; CITY OF NIAGARA FALLS



Location: Close to Chippawa Lions Park, Kingsbridge Park, Rapidsview Park, Sacred Heart Catholic Elementary School, Simcoe Street Public School, Heximer Avenue Public School, Niagara Health - Niagara Site, Greater Niagara General Hospital, Mount St. Mary's Hospital.

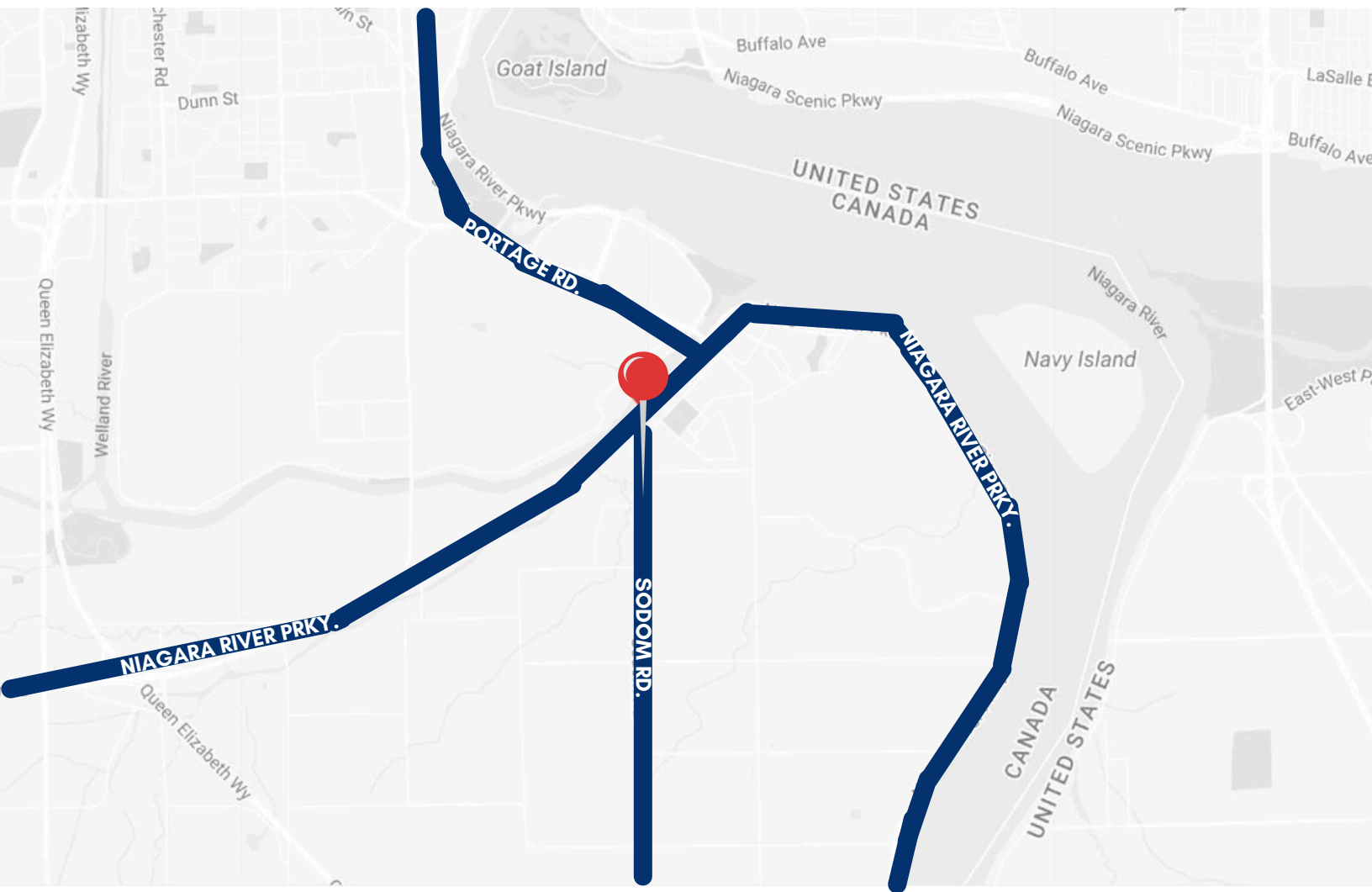


Public Transportation: Niagara Region Transit (NRT) It operates several bus routes that connect different parts of the city and link to other services within the Niagara Region. The routes are designed to provide access to key locations such as shopping centers, educational institutions, and healthcare facilities.



