

\$3,499,850 - E/w Shayne Avenue, Fort Erie (crescent Park)

MLS® #X12189825

\$3,499,850

0 Bedroom, 0.00 Bathroom,
Vacant Land on 2.00 Acres

334 - Crescent Park, Fort Erie (crescent Park),
Ontario

A draft plan approved for 22 premium lots in Fort Erie's desirable Crescent Park district offers significant development potential. Each lot boasts a minimum 60-foot frontage and 110-foot depth, a unique offering within the city. The R1 zoning aligns with existing neighborhood aesthetics and supports single-family detached homes projected to exceed \$1 million in value, though increased density, such as stacked townhouses eligible for HST rebates and affordable housing grants, is encouraged by the municipality. Servicing for these lots along the future Shayne Avenue is approved, subject to conditions available upon request, as is the servicing quote. Minor variances for larger building envelopes, accommodating features like three-car garages, are readily attainable. Investors may also engage multiple builders for project execution. This presents a compelling opportunity for developers seeking high returns in a prime location. (id:6289)



Essential Information

Listing #	X12189825
Price	\$3,499,850
Bathrooms	0.00
Acres	2.00

Type Vacant Land

Community Information

Address E/w Shayne Avenue
Subdivision 334 - Crescent Park
City Fort Erie (crescent Park)
Province Ontario
Postal Code L2A5M4

Amenities

Utilities Cable, Electricity, Sewer
Features Irregular lot size, Rocky
Parking No Garage

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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