

4218 Portage Road

NIAGARA FALLS | ON



OPPORTUNITY KNOCKS WITH THIS 19-UNIT
MULTIFAMILY PROPERTY IN NIAGARA FALLS!
Perfect for investors seeking value-add potential

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Executive Summary

4218 Portage Road is a premier multifamily investment property located in the thriving city of Niagara Falls, Ontario. This property offers a unique combination of immediate income generation, favorable financing, and significant upside potential, making it an attractive opportunity for savvy investors.

The projected Year 1 NOI of \$145,106 underscores the property's strong income-producing capabilities. Coupled with the attractive CMHC financing at a low interest rate of 2.21%, investors can benefit from reduced financing costs and enhanced cash flow.

With an impressive average upside potential of 48%, this property is well-positioned for future appreciation. The condominiumized units provide additional flexibility, allowing the purchaser to sell each unit individually if desired, which can further optimize returns and offer diverse exit strategies.

The inclusion of a common area laundry room generating additional income exemplifies the thoughtful design and operational efficiency of the property. This feature not only adds to the revenue but also enhances the overall value proposition of the investment.

Overall, 4218 Portage Road represents a compelling investment opportunity with strong income potential, attractive financing terms, and significant growth prospects. Its prime location in Niagara Falls, coupled with the flexibility of condominiumized units, makes it an excellent choice for investors seeking both immediate returns and long-term value.

Property Overview

ADDRESS	4218 Portage Road	MULTI-FAMILY SUITES	19 Units
LOCATION	Niagara Falls, Ontario	ZONING	R5B
YEAR BUILT	1974	LOT SIZE	126' x 251'
STOREY	3 Storey Walk-Up	PARKING STALLS	Large Exterior Lot

Highlights



Year 1 NOI estimated at \$145,106



Attractive assumable CMHC financing at 2.21%



48% average upside potential



Units are condominiumized and can be sold individually

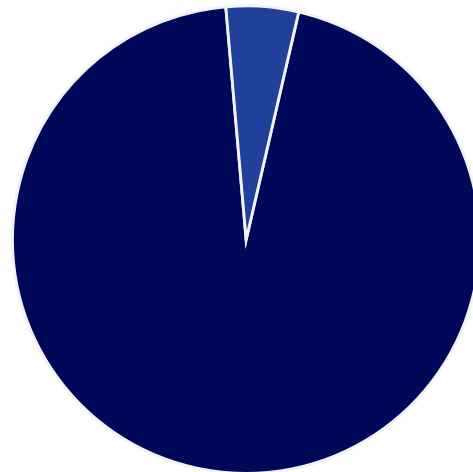


Vendor owned washers and dryers (2 washers & 2 dryers)



