

\$197,000 - 324 Derby Road, Fort Erie (crystal Beach)

MLS® #X11933906

\$197,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

337 - Crystal Beach, Fort Erie (crystal Beach),
Ontario

Price to Sell! Attention contractors and builders! 324 Derby Rd presents a blank canvas awaiting your creative vision. This property has been completely stripped down inside, offering the perfect opportunity to renovate and restore. Located in the heart of Crystal Beach just off of Queen Circle, moments from shopping, restaurants and services, not to mention a short walk to the sandy shores of Crystal Beach on Lake Erie. Crystal Beach is a social and friendly community with a lot of great things happening! That classic small lakeside village community! Priced in line with current land values considering there will be a development exemption should you decide to tear down and rebuild within 5 years. More info can be provided by the Town of Fort Erie. This lot is serviced with sewer and municipal water. This would make an excellent location for a cottage inspired classic looking home. Zoned RM1-677, it allows for a single family home or multi family. Additionally, Crystal Beach is moments away from historic Ridgeway, Fort Erie, access to USA and QEW. NOTE: Property is being sold in an "as is, where is" condition. You will need permits/engineering/architectual drawings to rebuild or a permit to demolish. (id:6289)



Essential Information

Listing #	X11933906
Price	\$197,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	324 Derby Road
Subdivision	337 - Crystal Beach
City	Fort Erie (crystal Beach)
Province	Ontario
Postal Code	L0S1B0

Amenities

Amenities	Beach
Features	Flat site
Parking Spaces	1

Interior

Heating	Other
Cooling	None
# of Stories	1

Exterior

Exterior	Aluminum siding
Lot Description	40 x 87.7 FT
Foundation	Unknown

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
----------------	-------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 28th, 2025 at 5:46pm EDT