

\$300,000 - 591 Sims Avenue, Fort Erie (lakeshore)

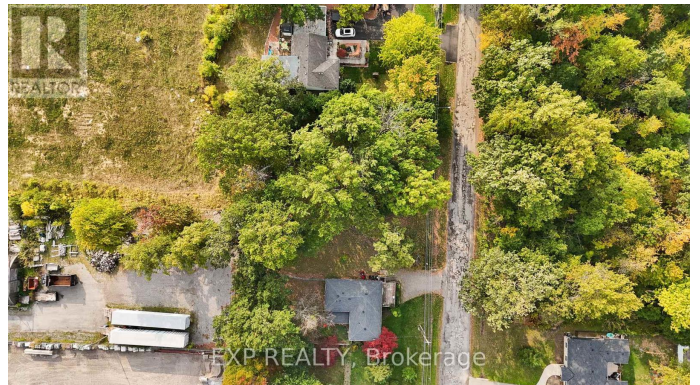
MLS® #X12425128

\$300,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

333 - Lakeshore, Fort Erie (lakeshore), Ontario

Being sold together with (X12424907 and X12425128) Amazing opportunity for investors, developers or home owners. With this amazing 204ft of frontage you have have several opportunities. 1st option is the opportunity to develop single family homes or homes with an accessory apartment building (R2 zoning). 2ndly for developers they could rezone and build townhouses with basement suites and build it affordably with the CMHC MLI select program with minimum downpayment and amortized over 50 years, creating incredible cash flow from such a unique and versatile location. 3rdly any home owner could build their own beautiful large home, or build a home on each lot for a family member creating a comfortable, private and well located multi generational living situation. You can easily walk to Nofrills, Walmart, Starbucks, and much more! With this much land you've got options, just let your imagination to the work. (id:6289)



Essential Information

Listings #	X12425128
Price	\$300,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	591 Sims Avenue
Subdivision	333 - Lakeshore
City	Fort Erie (lakeshore)
Province	Ontario
Postal Code	L2A1N4

Amenities

Utilities	Cable, Electricity, Sewer
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Exterior

Lot Description	80.21 x 124.5 FT 1/2 - 1.99 acres
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Listing Details

Listing Office	EXP REALTY
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Listing information last updated on November 5th, 2025 at 12:16am EST