NIAGARA FALLS

NIAGARA



Nearest Grocery Store
Approx. 750 m



Nearest School
Less than 1.5 km



Nearest Park
Approx. 280 m

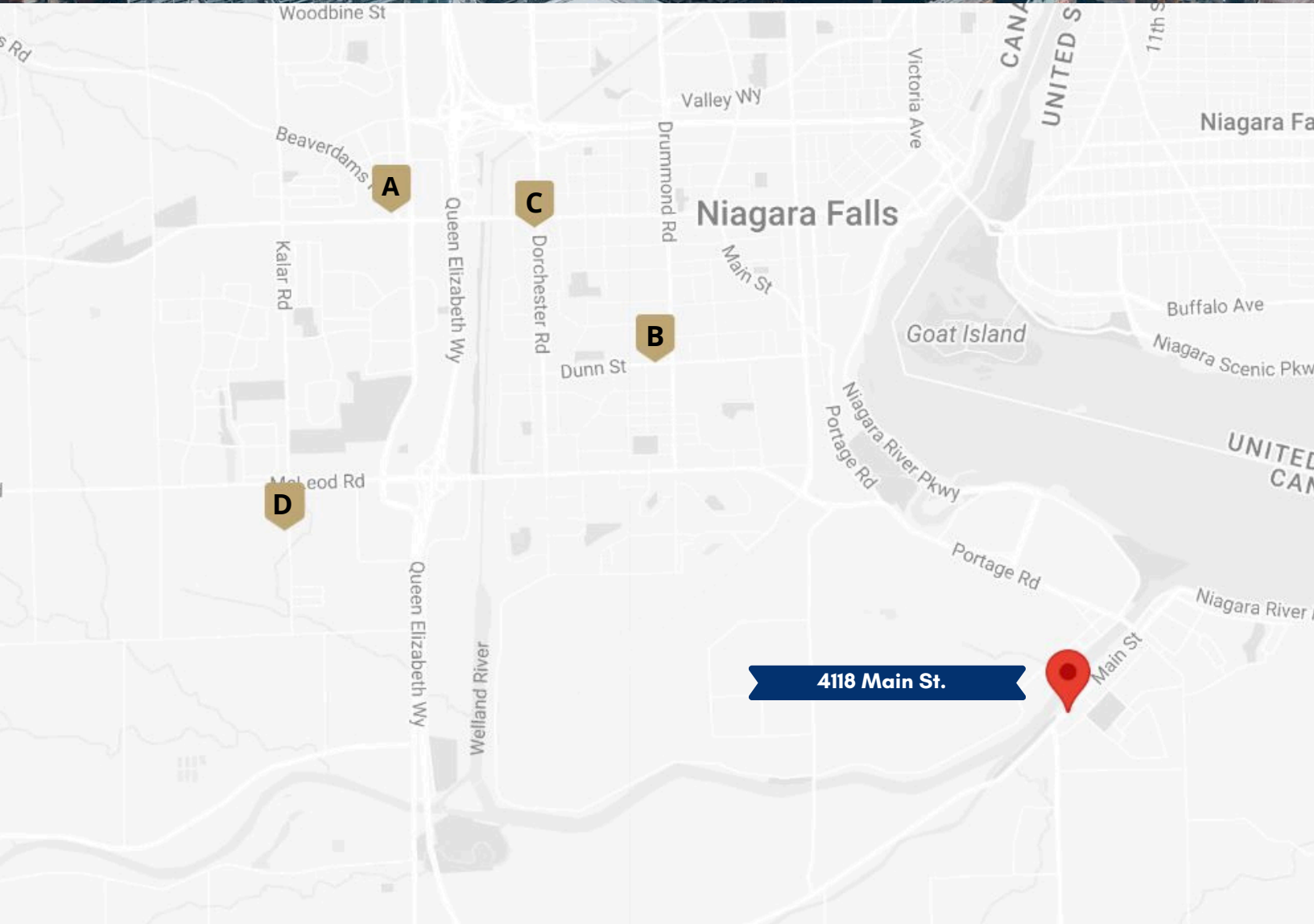
ABOUT NIAGARA FALLS

Niagara Falls hosts various events throughout the year, including winter festivals, summer fireworks, and cultural events, making it a vibrant place to visit no matter the season. Horseshoe Falls: The largest and most famous of the three waterfalls, it offers spectacular views and is illuminated at night. Clifton Hill: This entertainment district is packed with attractions, including museums, arcades, and dining options. Niagara SkyWheel: A giant Ferris wheel offering panoramic views of the falls and the surrounding area.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price
A	7701 Lundy's Ln.	Bach.	\$1,300
B	6301 Dunn St.	2 Bed	\$1,900
C	5911 Dorchester Rd.	1 Bed	\$1,725
D	7549 Kalar Rd.	2 Bed	\$2,150



To book a tour
please email
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.

JOE MYSAK

Owner, Broker of Record



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