

Colonial Gardens & Windsor Apartments

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

Presented By:



Total Investment Price: \$3,400,000



Colonial Gardens | 9901
Niagara Falls Blvd



Windsor Townhomes | 9451-9857 Niag.
Falls Blvd & 1728-1748 100th St

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 100th 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 some 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:

100th 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/>

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

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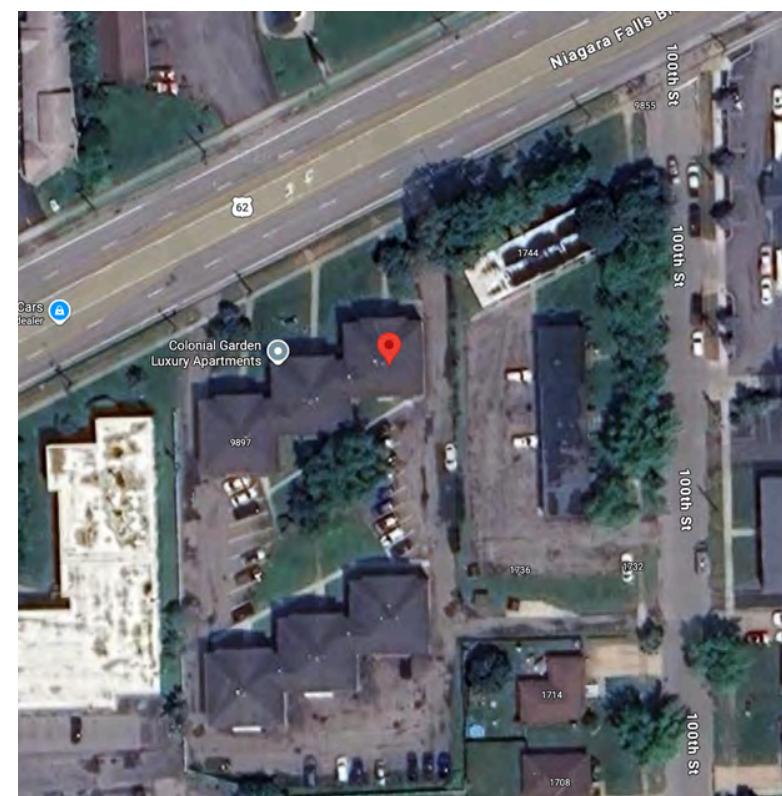
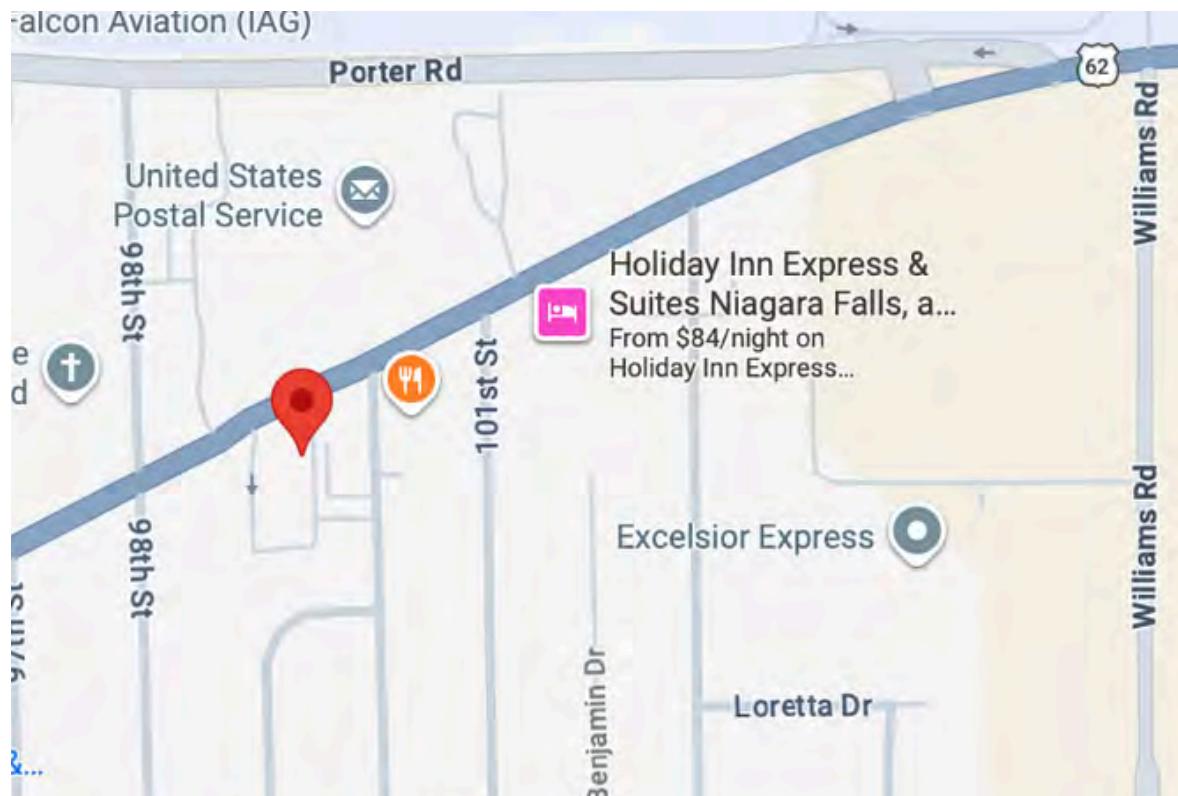


