

\$970,000 - 5749 Summer Street, Niagara Falls (hospital)

MLS® #X12091339

\$970,000

10 Bedroom, 5.00 Bathroom,
Multi-family on 0.00 Acres

215 - Hospital, Niagara Falls (hospital),
Ontario

Legal Non-Conforming 4-Plex + In-Law Suite. Prime Investment Opportunity! Impressive rental income featuring 5 x 2-bedroom units, including a lower-level 2-bedroom in-law suite with separate entrance. Set on a large 60.14 x 160.75 ft lot, this turnkey building includes a detached double garage, concrete driveway, and parking for all units. 4 units recently renovated with over \$240K in upgrades, plus a brand-new coin-operated laundry room (2024). Additional updates: breaker panels, windows/doors, basement waterproofing, roofs (2011), boiler (2012), and bathroom upgrades across several units. Gross annual income approx: \$97,086! with very desirable CAP rate of approx 7.72%. Located steps from the hospital, transit, and amenities. Development potential on an oversized lot in a high-demand location! (id:6289)

Essential Information

Listing #	X12091339
Price	\$970,000
Bedrooms	10
Bathrooms	5.00
Acres	0.00
Type	Multi-family

Community Information

Address 5749 Summer Street



Subdivision	215 - Hospital
City	Niagara Falls (hospital)
Province	Ontario
Postal Code	L2G1M5

Amenities

Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Other
# of Stories	2
Basement	Walk-up

Exterior

Exterior	Brick, Vinyl siding
Lot Description	60.1 x 160.8 FT
Foundation	Block

Listing Details

Listing Office	Royal LePage Our Neighbourhood Realty
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