

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



Priced to Sell at \$ 689,000!

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 \$689,000!

Gross Income: \$4,390.17/month



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PROPERTY FINANCIALS

Unit Breakdown

Unit	Type	Rent Monthly
1a	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

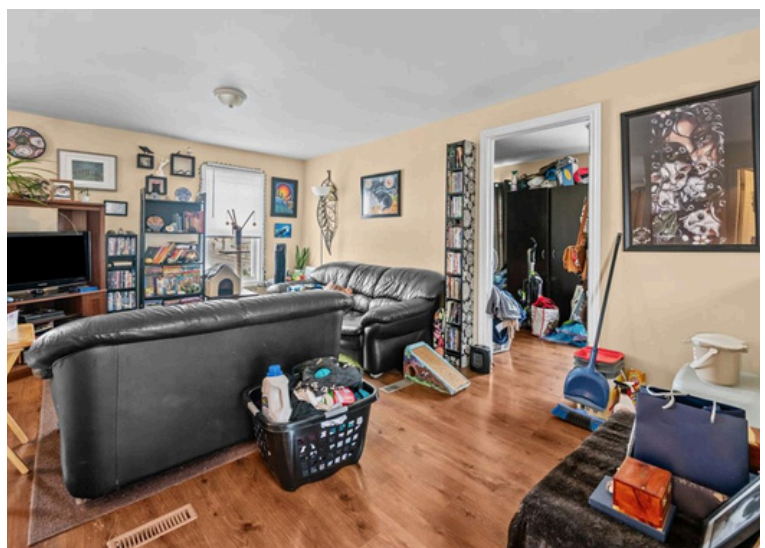
Item	Annual
Hydro	\$1,732.20
Enbridge	\$2,119.32
Water	\$1,978.56
Insurance	\$4,392.00
Property Tax	\$4,733.33
Total:	\$14,955.41

Income & Return

Asking Price	\$689,000
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.



OFFERING DETAILS

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Prospective buyers will not use or permit this IPO to be used in any manner detrimental to the interests of the Owner, Loeffler & Co. Realty, or their affiliates or for any other purpose than a proposed purchase of the Property. The terms and conditions in this section with respect to confidentiality will relate to all Sections of the IPO as if stated independently therein.

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INDEMNIFICATION

In exchange for specific good and valuable consideration provided by the Seller and Loeffler & Co. Realty, including without limitation, the delivery of this IPO, the receipt and sufficiency of which is hereby acknowledged by the prospective Buyers.

Prospective Buyers hereby agree to indemnify the Seller and Loeffler & Co. Realty, and their affiliates against any compensation, liability or expense (including attorney's fees) arising from claims by any other party the Buyer had dealings with in connection with the sale of the Property, or in connection with a breach by the prospective Buyer of its obligations as described herein.

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