

\$749,900 - 4213/4207 Drummond Road, Niagara Falls (morrison)

MLS® #X12353187

\$749,900

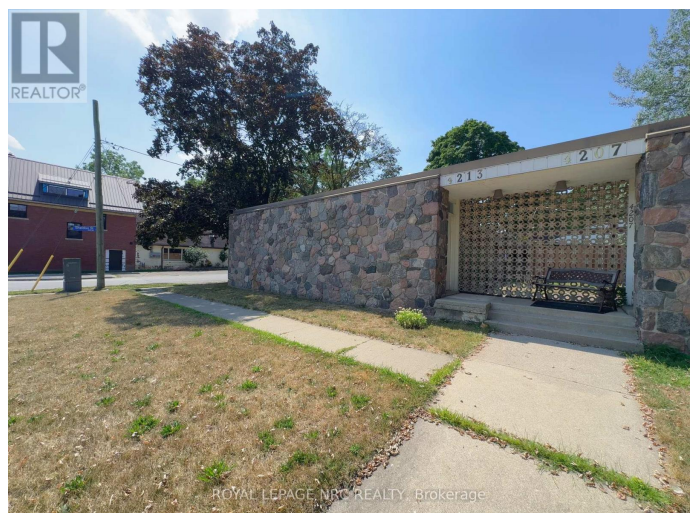
0 Bedroom, 0.00 Bathroom, 2,165 sqft
Retail on 0.00 Acres

212 - Morrison, Niagara Falls (morrison),
Ontario

Exceptional Investment Opportunity in Prime Location! Offering both 4213 & 4207 Drummond Rd, this rare side-by-side semi-detached property sits on a large 90 ft x 110 ft corner lot with shared backyard and courtyard, and the potential to separate the driveway. One side is currently operating as a chiropractic office with great visibility ideal for professional or home-based business use. The other side is a spacious residential unit featuring 2 large bedrooms, bright living room, full kitchen, and bathroom. Includes full-height basement with rough-in for additional bathroom perfect for future development or in-law suite. The property falls under unique TRM zoning, allowing for endless possibilities: live in one side and rent the other, operate your own business while living next door, or rent both units for strong cash flow. Also ideal for redevelopment or building up, add a second story or build your dream home. So many options on this high-exposure lot just minutes from amenities and transit! (id:6289)

Essential Information

Listing #	X12353187
Price	\$749,900
Bathrooms	0.00
Square Footage	2,165



Acres	0.00
Type	Retail

Community Information

Address	4213/4207 Drummond Road
Subdivision	212 - Morrison
City	Niagara Falls (morrison)
Province	Ontario
Postal Code	L2E6C2

Amenities

Parking Spaces	6
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Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	89.3 x 110 FT
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Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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