

# **\$2,224,900 - 3758 Main Street, Niagara Falls (chippawa)**

MLS® #X9413691

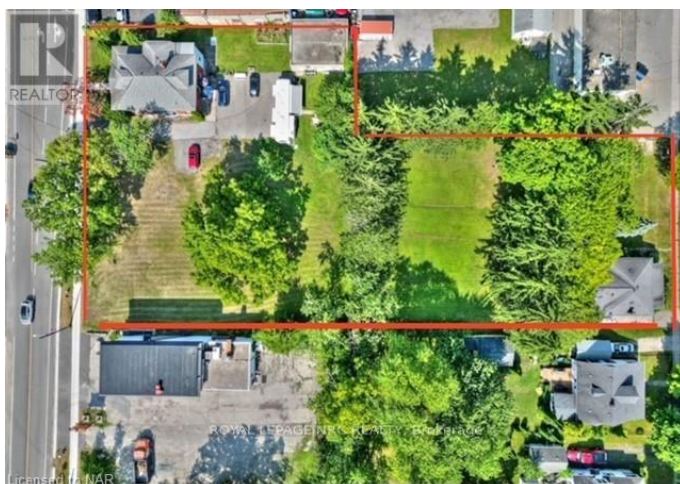
**\$2,224,900**

7 Bedroom, 0.00 Bathroom, 2,500 sqft

Business on 0.00 Acres

223 - Chippawa, Niagara Falls (chippawa),  
Ontario

**\*\*1.24 ACRES OF PRIME DEVELOPMENTAL LAND ZONED GC (GC ALLOWS FOR AIR BNB SHORT TERM RENTAL LICENCE + MANY OTHER COMMERCIAL USES) AND R2 IN THE HEART OF DOWNTOWN CHIPPAWA IN NIAGARA FALLS ADJACENT TO THE RIVER AND PROXIMAL TO THE FALLS AND TOURIST ATTRACTIONS!!\*\***  
Â THIS AMAZING PARCEL INCLUDES A LARGE 2500+ SQFT TRIPLEX (70 FT FRONTAGE) + A 1000 SQFT BUNGALOW SITUATED ON A HUGE DOUBLE LOT (120 FT FRONTAGE) + AN EQUALLY SIZED DOUBLE LOT (120 FT FRONTAGE). THE STATUESQUE BRICK TRIPLEX HAS A ONE BEDROOM UNIT APPROXIMATELY 700 SQFT, A RENOVATED 2 BEDROOM, TWO STOREY UNIT APPROXIMATELY 1800 SQFT AND THE FULL MAIN FLOOR UNIT THAT INCLUDES THE BASEMENT THAT OFFERS 2 BEDROOMS, 2 BATHROOMS, 9 FT CEILINGS W/GORGEOUS ORIGINAL CHARACTER + HUGE DETACHED WORKSHOP THAT EASILY FITS 4 CAR PARKING. THE PARCEL ALSO INCLUDES THE DOUBLE WIDE LOT NEXT TO THE TRIPLEX AND THE 1000 SQFT, 2 BEDROOM BUNGALOW AT THE REAR OF THE PROPERTY THAT FRONTS ON WELLAND STREET. 3699 WELLAND STREET IS ALSO A DOUBLE WIDE LOT BOASTING A DETACHED BUNGALOW W/D9 FT CEILINGS, TWO BEDROOMS, 1



BATHROOMAND CITY SERVICES. THE  
POSSIBILITIES ARE ENDLESS AS THE  
PROPERTY FRONTS ON TWO MAIN  
STREETS IN THE HEART OF THIS CITY  
CENTRE. (id:6289)

**Essential Information**

Listing #	X9413691
Price	\$2,224,900
Bedrooms	7
Bathrooms	0.00
Square Footage	2,500
Acres	0.00
Type	Business

**Community Information**

Address	3758 Main Street
Subdivision	223 - Chippawa
City	Niagara Falls (chippawa)
Province	Ontario
Postal Code	L2G6B2

**Amenities**

Amenities	Public Transit, Golf Nearby
Features	Conservation/green belt
Parking Spaces	15
Parking	Garage
# of Garages	1

**Interior**

Heating	Electric Forced air
Cooling	Fully air conditioned

**Exterior**

Exterior	Aluminum siding, Brick
Lot Description	190.58 x 354.51 FT ; 190.58X354.51
Foundation	Block

**Listing Details**

Listing Office

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Listing information last updated on October 14th, 2025 at 2:46am EDT