

# Colonial Gardens & Windsor Apartments

9901 & 9451-9857 Niagara Falls Blvd. and 1728-1748 100<sup>th</sup> St.  
Niagara Falls, NY 14304

Presented By:



## Total Investment Price: \$3,400,000



Unique opportunity to acquire two well-located multifamily assets in Western New York, being offered together as a combined investment package of 40 residential units. Both properties sit at the corner of Niagara Falls Blvd. and 100<sup>th</sup> St., benefiting from strong visibility and steady Central Niagara Falls rental demand. The location offers excellent access to major transportation corridors connecting residents to regional employment centers, retail, and local amenities. This portfolio-style offering provides immediate scale, operational efficiencies, and stable cash-flow potential for multifamily investors. Ideal for buyers seeking a long-term hold in an accessible, demand-supported Niagara County submarket.

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## Property Details:

9901 Grand Island Blvd, is an apartment community on Niagara Falls Boulevard with a strong rental history and mostly updated interiors.

Windsor Apartments is an established residential community consisting of 10 three-story townhomes one located directly next to the 9901 property.

## 9901 Roofs:

New roof as of 2007 on front buildings (done by previous owner)  
New roof as of 2008 on back buildings (done by previous owner)

## Windsor Roofs:

100<sup>th</sup> St. building Updated in November 2024  
Nia. Falls Blvd. was silver coated in 2023

## View Full Listing:

<https://www.loopnet.com/Listing/9901-Niagara-Falls-Blvd-Niagara-Falls-NY/39290412/>

<b>Price:</b>	\$ 3,400,000
<b>No. Units:</b>	40
<b>Property Type:</b>	Multifamily
<b>Property Sub-Type:</b>	Apartment, Townhouse
<b>Apartment Style:</b>	Garden
<b>Building Class:</b>	C
<b>Sale Type:</b>	Investment
<b>Lot Size:</b>	2.03 AC
<b>Gross Building Area:</b>	38, 360 SF
<b>Sale Conditions:</b>	Bulk/Portfolio Sale
<b>No. Stories:</b>	3
<b>Year Built:</b>	1972 & 1975
<b>Zoning Description:</b>	C3
<b>APN / Parcel ID:</b>	291100-146-019-0003-018-000
<b>Walk Score:</b>	43 (Car-Dependant)



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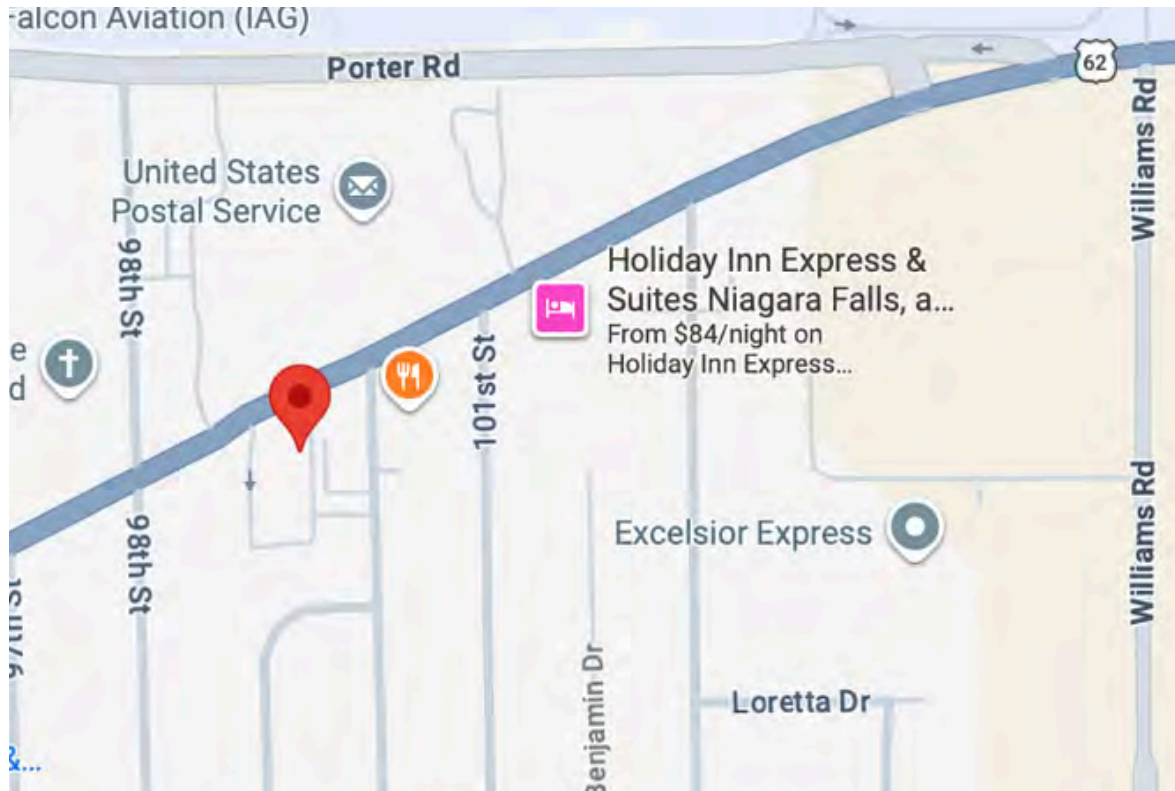


