

\$899,000 - 23 Amelia Street, Port Colborne (main Street)

MLS® #X12176670

\$899,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

877 - Main Street, Port Colborne (main Street),
Ontario

Welcome to 23 Amelia St just off of the Welland Canal and down from Lock 8! This fully fenced in secured property offers 2 entrances/access points to the property off of Amelia St & gated entrance off of Mellanby Ave. Zoned R4-CH this property is ready for any type of Muliti-Unit residential development from Townhomes to an Apartment building with Canal views, or use as its current use as Industrial/Residential mix and enough space for parking for any intended use. The current residential section consists of 1715 sq.ft, with the current Industrial section consisting of 5560 sq.ft with 2 bay doors, washrooms, and lunch room area if desired! Whether you're looking to invest and develop this property with a residential approach, or consolidate your business expenses and run your business and live in, or rent in the current residential section for added extra income. There are options to consider that best suit your needs to invest in this property! (id:6289)

Essential Information

Listings #	X12176670
Price	\$899,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00



Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	23 Amelia Street
Subdivision	877 - Main Street
City	Port Colborne (main Street)
Province	Ontario
Postal Code	L3K2K8

Amenities

Amenities	Park
Utilities	Cable, Electricity, Sewer
Features	Flat site, Dry, Paved yard, Carpet Free, Guest Suite
Parking Spaces	40
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	All
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	102 x 198 FT
Foundation	Slab

Listing Details

Listing Office	REVEL Realty Inc., Brokerage
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