

\$899,000 - 6189 Kister Road, Niagara Falls (marineland)

MLS® #X12470754

\$899,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

221 - Marineland, Niagara Falls (marineland),
Ontario

Industrial-Zoned Income Property with Multiple Self-Contained Units - Rare Find! Exceptional Investment Opportunity on a 50 x 235 ft Private Lot with Industrial Zoning and No Rear Neighbours. This Unique Property Offers Multiple Rental Units, Future Redevelopment Potential, and a Quiet Country Setting Just 5 mins to the QEW and Niagara Falls Amenities.

Main Residence: Bright Living Area with Walkout to Large Deck, Functional Kitchen, Separate Dining Room, 1 Bedroom and 3-pc Bath on Main Floor. Upper Level Unit: Private Entrance, 1 Bedroom, 4-pc bath, Kitchenette and Living Room - Ideal for Rental or In-Law Suite. Basement: Finished with Additional Bedroom, Laundry, Ample Storage and Separate Walk-Out Entrance for Added Flexibility. Auxiliary Dwelling (Rear of Property): Fully Self-Contained with 3 Bedrooms + Den, 1 Full Bath, Open-Concept Kitchen/Living Area, Private Deck and Fenced Side Yard - A Strong Income-Generating Unit. Bonus Features: Industrial Zoning - Future Potential for Contractor Use, Workshop, or Commercial Yard. Detached 3-car Garage - Ideal for Storage, Home Business or Hobby Space. Multiple Entry Points & Private Unit Access - Strong Configuration for Rental Income or Extended Family Living. Live, Rent, Operate, or Hold - This Property Offers immediate Income with Long-Term Upside in a High-Growth Corridor. Properties with this Zoning and Configuration are Rarely Available.



(id:6289)

Essential Information

Listing #	X12470754
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	6189 Kister Road
Subdivision	221 - Marineland
City	Niagara Falls (marineland)
Province	Ontario
Postal Code	L2E6X8

Amenities

Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Two stoves, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	50 x 235 FT
Foundation	Block

Listing Details

Listing Office	Sutton Group Quantum Realty Inc., Brokerage
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