



3759 PORTAGE Road, Niagara Falls, L2J 2L1

Commence Dt: **02/23/2021**

Status: **Active** Prev Price:
 MLS®#: **H4098562** Region: **Niagara**
 Alt. MLS®#: Municipality: **Niagara Falls (2)**

Status: **Active**
 Price: **\$1,100,000**
 DOM: **2**
 Price Code: **For Sale**

Neighbrhd: **Stamford (207)**
 Ownrshp Type: Lot Frontage: **50.00 Feet**
 Property Type: **Multi-Residential** Lot Depth: **130.00 Feet**
 Sub Type: **6-11 Units** Lot Shape: **Square**
 Fronting On: Lot Irregularities:
 Taxes: **\$4,392/2020** Sq Ft / Src: **4,000 / LBO provi** Age: **100+ Years**
 Cross Street: **Colborne Street**
 Directions: **On Portage Road between Colborne Street and John Street.**

Property Details

Exterior

Accessible:	Type: Detached	Foundation: Concrete Block	Amps:
VisitAble:	Style: 2 Storey	Year Built:	Volts:
Soil Type: Clay	Location: Urban	Sq Ft/Src: 4,000/LBO provided	
Exterior Finish: Vinyl Siding	Pool: None	Acres: less than .50	Sewers: Sewer
Driveway/Park Spcs: 6.0	Waterfront: None	Roof Type: Asphalt Shingle, Flat	Zoning:
Parking Type:	Water Meter:	Shingles Rplc: 2018	Recreational Use: No
Driveway/Parking: Gravel	Water Type:	Water Source: Municipal	Retirement Community: No
Garage Spaces: 0.0			
Garage/Parking: None			
Area Influences: Public Transit			

Interior

Basement Size: None	Fireplace:	Heat Source: Electric, Gas, Gas Well	Elevator: No
Basement Finish: Partially Finished	FP Stove:	Heat Type: Baseboard	Laundry Access: None
Basement Features:		A/C Type: Central Air	Pets Permit: Restricted
Rental Items: None			UFFI:
Inclusions: 6 fridges and 6 stoves			
Exclusions: All tenant belongings.			
Listing Brokerage: Investpro Realty Ltd., Brokerage			

Pets Permitted: **Restricted**

Multi-Residential Information

# Storeys: 2	Gross Rent Inc:	Leases: Yes	Vacancy Allowance:
Type of Dwelling: 2 Storey	Rent Registered:	Laundry: None	
Current Bldg Use:		Fire Protection: Carbon Monoxide Detector, Smoke Detector	
Tenant Pays: Heat, Hydro			

1	Full Baths: 1	Bedrooms: 1	Sq Ft: 700	Appliances: Refrigerator, Stove
	Half Baths: 0	Rooms: 5	Occupied: Yes	
2	Full Baths: 2	Bedrooms: 2	Sq Ft: 650	Appliances: Refrigerator, Stove
	Half Baths: 0	Rooms: 4	Occupied: Yes	
3	Full Baths: 1	Bedrooms: 1	Sq Ft: 800	Appliances: Refrigerator, Stove
	Half Baths: 0	Rooms: 5	Occupied: Yes	
4	Full Baths: 1	Bedrooms: 1	Sq Ft: 700	Appliances: Refrigerator, Stove
	Half Baths: 0	Rooms: 4	Occupied: Yes	
5	Full Baths: 1	Bedrooms: 1	Sq Ft: 550	Appliances: Refrigerator, Stove
	Half Baths: 0	Rooms: 4	Occupied: Yes	
6	Full Baths: 1	Bedrooms: 1	Sq Ft: 600	Appliances: Refrigerator, Stove
	Half Baths: 0	Rooms: 4	Occupied: Yes	

Investpro Realty Ltd.

Directions:

On Portage Road between Colborne Street and John Street.

Public Remarks:

Best location in N.F., sold together with 3747 Portage Road (adjacent property) See MLS. 6 spacious units, renovated and in good condition. Rents are low. Zoned 4 residential and 2 commercial which have been converted to residential. Listing Broker is part owner. Allow 24 hours to view. COVID 19 protocols in effect. Full parking in front and back lots.

Prepared By: **Andrew Bridgman**

Client Full Report

Date Printed: **02/25/2021**