Located in a quiet and desirable area of Niagara Falls

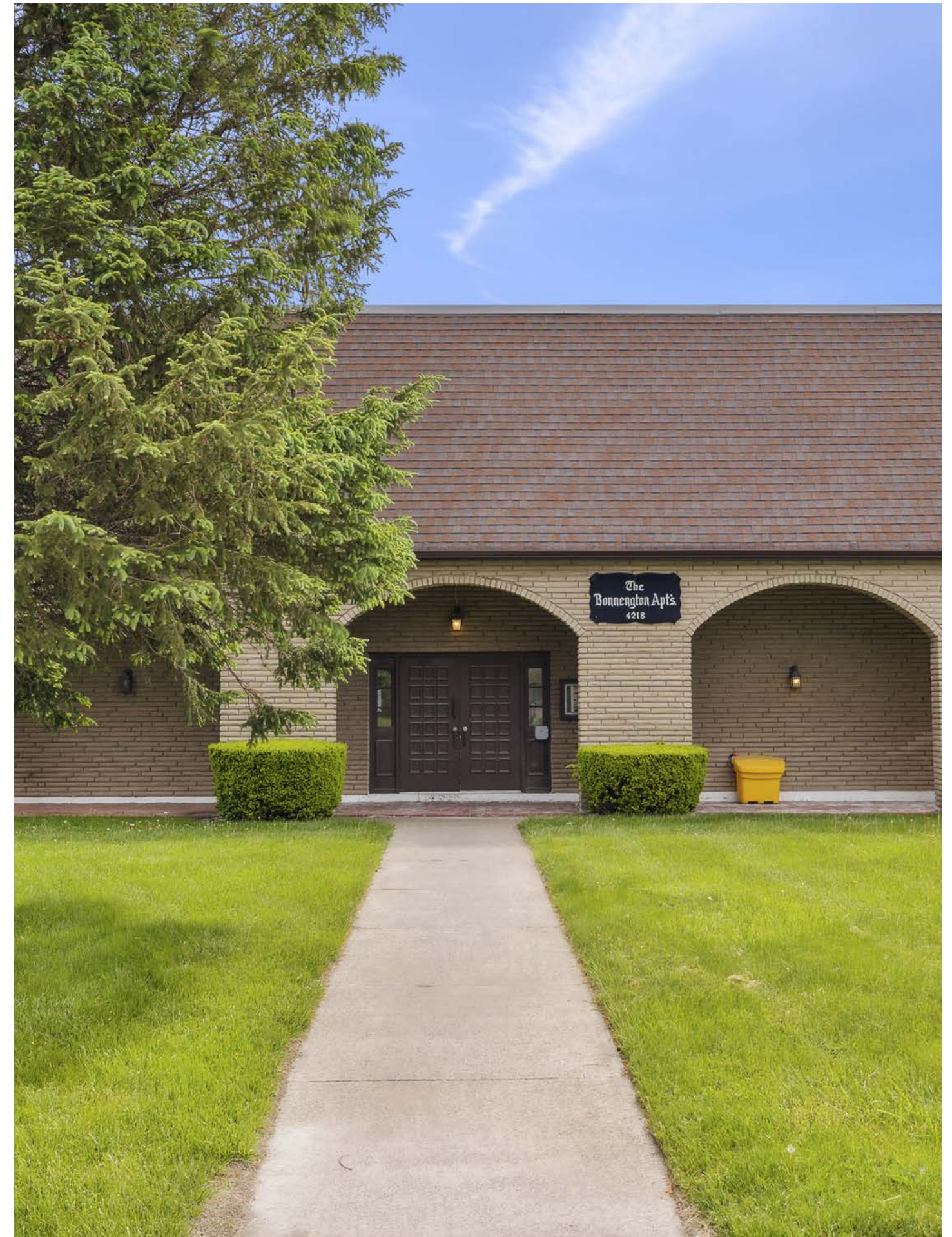
DISTRIBUTION OF UNITS



Unit Type & Unit Count

- **Bachelor Suites:** 1 unit
- **One-Bedroom Suites:** 18 units

Total: 19 Units



Location Overview

NIAGARA FALLS, ONTARIO

This location offers a unique blend of residential charm and urban convenience, making it an attractive option for both tenants and investors. The property is strategically located just minutes away from the world-famous Niagara Falls, providing residents with easy access to one of the most iconic natural wonders in the world.

4218 Portage Road also benefits from excellent transportation links. The property is well-served by public transit, with several bus routes passing nearby, making commuting within the city convenient. Additionally, the Niagara Falls Train Station is just a short drive away, offering connections to Toronto and other major cities.



Niagara Parks Botanical Gardens



Clifton Hill



Niagara Wineries



Whirlpool Golf Course

Niagara Falls

Amenity Map

Residents of 4218 Portage Road will enjoy a plethora of local amenities. Within walking distance, there are various shopping options, including grocery stores, retail shops, and boutique stores. The area also boasts a wide range of dining establishments, from casual eateries to fine dining restaurants, catering to diverse tastes. The neighborhood around 4218 Portage Road is known for its safety and strong sense of community. Residents can enjoy a peaceful living environment while being part of a welcoming and diverse community.

