

# \$8,999,999 - 6050 Don Murie Street, Niagara Falls

MLS® #40777452

**\$8,999,999**

0 Bedroom, 0.00 Bathroom, 52,705 sqft  
Industrial on 3.42 Acres

221 - Marineland, Niagara Falls, Ontario

Prime Industrial Opportunity in Niagara Falls's Stanley Avenue Business Park. Presenting a fully upgraded and vacant industrial property with approximately 52,705 sq. ft. of space above grade, and an additional 2675 sq. ft. in the basement boasting 55,380 sq. ft. in the heart of the Stanley Avenue Business Park. Properties of this size and condition, available for immediate occupancy, are a true rarity in this market. The facility features 7 bay doors of which 4 drive-in doors and 3 truck-level loading docks for seamless logistics. Recent enhancements include a fully fire-certified and monitored building with all-new sprinkler heads, new radiant tube heating, 8 rooftop HVAC units for heating and cooling, completely new Interior/Exterior LED lighting and 1,200 amp 600 volt service! The property also has a brand-new torch-down roof over the flex space, along with fresh asphalt. A key item to highlight is that the property comes with a clean Pinchin Phase 2 environmental report. This business park has benefited from major infrastructure investments by the City of Niagara, this turnkey space is truly a standout opportunity. Come see how this rare vacant gem can elevate your operations! (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 40777452    |
| Price     | \$8,999,999 |

|                |            |
|----------------|------------|
| Bathrooms      | 0.00       |
| Square Footage | 52,705     |
| Acres          | 3.42       |
| Type           | Industrial |
| Sub-Type       | Freehold   |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6050 Don Murie Street |
| Subdivision | 221 - Marineland      |
| City        | Niagara Falls         |
| Province    | Ontario               |
| Postal Code | L2G0B3                |

## Amenities

|           |                |
|-----------|----------------|
| Amenities | Hospital       |
| Features  | Paved driveway |

## Interior

|              |   |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

## Exterior

|            |                        |
|------------|------------------------|
| Exterior   | Aluminum siding, Other |
| Foundation | Block                  |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Realty Network |
|----------------|----------------|



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