

\$899,000 - 4415 Buttrey Street, Niagara Falls (downtown)

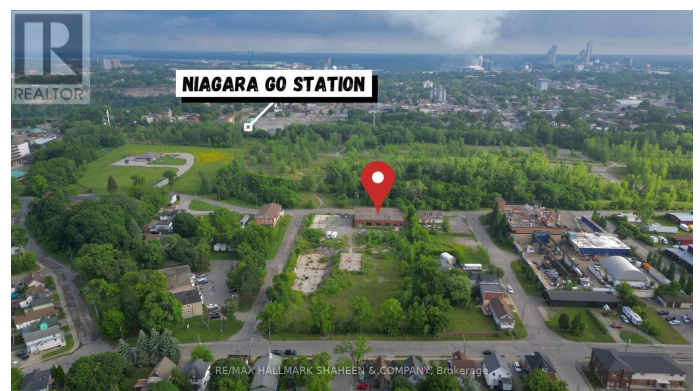
MLS® #X12220445

\$899,000

0 Bedroom, 0.00 Bathroom, 2 sqft
Vacant Land on 2.44 Acres

210 - Downtown, Niagara Falls (downtown),
Ontario

Exceptional industrial development opportunity situated in a growing commercial corridor. This site offers tremendous future potential in one of Canada's most dynamic border cities, just minutes to Whirlpool Bridge Border Crossing, offering seamless access to the U.S. market, Walking distance to Niagara Falls GO Station, a key regional transit hub supporting future intensification. Nearby world-renowned attractions include Great Wolf Lodge & Water Park, Whirlpool Golf Course, Downtown Niagara Falls. 2.455 Acres corner lot, currently zoned General/Light Industrial, located within the City of Niagara Falls Transit Station Secondary Plan, designed to foster a vibrant, mixed-use, transit-oriented district. The plan supports employment, light industrial, commercial, and higher-density development, positioning this site for significant long-term value. This rare land parcel is ideal for investors, developers, and industrial end-users seeking a foothold in a strategic intensification area just steps from transit, tourism, and international commerce. Offered "as-is, where-is" with "no representations or warranties" by the Seller. (id:6289)



Essential Information

Listing # X12220445

Price	\$899,000
Bathrooms	0.00
Square Footage	2
Acres	2.44
Type	Vacant Land

Community Information

Address	4415 Buttrey Street
Subdivision	210 - Downtown
City	Niagara Falls (downtown)
Province	Ontario
Postal Code	L2E2X2

Listing Details

Listing Office RE/MAX HALLMARK SHAHEEN & COMPANY



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