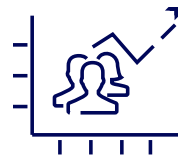
DEMOGRAPHICS*



Current Population
45,125

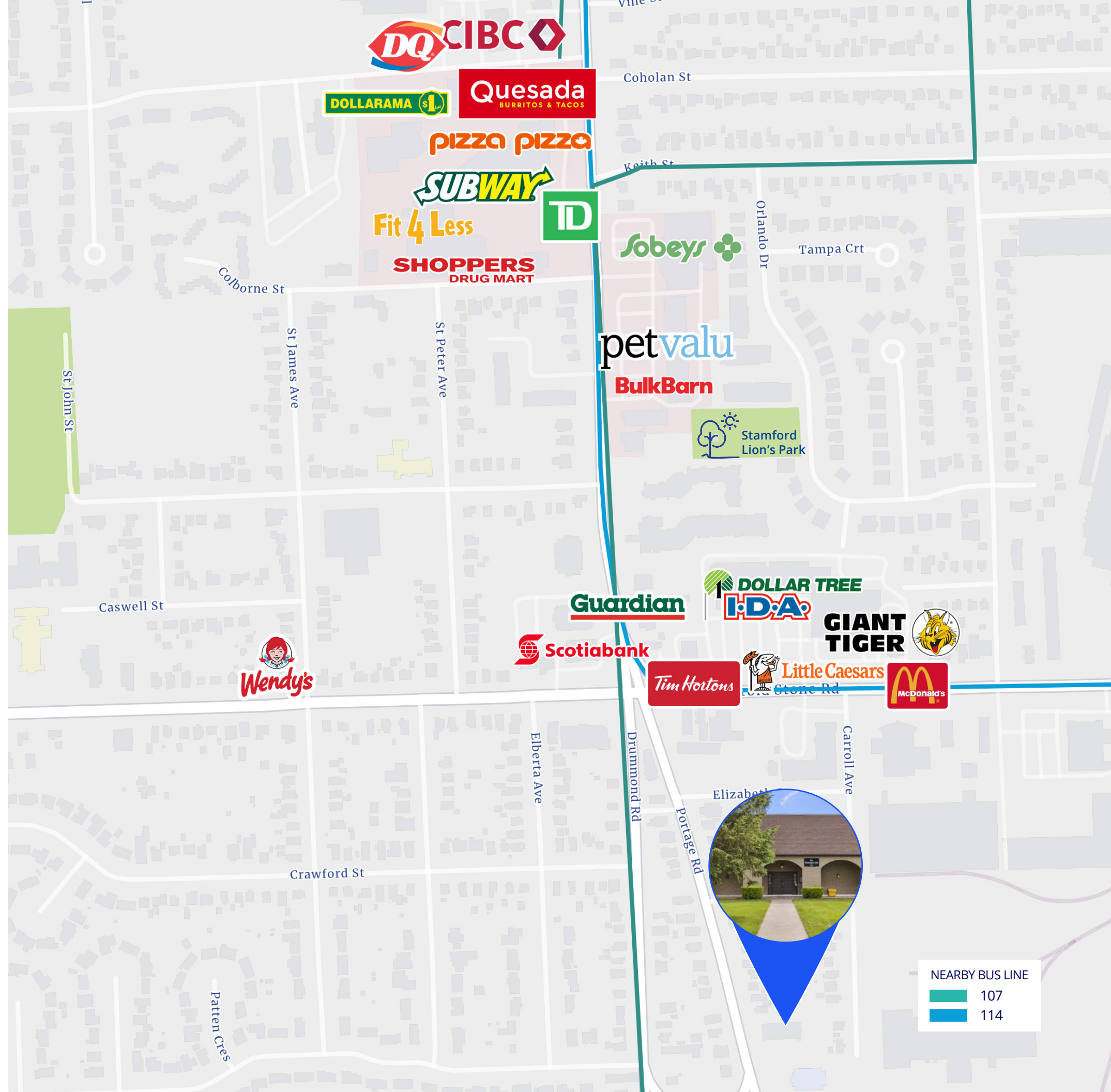


Average Household Income
\$90,517



Median Age
46.5

*3 km radius from the property; data from 2022 | Source: Environics



NEARBY BUS LINE
■ 107
■ 114



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