

# \$1,288,000 - 4687-4685 FIRST Avenue

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## Listing ID: 40367098

**\$1,288,000**

10 Bedrooms, 8 Bathrooms, 4285

Multi-family

4687-4685 FIRST Avenue, Niagara Falls,  
Ontario, L2E4G5

Attention Investors: Solid, 8 unit, all brick building featuring two 2 bedrooms and six 1 bedroom units with 8 hydro meters. 3 minute drive to the go train station. New round about connecting Thorold Stone Rd to Victoria Ave. Monthly rent commencing Feb 1st is \$7286.58. See supplements for surveys, floor plans, financials, utility bills for 2022 and parking. Tenants pay hydro. Parking is located at 4659 First Ave, in the rear. Deeded with a right of way. Call listing agent for all inquiries. (id:23349)

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Listing Office:ROYAL LEPAGE NRC REALTY