## Unit/Room Mix Information

Description	No. Units	Market Rent/Mo	Sq. Ft	Utilities
1 Bed/1 Bath	6	\$1,000	650	Owner pays water, trash, and heat
2 Bed/1 Bath	24	\$1,100	725	Owner pays water, trash, and heat
2 Bed/1 Bath (Townhouse)	10	\$1,100	980	Owner pays water and trash

*Numbers based on market rent for 2025/2026 move-ins*

## Location





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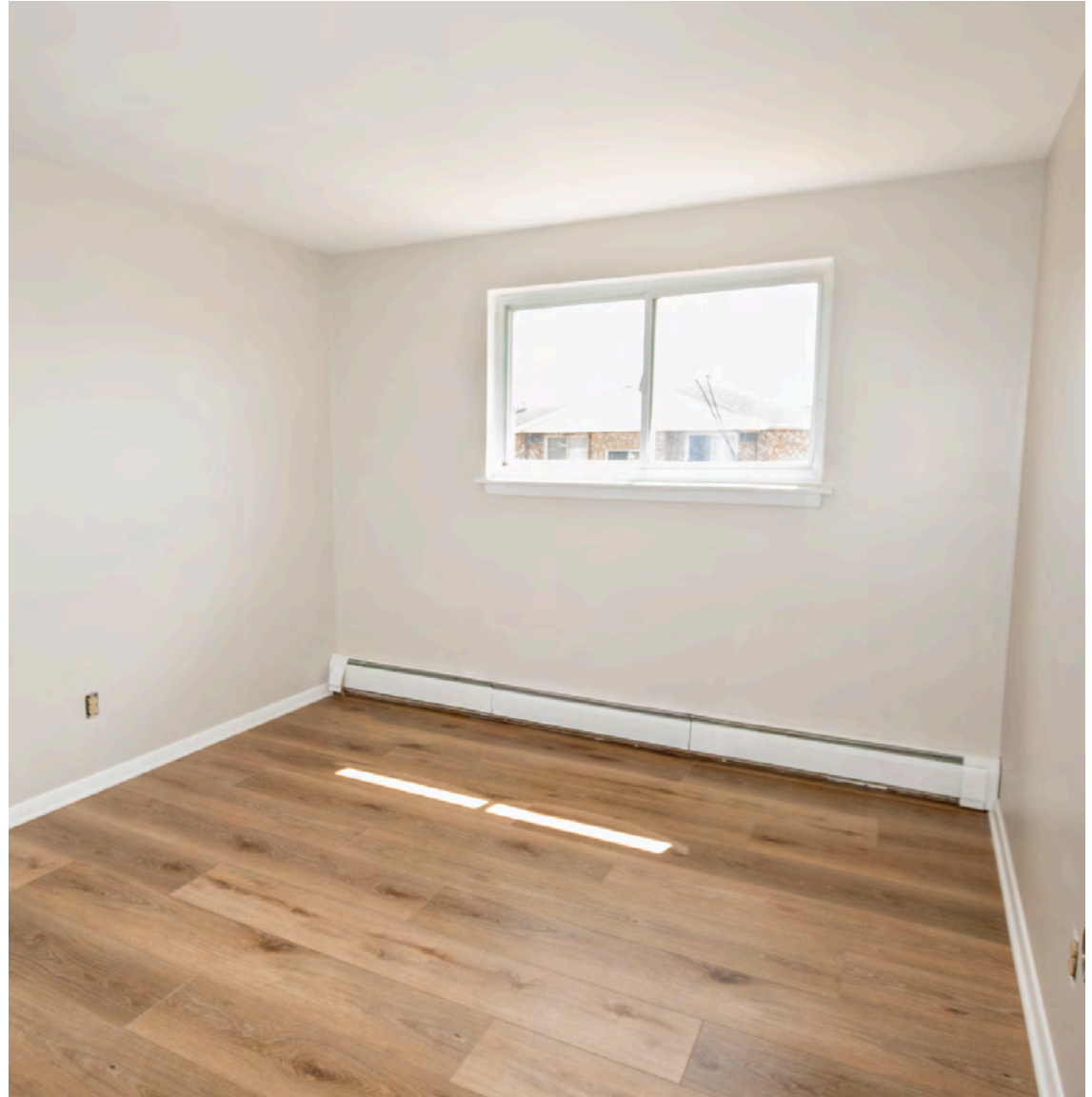
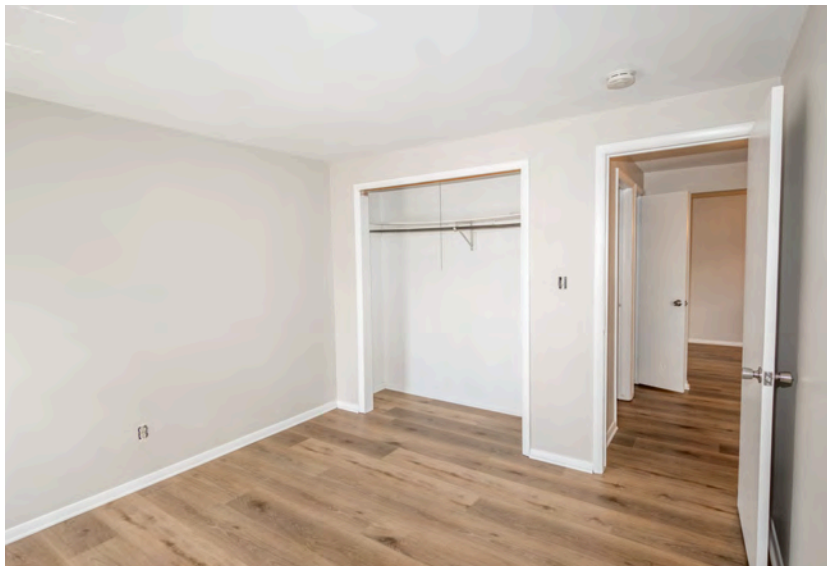
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## Windsor Townhomes