Unit/Room Mix Information

| 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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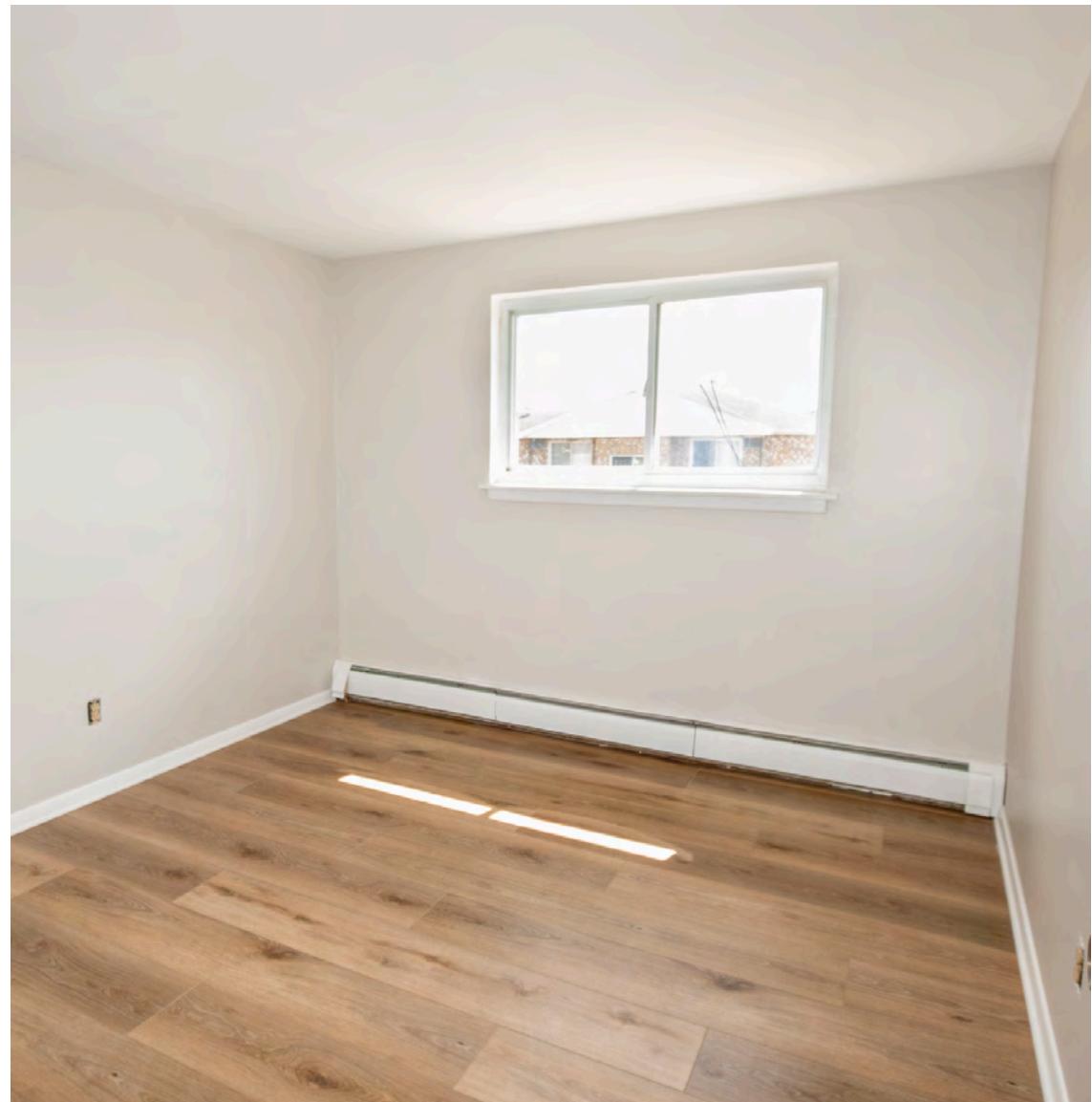
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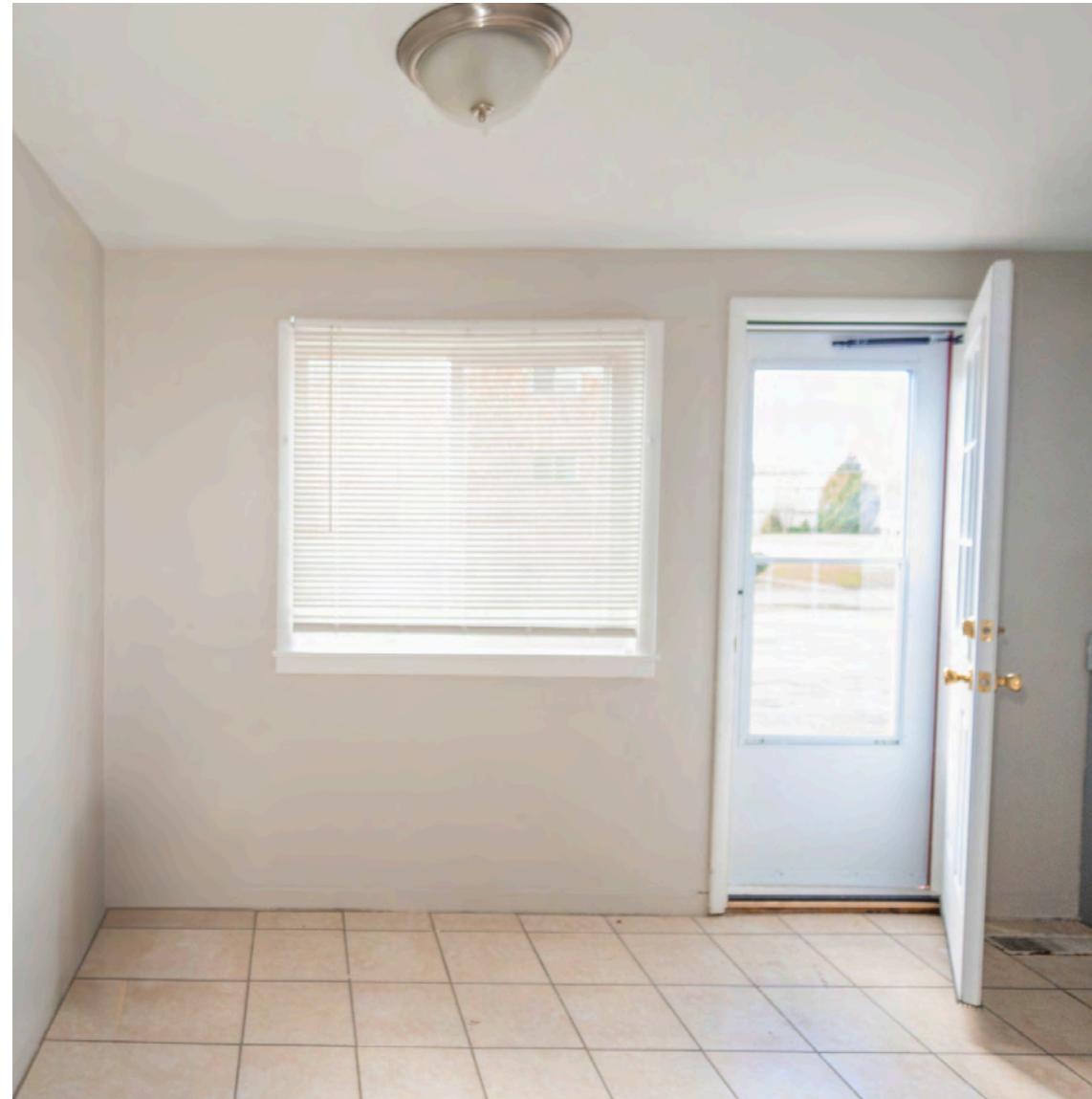
