

5368 MENZIE Street, Niagara Falls, Ontario L2E 2V8

Listing

Client Full

5368 MENZIE St Niagara Falls

Listing ID: 40790984

Active / Multi-ResidentialPrice: **\$1,790,000.00**

Niagara/Niagara Falls/210 - Downtown

Multi-5 Unit

Unit Type	# Units
1 Bed	3
2 Beds	1
3 Beds	0
4+ Beds	0
Apt	0
Bachelor	1
Efficiency	0
Loft	0
Other	0
Pent	0
Studio	0
Total	5

Equip	# Inc
Dishwshr	0
Dryers	1
Fridges	3
Stoves	2
Washers	1

SF Range: **4001 to 5000**
 AG Fin SF: **4,128.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,705.00/2025**
 Units Occupied:
 Storeys/Total: **/3.00**

Beds and Baths	
# Beds	6
# Baths	5

Remarks/Directions

Public Rmks: Own a Rare Piece of Niagara's History - Endless Possibilities Await! Step into a truly one-of-a-kind estate where timeless elegance meets modern convenience. Legal 5-plex, this extraordinary property is currently configured as a spacious single-family home, and can be effortlessly returned back to a 5-plex income producer. It also presents an amazing bed & breakfast opportunity, especially with the impressive Viking pool. A rare luxury that sets this property apart. Boasting over 4,000 sq. ft. of living space, the home features remarkable architectural character, including 12' ceilings, original hardwood floors, solid 8' doors, intricate cove moulding, detailed plaster trim, a grand staircase, and a stunning solid marble fireplace mantel. Located just minutes from Niagara Falls' premier entertainment district, this property also offers dual street access, a rare advantage in Niagara plus ample parking. Additional highlights include: Empty apartments, allowing the new owner to set market rents. Development opportunities at the rear of the property. You can build 3 homes or possibly 5 townhouses. Ideal for a home-based business: perfect for a salon, daycare, accounting office, law office, or other professional use. If geared toward students, the layout offers numerous rooms, maximizing income potential. Revenue potential of up to \$10,000 per month, depending on use and configuration. Over the past 26 years, nearly every major system has been updated, including: High-efficiency furnace & AC, newer windows and exterior doors, a 200-amp electrical panel, rebuilt back porch, updated fencing, and more (see the full upgrade sheet for details). Whether you're seeking a distinctive residence, a high-yield investment property, or a boutique hospitality venture, this rare gem delivers unmatched versatility, historic charm, and modern reliability. Envision the possibilities!

Directions: BRIDGE ST. & STANLEY AVE, QEW TO HWY 406 (ROBERTS ST) TO STANLEY AVE, NORTH TO MENZIE (1 BLK NORTH) OF BRIDGE ST &

Cross St: BRIDGE ST. & STANLEY

Exterior

Construct. Material:	Vinyl Siding	Foundation:	Stone	Roof:	Asphalt Shingle
Shingles Replaced:	1999			Apx Age:	100+ Years
Year Built:	1850				
Pool Features:	Inground				
Garage and Parking:	, Outside/Surface/Open, Asphalt Driveway				
Parking Spaces:	10	Driveway Spaces:	10		
Garage Sp/Desc:	0 Spaces	Sewer:	Sewer (Municipal)		
Water Source:	Municipal			Water Tmnt:	
Lot Size Total/Units:		Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	96.22	Lot Depth (Ft):	219.77	Licen Dwelling:	
Area Influences:	Downtown, Hospital, Library, Park, Public Transit, School Bus Route, Schools			Fronting:	South
Topography:					
School District:	District School Board of Niagara, Niagara Catholic District School Board				
High School:	Stamford Collegiate, DSBN Academy, Saint Paul Catholic				
Elementary School:	Valley Way Public School, St Mary Catholic				

Interior

Interior Feat:	None		
Security Feat:	Carbon Monoxide Detector(s)		
Basement:	Full Basement, Unfinished,		
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Inclusions:	Other		
Add Inclusions:	3 Fridges, 2 Gas Stoves, Washer, Dryer		
Exclusions:	Freezer in Basement.		
Electric Age:	2009	Plumbing Age:	
Furnace Age:	2025	Tank Age:	
		Furnished:	
		UFFI:	No

Multi-Residential Information

Laundry Features: **In-Suite**

Additional Monthly Fees:

Assoc Fee:

Property Taxes: **\$4,895.88**

Expenses

Heating: **\$3,175.00**
 Water: **\$921.14**
 Electric Expense: **2,458.21**
 Building Insurance: **2,200.00**
 Administrative Fee:
 Laundry Rentals:
 Under Cntrct Mnthly:
 Addl Monthly Expense:
 Prop Mgmt Expense:

Income

Rental Income: **\$97,200.00**
 Laundry Income:
 Operating Income:

Property Information

Common Elem Fee:

Legal Desc: **LT 120 PL 322 NIAGARA FALLS; LT 121 PL 322 NIAGARA FALLS; PT LT 122 PL 322 NIAGARA FALLS PT 1, 59R10613 ; NIAGARA FALLS**

Zoning:

R2Assess Val/Year: **\$407,000/2022**PIN: **643240069**ROLL: **272501001112300**Possession/Date: **60 - 89 Days/**

Local Improvements Fee:

Survey: **None/**Hold Over Days: **90**

PIN 2:

Occupant Type: **Owner**Deposit: **50000****Brokerage Information**List Date: **11/27/2025**List Brokerage: **[RE/MAX Niagara Realty Ltd.](#)** 

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Source Board: Cornerstone Association of REALTORS®

Prepared By: Andrew Bridgman, Salesperson

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