# 5000 Bridge Street, Niagara Falls 4 UNIT INVESTMENT PROPERTY IN A PRIME LOCATION!







## **PROPERTY HIGHLIGHTS**

5000 Bridge Street, Niagara Falls		
Neighbourhood:	Cherrywood	
Zoning:	GC	
Property:	Legal Triplex	

Attention Investors! Don't miss this incredible opportunity to own a legal triplex with a non-conforming 4th unit in a prime Niagara Falls location! Situated near Clifton Hill, Lundy's Lane, and all amenities, this GC-zoned property offers versatile investment potential, including Short-Term Rentals & Airbnb.

Featuring two 2-bedroom units and two 1-bedroom units, this property has seen significant updates, including renovated units, a nearly finished basement, and a full exterior makeover. Plus, permits are in place for a basement storage unit, adding potential for extra income.

With multiple new developments nearby on Victoria Avenue, this investment is only getting better.

Don't miss your chance to own this unique, income-generating property!

Priced to Sell at \$709,900!

Gross Income: \$4,390.17/month



## Unit Breakdown

Unit	Туре	<b>Rent Monthly</b>
la	1 bed / 1 bath	\$742.08
2a	1 bed / 1 bath	\$1,300
2	2 bed/1 bath	\$1,500
3	2 bed/ 1 bath	\$848
Total		\$4,390.17

## **Expenses**

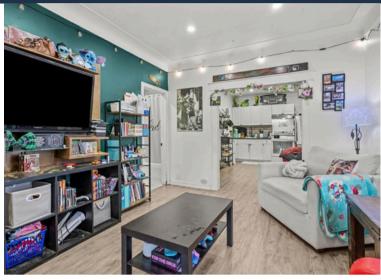
ltem	Annual
Hydro	\$1,732.20
Enbridge	\$2,119.32
Water	\$1,978.56
Insurance	\$4,392.00
Property Tax	\$4,733.33
Total:	\$14,955.41

## Income & Return

Asking Price	\$709,900
Gross Rental Income	\$52,682.04
Expenses	\$14,955.41
NOI	\$37,726.63

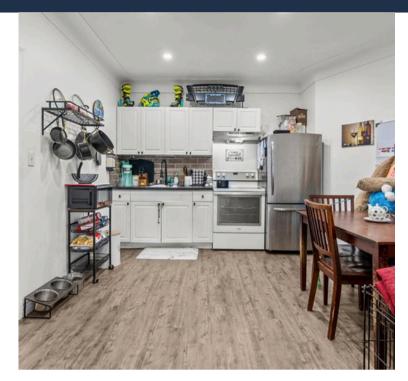


## **INTERIOR PHOTOS**















## AREA OVERVIEW

#### Why invest in Niagara Falls?

- Niagara Falls boasts a booming tourism industry, attracting over 12 million visitors annually. This constant influx of tourists fuels demand for short-term rentals, hotels, and businesses, making it a prime location for investors looking to capitalize on hospitality-driven income.
- The strong rental market benefits from both tourism and a growing local population, ensuring consistent demand for long-term and short-term rentals. With a steady flow of new residents and visitors, landlords can expect stable occupancy rates and rental income.
- Compared to the Greater Toronto Area (GTA), Niagara Falls offers affordable property prices with higher ROI and lower entry costs. Investors can enter the market at a more accessible price point while still benefiting from strong appreciation and rental yields.
- Its strategic location near Toronto, the U.S. border, major highways, and GO Transit expansion enhances connectivity and accessibility. This makes it an attractive choice for both residents and businesses, further boosting property values.
- With ongoing economic growth, the city is seeing an increase in new developments, job opportunities, and infrastructure projects. These initiatives contribute to long-term appreciation, making it a smart choice for future-focused investors.
- Beyond investment potential, Niagara Falls offers an exceptional lifestyle with world-class attractions, casinos, entertainment, wineries, and outdoor recreation. The city's appeal ensures a continuous draw for both tourists and residents, adding to its long-term investment appeal.



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