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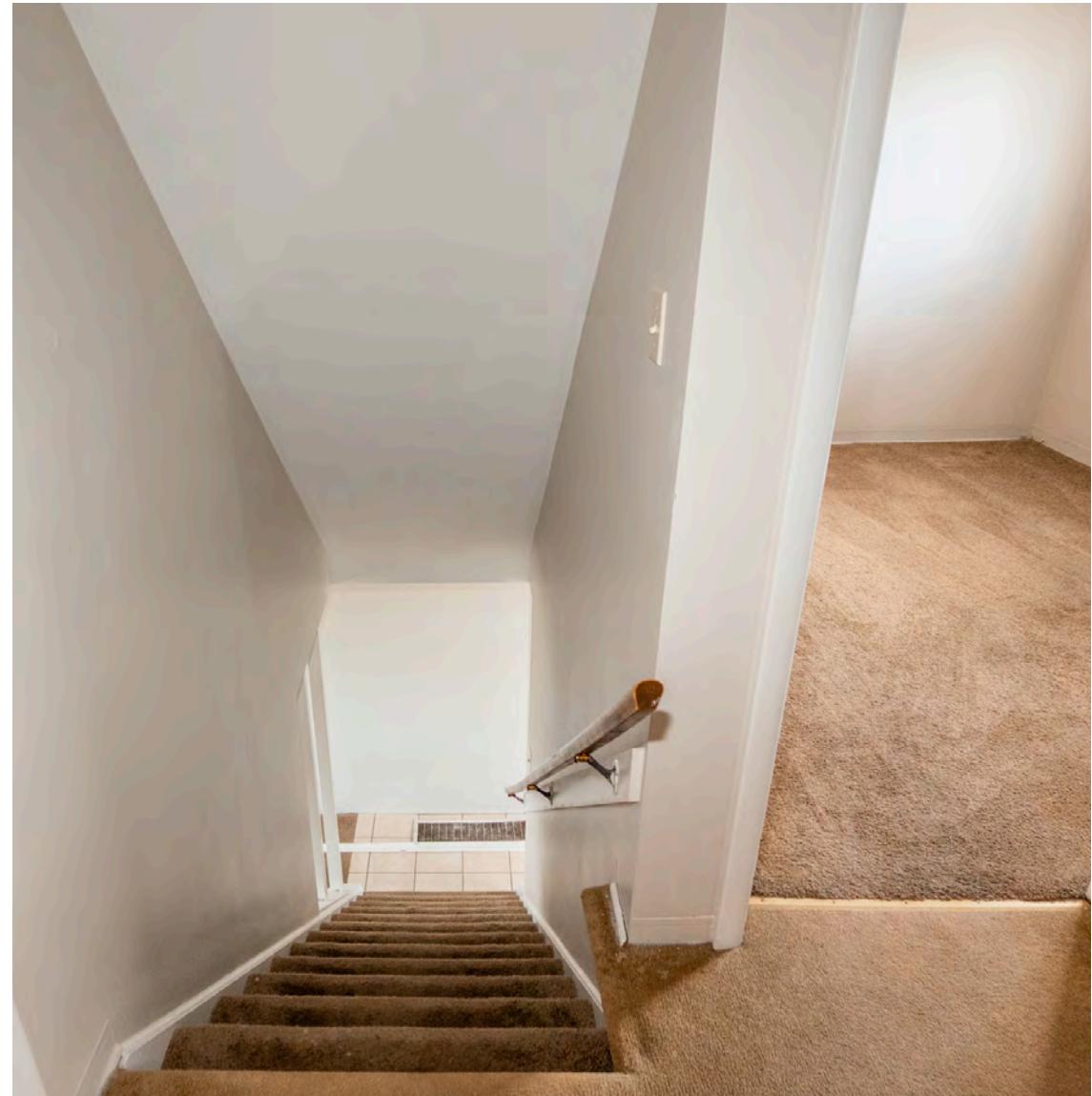
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