



4528 BRIDGE ST. NIAGARA FALLS

\$599,000

Investment Property | 3 Units

 2
  3
  6
  2061 Sq.ft.

- FEATURES**
- Vacant possession
 - Laundry on site
 - Ample parking on site
 - CB zone allows for many uses
 - Within vacation rental unit boundaries
 - Located in prime tourist & transit areas
 - Oversized garage/workshop on property

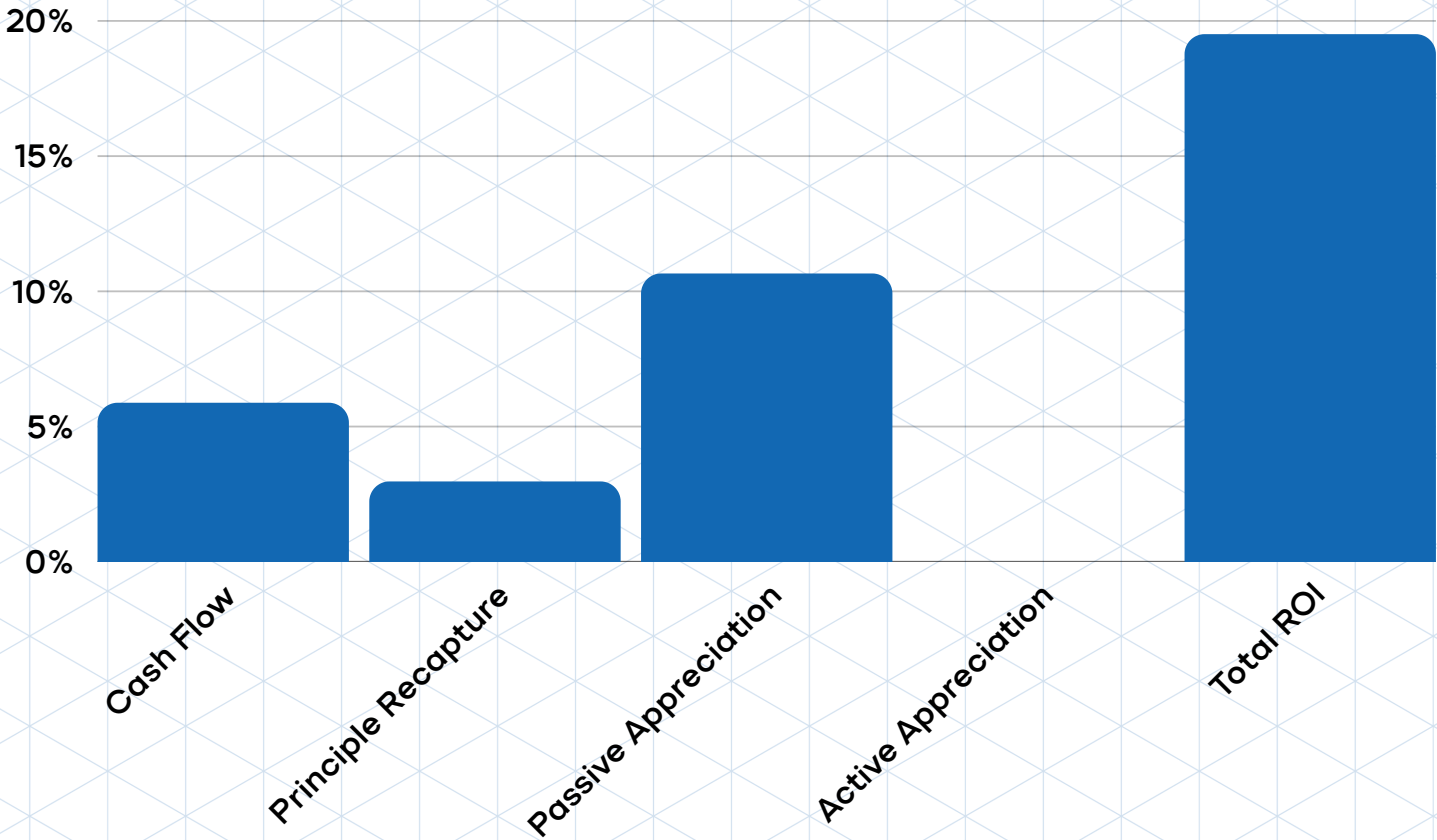
DESCRIPTION

This multi-unit property is a blank canvas for your creativity to use as you need! CB zone allows for many uses and perfectly located in the Vacation Rental unit boundaries within Niagara Falls! Front unit can be used as commercial, with residential bachelor unit in rear and large 1BR unit on second storey complete with skylights, in-suite laundry and open concept living space. Oversized garage/workshop in the rear offers endless opportunities for additional dwelling units or rent out as it is for additional income. 300m to Niagara GO and VIA rail transit, minutes to the USA border, Clifton hill tourist area and casino. Opportunity awaits in this amazing property!

