

\$2,000,000 - 4880 Victoria Avenue, Niagara Falls (downtown)

MLS® #X12436108

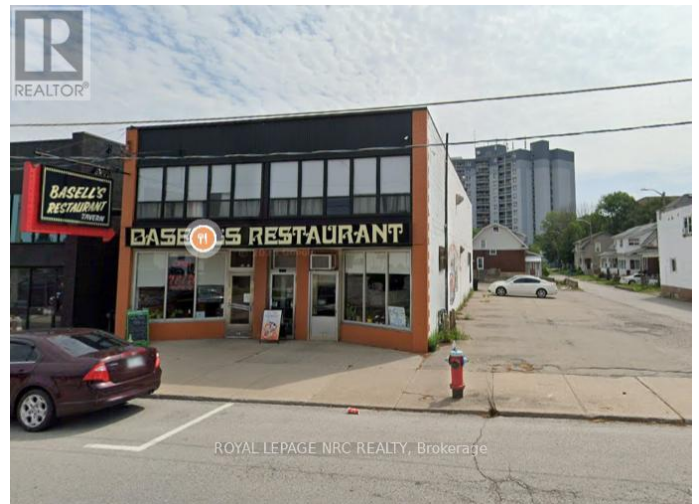
\$2,000,000

0 Bedroom, 0.00 Bathroom, 9,900 sqft

Retail on 0.00 Acres

210 - Downtown, Niagara Falls (downtown), Ontario

Outstanding investment opportunity in the heart of downtown Niagara Falls! Located in the Niagara Falls CIP area with access to redevelopment grants and incentives including tax increment rebates, development charge deferrals, façade and building improvement funding, and permit fee rebates this property offers incredible upside for investors or owner-operators. Featuring 3,700 sq. ft. on the main floor and 3,700 sq. ft. on the second floor plus a full basement, it is currently operating as a turnkey 130-seat restaurant with all equipment, furniture, and fixtures included. The second floor can be converted into up to 6 residential units under General Commercial zoning, while maintaining commercial income from the main level. 12+ private parking spaces at the rear provide rare convenience for a downtown property. Just steps from Clifton Hill, Casino Niagara, Great Wolf Lodge, LCBO, Tim Hortons, and the public library, this location benefits from constant year-round foot and vehicle traffic. Ideal for a family-run restaurant, banquet and wedding venue, or a high-yield mixed-use redevelopment, this property offers strong income potential and long-term appreciation. With excellent visibility on one of Niagara's busiest corridors and quick access to the QEW, 4880 Victoria Avenue is perfectly positioned to capitalize on the city's growing demand for residential and



commercial space. A rare chance to secure a high-traffic, grant-eligible property in one of Canadas top tourist destinations! (id:6289)

Essential Information

Listing #	X12436108
Price	\$2,000,000
Bathrooms	0.00
Square Footage	9,900
Acres	0.00
Type	Retail

Community Information

Address	4880 Victoria Avenue
Subdivision	210 - Downtown
City	Niagara Falls (downtown)
Province	Ontario
Postal Code	L2E4C5

Amenities

Amenities	Highway, Public Transit
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Interior

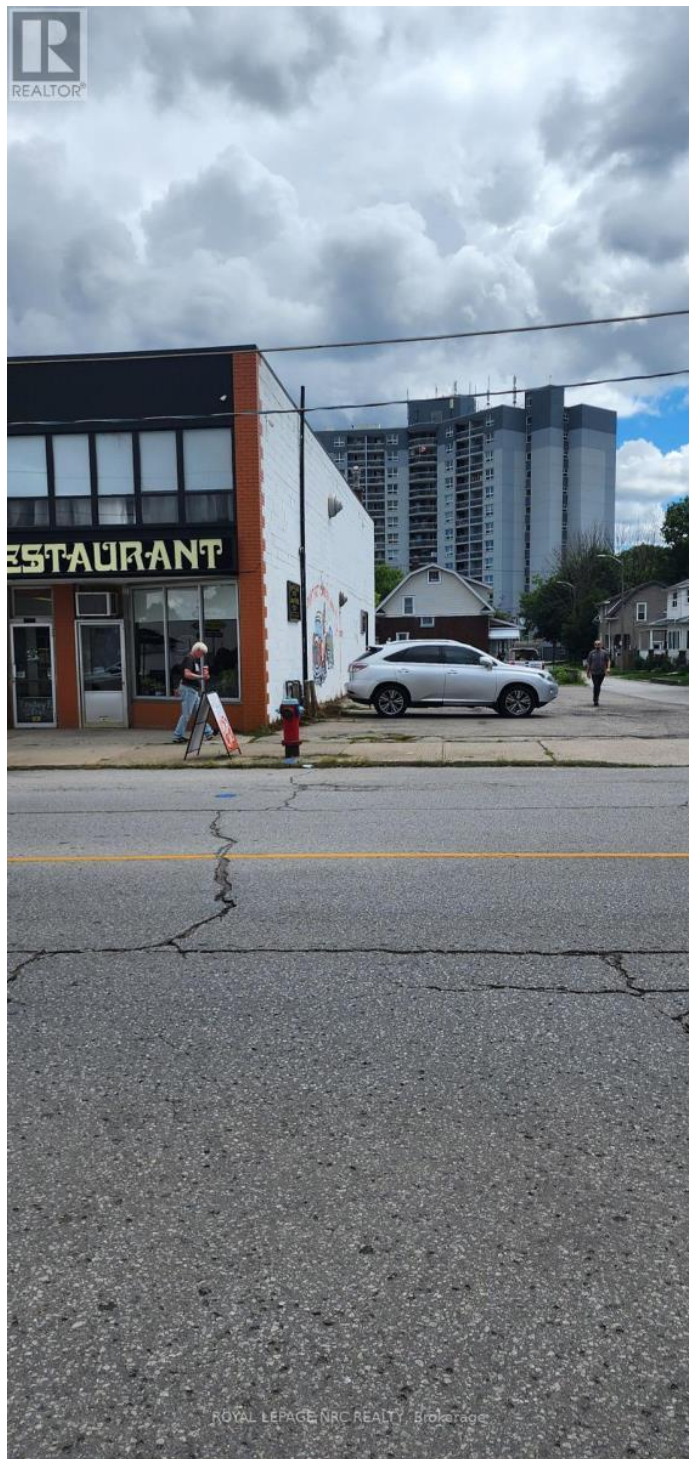
Appliances	Furniture
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=66 x 150 FT
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Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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