

# 5368 MENZIE Street, Niagara Falls, Ontario L2E 2V8

Listing

Client Full

Active / Multi-Residential

**5368 MENZIE St Niagara Falls****Listing ID: 40790984****Price: \$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:        | <b>4001 to 5000</b>    |
| AG Fin SF:       | <b>4,128.00</b>        |
| Common Interest: | <b>Freehold/None</b>   |
| Tax Amt/Yr:      | <b>\$6,705.00/2025</b> |
| Units Occupied:  |                        |
| Storeys/Total:   | <b>/3.00</b>           |

| 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 towns. 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, QEWS TO HWY 406 (ROBERTS ST) TO STANLEY AVE, NORTH TO MENZIE (1 BLK NORTH) OF BRIDGE ST &**

Cross St: **BRIDGE ST. & STANLEY**

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

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

## Multi-Residential Information

Laundry Features: **In-Suite**

Additional Monthly Fees:

## Financial Information

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:

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: **R2**  
 Assess Val/Year: **\$407,000/2022**  
 PIN: **643240069**  
 ROLL: **272501001112300**  
 Possession/Date: **60 - 89 Days/**

**Property Information**

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.](#) **

-- -- --  
 Source Board: Cornerstone Association of REALTORS®  
 Prepared By: Andrew Bridgman, Salesperson  
 Date Prepared: 12/04/2025

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
 POWERED by [itsorealestate.ca](#). All rights reserved.

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.