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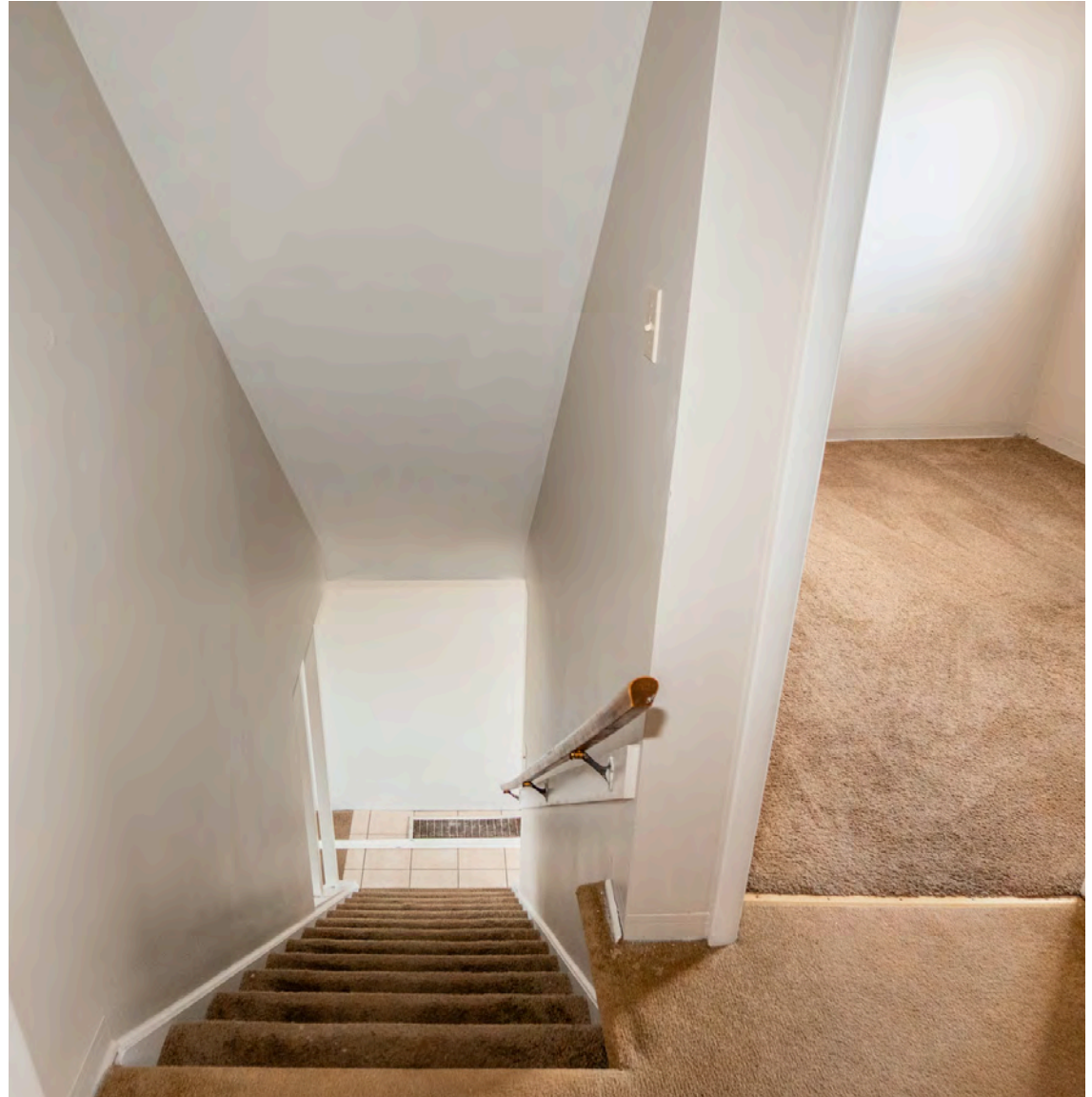
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