

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

MLS® #X12367489

\$749,900

6 Bedroom, 2.00 Bathroom,
Single Family 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 #	X12367489
Price	\$749,900
Bedrooms	6
Bathrooms	2.00



Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

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

Amenities

Amenities	Public Transit, Schools, Park, Separate Electricity Meters
Features	In-Law Suite
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Stone, Brick
Lot Description	89.3 x 110 FT
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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Listing information last updated on October 19th, 2025 at 9:31pm PDT