

\$749,990 - 4727-4729 Ferguson Street, Niagara Falls

MLS® #40772233

\$749,990

8 Bedroom, 6.00 Bathroom, 4,025 sqft

Multi-family on 0.00 Acres

210 - Downtown, Niagara Falls, Ontario

Exceptional Investment Opportunity in the Heart of Niagara Falls! Welcome to 4727-4729 Ferguson Street – a versatile and income-generating property offering a rare combination of residential and potential commercial use. Situated on a generous lot, this unique setup features a fourplex alongside an attached single-family home complete with a double car garage, making it an ideal opportunity for investors or multigenerational living. The fourplex consists of four separate units, one of which is currently operating as a storefront. Zoned residential, this unit can be easily converted into a residential apartment, with a full bathroom already in place—providing added flexibility and future rental income potential. All other units are tenanted, offering immediate revenue, while the storefront unit will be vacant upon possession, allowing for a smooth transition or renovation. The attached home is heated by a forced air furnace and includes central air conditioning for year-round comfort. The fourplex units are heated with water boilers and radiators, delivering efficient and consistent warmth throughout. Several units have been recently renovated, enhancing their appeal and overall rental value. The roof is approximately seven years old, offering peace of mind and reduced maintenance costs. Located in a prime area near downtown Niagara Falls, public transit, and essential amenities, this property presents a compelling opportunity for steady cash flow and long-term



appreciation. Whether you’re expanding your real estate portfolio or seeking a multi-unit property with strong upside, 4727-4729 Ferguson Street is a must-see. (id:6289)

Essential Information

Listing #	40772233
Price	\$749,990
Bedrooms	8
Bathrooms	6.00
Square Footage	4,025
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	4727-4729 Ferguson Street
Subdivision	210 - Downtown
City	Niagara Falls
Province	Ontario
Postal Code	L2E2Z4

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools
Features	Crushed stone driveway
Parking Spaces	6
Parking	Detached Garage
# of Garages	1

Interior

Heating	Forced air
# of Stories	2

Exterior

Exterior	Brick, Stucco, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office

eXp Realty



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