

Property Client Full

5848-5860 ferry Street, Niagara Falls, Ontario L2G 1S9

Listing

5848-5860 ferry St Niagara Falls

Active / Commercial / Commercial / Retail

MLS®#: X12986308

List Price: \$2,499,888/For Sale

Niagara/Niagara Falls/216 - Dorchester



Tax Amt/Yr: \$14,000.00/2026/All Transaction: Sale
SPIS: No DOM 19

Category: Multi-Use Use:
Link: Holdover 60
Freestanding: Yes Franchise:
Occupant: Partial Possession: flexible

Zoning: GC
Dir/Cross St: Main And Ferry

PIN #: ARN #: Contact After Exp: No
Possession: flexible Possession Date:

Total Area: 6,500.00 Square Feet Lot/Bldg/Unit/Dim: Lot 66 x 81 Feet Out Storage: Yes
Retail Area: 3,000 Square Feet Water: Municipal Basement: Yes
Heat: Baseboard, Elec Forced Air, Gas Forced Air, Radiant A/C: Yes Area Infl: Major Highway, Public Transit
Sprinklers: No Sprinklers Washrooms: 7
Utilities: Yes Garage Type: Outside/Surface Park Spcs: 10.00

Commercial/Financial Information

For Year: Financial Statement: Yes

Remarks/Directions

Client Rmks: Exceptional Mixed-Use Investment Opportunity In The Heart Of Niagara Falls At 5848-5860 Ferry Street, Featuring Two Adjoining Buildings With A Total Of 6 Income-Generating Units, Including 3 Commercial Storefronts And 3 Residential Apartments. Ideally Situated Right On Ferry Street, In A High-Traffic, High-Visibility Location Just Steps From Major Attractions, Transit, And Established Local Businesses, This Property Offers Strong Exposure And Consistent Foot Traffic. The Commercial Units Provide Flexible Layouts Suitable For A Variety Of Uses Including Retail, Service, Or Grocery, Offering Excellent Long-Term Leasing Potential. The Residential Units Are Spacious And Well-Maintained, Delivering Stable Rental Income With Opportunity For Future Rent Growth. With Minimal Operating Expenses And Strong Income Fundamentals, This Property Presents An Attractive Investment With Immediate Cash Flow. Additional Value-Add Potential Exists Through Optimization Of Underutilized Space And Future Repositioning Opportunities. Located In A Growing And Vibrant Area Of Niagara Falls, This Is A Rare Chance To Acquire A Turnkey Mixed-Use Asset With Both Stability And Upside Potential For Investors Or End-Users Looking To Expand Their Portfolio.

Inclusions: All window coverings, existing elfs, all appliances

Listing Contracted With: EXP REALTY 866-530-7737

Prepared By: IAN CARRILLO, REALTOR Salesperson

Date Prepared: 04/30/2026