

\$6,999,000 - 4625 Cataract Avenue, Niagara Falls

MLS® #40776691

\$6,999,000

0 Bedroom, 0.00 Bathroom, 10,000 sqft
Other on 0.00 Acres

210 - Downtown, Niagara Falls, Ontario

Development happening all around this property! A golden opportunity. Proposed 20 storey building going up across the street! This incredible property has been used for several movies and TV show filming locations, providing excellent income to the owner! Additionally, its prime QUEEN ST location offers unparalleled visibility and the potential for a 30+ storey building. This exceptional offering includes not just the hotel but also a separate 5 bed, 4 bath home on the same lot, perfect for an owners residence, a property manager, or added value as an Airbnb. It also has the potential to be subdivided. This is a rare opportunity to develop a versatile property in one of the most renowned destinations, just steps from Niagara Falls. Situated on 0.93 acres of prime land (40,762 sqft), this property boasts stunning river views and proximity to key regional landmarks, making it an ideal location for commercial ventures. The existing infrastructure includes 33 operational hotel rooms and an attached 5-bedroom, 4-bathroom house, with functional plumbing, electrical, and baseboard heating systems. The property also features an inground pool and full laundry facility. With potential for expansion, there is an opportunity to construct a hotel with 33-37 FLOORS in this high-traffic tourist area. Located just a 30-second walk to the GO station and Whirlpool Bridge, the property ensures prime access for tourists and visitors. Additionally, it is zoned for a wide variety of uses, including art galleries,



assembly halls, restaurants, retail stores, hotels, motels, parking lots, recreational uses, and much more, making it a prime candidate for development. With its flexible zoning and prime location, attracting millions of visitors each year, this property presents an unparalleled opportunity to capitalize on Niagara Falls thriving tourism industry. Community Improvement Plan and City Incentives/Interest-Free Loan Information in Supplements. (id:6289)

Essential Information

Listing #	40776691
Price	\$6,999,000
Bathrooms	0.00
Square Footage	10,000
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

Address	4625 Cataract Avenue
Subdivision	210 - Downtown
City	Niagara Falls
Province	Ontario
Postal Code	L2E3M3

Interior

# of Stories	2
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Listing Details

Listing Office	RE/MAX Niagara Realty Ltd.
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