

\$499,000 - 5023 Kitchener Street, Niagara Falls (Clifton Hill)

MLS® #X12305240

\$499,000

4 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

214 - Clifton Hill, Niagara Falls (Clifton Hill),
Ontario

Convert this Legal Duplex into a Legal Triplex! 3 private entrances! Seize this rare chance to own a duplex in the heart of Niagara Falls, just steps from vibrant Clifton Hill, tourist destinations and major amenities. This property is a golden opportunity for investors seeking strong cash flow potential with the added bonus of converting into a legal triplex. The basement is ripe for developing a legal 3rd unit with 6'10" ceiling height. All units are currently vacant, offering immediate flexibility for full market rents! Property Highlights: Main Floor Unit is a spacious 2-bedroom, 1-bathroom unit with great layout, perfect for families or professionals. Second Floor Unit: Expansive 1-bedroom, 1-bathroom unit, ideal for singles or couples seeking a generous space to grow into. Basement Potential: Opportunity to create a third legal unit in the basement, maximizing rental income and property value. Each unit, including the potential basement unit, features its own private entrance for tenant convenience and privacy. Fully equipped with 2 gas meters, 2 hydro meters, 2 furnaces, 2 hot water tanks. Concrete driveway with parking for 5 cars plus a detached single car garage. Prime location, close to Clifton Hill entertainment, dining, and attractions, with easy access to major amenities, public transit, and highways. A fully functioning Duplex, and the potential to add a



third legal unit in the basement offers significant upside, transforming this duplex into a high-yield triplex in a sought-after tourist destination. A booming rental market and proximity to world-class attractions make this a turnkey investment with immediate and long-term returns. Don't miss out on this exceptional opportunity to own a versatile, income-generating property in one of Ontario's most iconic locations. Schedule a viewing today! (id:6289)

Essential Information

Listing #	X12305240
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	5023 Kitchener Street
Subdivision	214 - Clifton Hill
City	Niagara Falls (clifton Hill)
Province	Ontario
Postal Code	L2G1A9

Amenities

Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	All
Heating	Natural gas Forced air
# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Aluminum siding
Lot Description	33.4 x 100 FT
Foundation	Block

Listing Details

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