

# \$2,650,000 - 21 Wintemute Street, Fort Erie (central)

MLS® #X12439523

**\$2,650,000**

0 Bedroom, 0.00 Bathroom, 9,000 sqft

Multi-family on 0.00 Acres

332 - Central, Fort Erie (central), Ontario

This exceptional 9-unit apartment building has been meticulously rebuilt from the ground up, offering modern amenities and a turn-key investment opportunity. Each unit boasts its own gas forced air furnace and central air conditioning, ensuring personalized comfort year-round. With in-unit washer and dryer facilities, tenants enjoy unparalleled convenience. Generating an impressive \$210,000+ in annual income, this property is a solid addition to any investment portfolio. The expansive parking lot provides ample space for tenants and guests, enhancing the property's appeal. Located just a short walk from the picturesque Niagara River and moments from downtown Fort Erie, the building is perfectly positioned for both residents and investors seeking accessibility and charm. Professionally managed and fully operational, 21 Wintemute represents a rare opportunity to own a hassle-free, income-generating property in a prime location. (id:6289)

## Essential Information

|                       |                     |
|-----------------------|---------------------|
| <b>Listing #</b>      | <b>X12439523</b>    |
| <b>Price</b>          | <b>\$2,650,000</b>  |
| <b>Bathrooms</b>      | <b>0.00</b>         |
| <b>Square Footage</b> | <b>9,000</b>        |
| <b>Acres</b>          | <b>0.00</b>         |
| <b>Type</b>           | <b>Multi-family</b> |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 21 Wintemute Street |
| Subdivision | 332 - Central       |
| City        | Fort Erie (central) |
| Province    | Ontario             |
| Postal Code | L2A3N9              |

## Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Public Transit, Recreation |
| Features       | Irregular lot size         |
| Parking Spaces | 18                         |

## Interior

|            |                        |
|------------|------------------------|
| Appliances | Dryer, Washer          |
| Heating    | Natural gas Forced air |
| Cooling    | Fully air conditioned  |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Lot Description | Bldg=95.69 x 176 FT |
|-----------------|---------------------|

## Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | RE/MAX NIAGARA REALTY LTD, BROKERAGE |
|----------------|--------------------------------------|



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