

\$674,900 - 229 Main Street W, Port Colborne

MLS® #40780623

\$674,900

0 Bedroom, 0.00 Bathroom, 2,706 sqft

Other on 0.00 Acres

877 - Main Street, Port Colborne, Ontario

Exceptional mixed-use investment opportunity in the heart of Port Colborne's revitalizing downtown. This solid building offers three one-bedroom residential units and one retail storefront, with a total building area of 2,706 sq. ft. Situated on a 56' x 179' lot with ample parking and strong visual exposure, the property combines stable income with long-term growth potential. Two of the residential units are currently vacant, presenting immediate upside for an investor to set market rents. The occupied unit is tenanted by a reliable resident, while the commercial space is also leased, providing steady cash flow. Located within Port Colborne's East Waterfront Community Improvement Project Area (CIP), the property is eligible for municipal incentives that support both building upgrades and redevelopment. These include facade improvement funding, residential rehabilitation grants, and tax increment programs. With Downtown Commercial (CC) zoning, investors have flexibility for mixed-use operations and the potential for further intensification of the site. This property is ideally positioned for investors seeking income stability today and development potential for tomorrow, all within a high-visibility downtown location minutes from the marina, transit, and major highways. (id:6289)



Essential Information

Listing #	40780623
Price	\$674,900
Bathrooms	0.00
Square Footage	2,706
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

Address	229 Main Street W
Subdivision	877 - Main Street
City	Port Colborne
Province	Ontario
Postal Code	L3K3V7

Amenities

Features	Visual exposure
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Interior

# of Stories	2
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Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office	RE/MAX Escarpment Golfi Realty Inc.
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