

\$1,599,000 - 6681 Frederica Street, Niagara Falls (hospital)

MLS® #X12312209

\$1,599,000

7 Bedroom, 6.00 Bathroom,
Multi-family on 0.00 Acres

215 - Hospital, Niagara Falls (hospital),
Ontario

Welcome to this Colonial Style , Well Maintained 4 Plex for Investors or Owner-Occupiers seeking a Turn-Key property with exceptional curb appeal. This is a Rare Niagara Falls Gem offering both Lifestyle and Income. Situated on a Generous Lot in Prime Niagara Falls, Next to Hwy 420 and 3 Minutes from the U.S. Border, Shopping, Schools, Places of Worship, and Restaurants. This Rare Investment Opportunity offers a maintenance free exterior, Rental Income, and Luxury Owners Suite for added value. Live in one suite while 3 units generate income, or rent them all out. The property features a colonial brick and sided exterior with elegant front veranda, large deck with gazebo for entertaining, plus a morning breakfast deck area. The property has meticulously landscaped and boasts multiple parking spots to accommodate tenants or guests. Owners Unit (1100 sq. Ft) is a completely private custom 2 Story unit with 2 bedrooms and 2 baths with walk-in shower, soaker tub, and in suite laundry with high end finishes and gourmet kitchen and the whole yard is fenced for privacy accessed through a locked gate with security camera. Rental Units: Fully Tenanted Two 2 Bdrm Units (Approx 1100 & 600 Sq Ft) and a 1 Bedroom Unit (Approx. 500 Sq. Ft) . All Units are self contained, with the 2 smaller units being



completely renovated. The renovated units are at market rate. Basement: Unfinished basement with potential. Coin Laundry in the basement for additional income. Whether you're an investor or a home owner looking for something special. This versatile property offers excellent income and Long-Term value in one of Niagara's most accessible locations. Financials available upon request. (id:6289)

Essential Information

Listing #	X12312209
Price	\$1,599,000
Bedrooms	7
Bathrooms	6.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	6681 Frederica Street
Subdivision	215 - Hospital
City	Niagara Falls (hospital)
Province	Ontario
Postal Code	L2G1E1

Amenities

Amenities	Separate Electricity Meters
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
# of Stories	2
Basement	Apartment in basement

Exterior

Exterior	Brick
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Lot Description 63.1 x 109.9 FT
Foundation Block

Listing Details

Listing Office RE/MAX NIAGARA REALTY LTD, BROKERAGE



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