

411 NIAGARA BLVD, FORT ERIE, ON L2A 3H2, CANADA

<https://www.gtarealestates.com>

Two properties are offered for sale together. An exciting low-density residential proposal has been submitted to the Town to redesignate and rezone the combined parcels at 411 and 415 Niagara Boulevard, opening the door to a 15-unit townhouse community and a detached house. This prime location delivers both strong investment potential and exceptional lifestyle appeal. The...

\$1,300,000

- 4 beds
- 5 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



Rooms & Units Descr

RoomType1: Bedroom

RoomLength1: 1

RoomDimensions1: 1 m X 1 m

RoomLevel2: Second level

RoomWidth2: 1

RoomType3: Bedroom

RoomLength3: 1

RoomDimensions3: 1 m X 1 m

RoomLevel4: Second level

RoomWidth4: 1

RoomType5: Recreational, Games room

RoomLength5: 1

RoomDimensions5: 1 m X 1 m

RoomLevel6: Main level

RoomWidth6: 1

RoomType7: Kitchen

RoomLength7: 1

RoomDimensions7: 1 m X 1 m

RoomLevel8: Main level

RoomWidth8: 1

RoomType9: Sunroom

RoomLength9: 1

RoomDimensions9: 1 m X 1 m

RoomLevel1: Second level

RoomWidth1: 1

RoomType2: Bedroom

RoomLength2: 1

RoomDimensions2: 1 m X 1 m

RoomLevel3: Second level

RoomWidth3: 1

RoomType4: Bedroom

RoomLength4: 1

RoomDimensions4: 1 m X 1 m

RoomLevel5: Basement

RoomWidth5: 1

RoomType6: Living room

RoomLength6: 1

RoomDimensions6: 1 m X 1 m

RoomLevel7: Main level

RoomWidth7: 1

RoomType8: Office

RoomLength8: 1

RoomDimensions8: 1 m X 1 m

RoomLevel9: Main level

RoomWidth9: 1

Location Details

City: Fort Erie (Central)

Province: Ontario

Property Details



SubdivisionName: 332 - Central

Stories: 2

Levels: 2

FrontageLength: 80 ft

Property Features

HeatingFuel: Natural gas

Cooling: Central air conditioning

OpenParkingYN: False

AttachedGarageYN: False

FireplacesTotal: 1

ViewYN: True

WaterfrontYN: False

Sewer: Sanitary sewer

CoolingYN: True

ParkingTotal: 8

GarageYN: True

CarportYN: False

PoolYN: False

View: Direct Water View

WaterBodyName: Niagara River

Courtesy of

OfficeName: ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Office ID: 50677

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 8

Sewer: Sanitary sewer

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

CarportYN: No

CoolingYN: Yes

Total Fireplaces: 1

OpenParkingYN: No

GarageYN: Yes

PoolYN: No

Cooling: Central air conditioning

