My Listings (6)

Show My Active Listings Search: -- MLS # -- Click here to run this as a Full Search

Previous Next · 1 of 6 · Checked 0 · All · None Display Member Full at 1 per page

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

Listing | Rooms | History | Photos | Open House

5848-5860 ferry St Niagara Falls

Active / Commercial / Commercial / Retail

MLS®#: X13559736
List Price: **$2,399,888** /For Sale
New Listing

1 / 37

Niagara/Niagara Falls/216 - Dorchester

Tax Amt/Yr:	**$1,650.00/2025/T.M.I.**	Transaction:	**Sale**
SPIS:	**No**	DOM	**0**
Category:	**Multi-Use**	Use:	
Link:		Holdover	**60**
Freestanding:	**Yes**	Franchise:	
Occupant:	**Partial**	Possession:	
Zoning:	**GC**		
Cross Street:	**Main And Ferry**		
Directions:	**East On Ferry, Past Main South Side Of Ferry**		
Prop Mgmt:			
Status Cert:			
Seller:	**2474155 ONTARIO INC.**		

Recent: **07/14/2026 : NEW**

PIN #:	**643490007**	ARN #:	**272507000103701**	Contact After Exp:	**No**
Additional PIN #:		Phased Tax Value:		Under Contract Mnthly:	
Possession Type:	**Immediate**			Possession Date:	**2026-08-01**
Possession Rmks:				Road Access Fee:	
Local Improv:				Survey Year/Type:	
Seasonal Dwelling:				Realtor Sign on Prop:	

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

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Rare Opportunity To Acquire Two Side-By-Side Mixed-Use Investment Properties In The Heart Of Niagara Falls' Tourism District. 5848-5860 Ferry Street Consists Of Six Income-Producing Units Including Three Commercial Storefronts And Three Residential Apartments Across Two Buildings, Offering Immediate Cash Flow Along With Significant Long-Term Upside Potential.Positioned Along One Of Niagara Falls' Primary Tourist Corridors Just Minutes From Clifton Hill, Niagara Falls, Casinos, Hotels, Restaurants, And Major Attractions, The Property Benefits From Exceptional Exposure, Strong Vehicle And Pedestrian Traffic, And Outstanding Tenant Demand.The Commercial Spaces Offer Flexible Layouts Suitable For A Variety Of Retail, Office, Service, Hospitality, And Tourism Uses, While The Residential Apartments Provide Stable Rental Income And Opportunity For Future Rent Growth. General Commercial (GC) Zoning Also Provides Excellent Redevelopment Potential With Building Heights Permitted Up To Approximately Ten Storeys (Buyer To Verify).With Approximately 6,500 Square Feet Of Building Area, Multiple Income Streams, Strong Existing Cash Flow, Rear Parking, Value-Add Opportunities, And A Projected Pro Forma Capitalization Rate Of Approximately 7.46%, This Portfolio Represents An Outstanding Opportunity For Investors Seeking Both Stable Returns And Future Appreciation In One Of Ontario's Most Recognized Tourism Markets.Vendor Take-Back Financing May Be Available To Qualified Purchasers, Subject To Seller Approval. Financial Statements Available Upon Request.**

Inclusions: **All window coverings, existing elfs, all appliances**

Exclusions: **Tenants Belongings**

Rental Items: **HWT x1**

Broker Rmks: **MOTIVATED - 3 Buildings Being Sold Together As One Package (5848/5856/5860 Ferry St). 3 Commercial Units And 3 Residential Units. Strong Income With Minimal Operating Expenses. 5856-5860 Basement May Offer Value-Add Potential. VTB Financing Available Up Subject To Seller Approval. All Offers To Include Schedule B +B1, Financials On Attachments**

Appt/Showing Rmks:

Showing Requirements: **Go Direct, Lockbox, Showing System**

VT URL Unbranded: **https://www.youtube.com/watch?v=aBwkSYNqPEw**

Brokerage Information

Financing:	--	Perm to Advertise:	**Yes**	Contact After Expired:	**No**
Buyer Agency Compensation Remarks:					
List Brokerage:	**EXP REALTY**			Phone:	
List Brkr Addr:	**4711 YONGE ST 10TH FLR, Toronto M2N6K8**			Fax:	
List Salesperson:	**IAN CARRILLO, Salesperson**			Phone:	**647-773-7771**
List Salesperson 2:	**EMILY BARRY, Salesperson**			Phone:	**905-357-8067**
List Brokerage 2:	**EXP REALTY**			Phone:	**866-530-7737**
Contract Date:	**07/14/2026**	Leased Terms:			
Last Update:	**07/14/2026**	Expiration Date:	**09/12/2026**	Original $:	**$2,399,888**
		CB Comm:	**2.5%+hst**		

Share | Reverse Prospect | Email | Print | Directions

Previous 1 2 3 4 5 6 Next

Public Listing Links

My Listings: https://trreb.mlxmatrix.com/Matrix/Listings/9603582069/MyListings.mls

Matrix™

Copyright © 1997 - 2026, ©TRREB, used under license by PropTx™ Innovations Inc. All rights reserved. PropTx™ Terms of Use
Matrix v12.7. Copyright © 2026 Cotality. All rights reserved. Terms of Use.

cotality