LEASES

- Commercial/Office Unit: Vacant with forecasted rents of \$1,600
- 2-Bedroom Unit: Vacant with forecasted rents of \$1,850
- Bachelor Unit: Vacant with forecasted rents of \$1,000
- Garage: Vacant with forecasted rents of \$200

ROI BREAKDOWN



Disclaimer: All information contained herein is for informational purposes only. Royal LePage State Realty, Brokerage; Heddle Real Estate makes no representation and/or warranties of the accuracy of the information contained herein. The purchaser MUST perform their own due diligence (with respect to, but not limited to, financials, legal use, zoning and environmental) and make their own inquiries.

FINANCIAL ANALYSIS

MONTHLY GROSS RENTAL INCOME	\$	4,700
Vacancy Rate	\$	141
Other Inc:	\$	-
GROSS OPERATING INCOME (GOI)	\$	4,559

MONTHLY OPERATING EXPENSES

Taxes	\$	528
Insurance	\$	208
Utilities	\$	-
Repairs & Maintenance	\$	141
Property Management	\$	-
Condo Fees	\$	-
Other:	\$	-
Other:	\$	-
TOTAL MONTHLY OPERATING EXPENSES	\$	878

NET OPERATING INCOME (NOI)	\$	3,681
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DEBT SERVICE

Purchase Price	\$	599,000
Downpayment	\$	119,800
Mortgage Amount	\$	479,200
Monthly Payment	\$	2,303

NET MONTHLY CASH FLOW	\$	1,378
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FINANCIAL ANALYSIS

ACQUISITION COSTS

Down Payment	\$ 119,800
Initial Improvements	\$ 150,000
Building Inspection	\$ 500
Appraisal	\$ 500
Land Transfer Tax	\$ 8,455
Legal Fees	\$ 1,800
TOTAL ACQUISITION COSTS	\$ 281,055

ROI

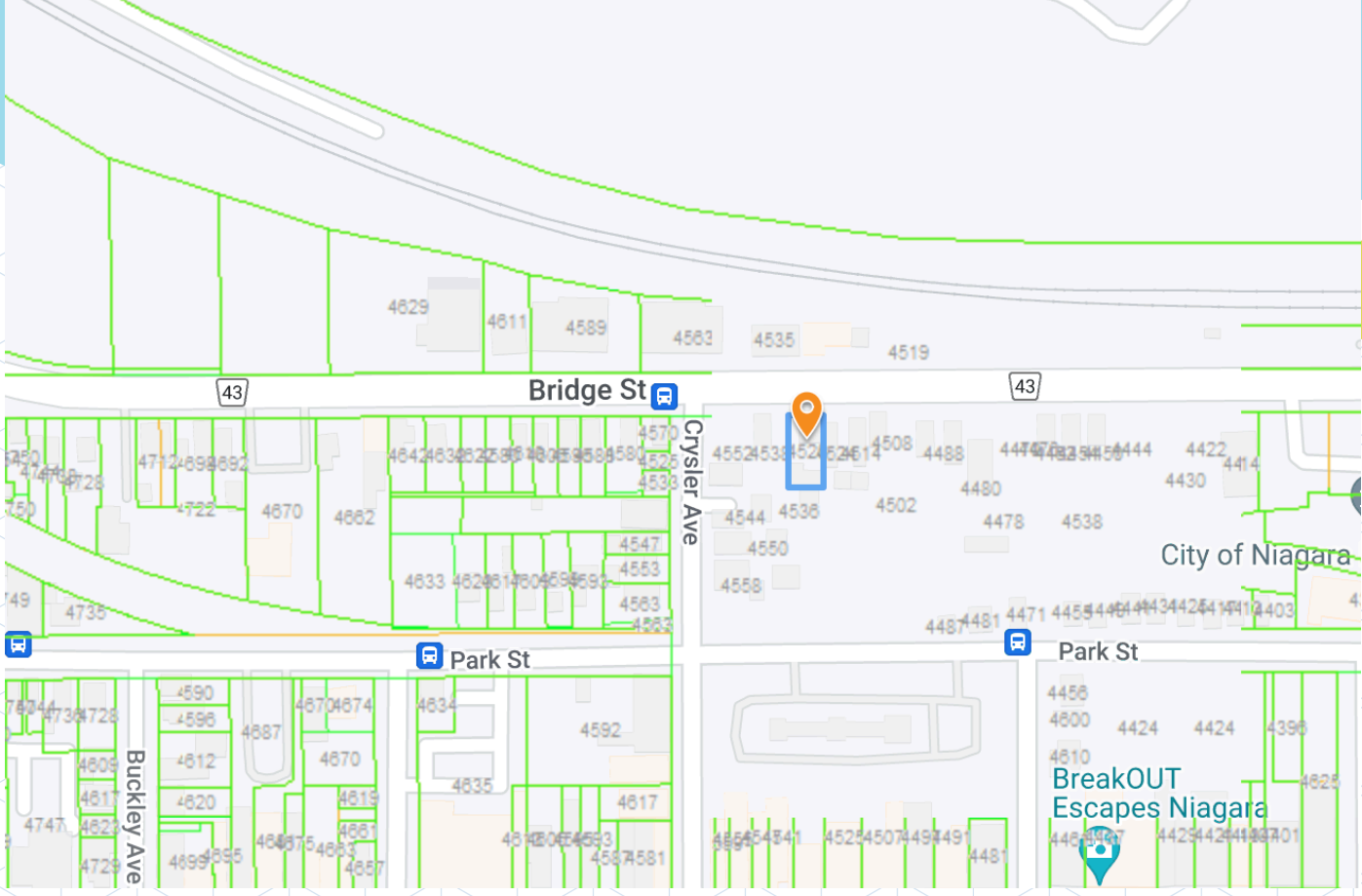
Cash Flow	5.88%
Principle Recapture	2.97%
Passive Appreciation	10.66%
Forced Appreciation	0.00%
TOTAL ROI	19.51%

SUMMARY

Cap Rate	7.37%
Cash-on-cash	5.88%
Break Even	69.77%
Payback Period (yrs)	17.0

Current Zoning: CB Central Business Commercial Zone

ZONING



PERMITTED USES

- Art Gallery
- Day Nursery
- Clinic
- Vacation rental
- Apartment Dwelling
- Bed and breakfast
- Public mechanical garage
- Dwelling units in combination with commercial use

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NEIGHBOURHOOD INFO

SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



Simcoe Street PS
 Designated Catchment School
 Grades PK to 8
 4760 Simcoe St

ÉÉ LaMarsh
 Designated Catchment School
 Grades PK to 8
 4571 Drummond Rd

Stamford Collegiate
 Designated Catchment School
 Grades 9 to 12
 5775 Drummond Rd

Prince Philip French Immersion PS
 Designated Catchment School
 Grades 1 to 8
 3112 Dorchester Rd

École Franco-Niagara
 Designated Catchment School
 Grades PK to 12
 670 Tanguay Ave

Other Local Schools
Gaskill Preparatory School
 Grades 7 to 8
 910 Hyde Park Boulevard
Lasalle Preparatory School
 Grades 7 to 8
 7436 Buffalo Avenue

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Rosberg Family Park - Olympic Torch Trail
 4284 Queen St

7 mins

Ellis Park - Olympic Torch Trail Land
 4354 Ellis St

10 mins

A.J. McKinley Park
 4868 Crysler Ave

8 mins

FACILITIES WITHIN A 20 MINUTE WALK
 3 Playgrounds 1 Ball Diamond
 4 Tennis Courts 1 Sports Field
 1 Basketball Court 5 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 5 minute walk away.

Nearest Rail Transit Stop
 Niagara Falls

5 mins

Nearest Street Level Transit Stop
 Bridge St & Crysler Av SW

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 2.19km.

Niagara Falls Memorial Medical Center
 621 Tenth Street

Fire Station
 5815 Morrison St

Police Station
 5345 Stanley Ave