

FOR SALE | 4986 Bridge Street, Niagara Falls, ON

# Prime Mixed-Use Development Opportunity ±0.83 Acre Commercial & Residential Site



LIST  
PRICE: **\$2,150,000**

Contact agent for more information:

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Accelerating Success.



# Listing Specifications

4986 BRIDGE STREET | NIAGARA FALLS | ON



|               |  |  |                 |
|---------------|--|--|-----------------|
| Location      | SW corner of Bridge Street & Second Avenue   |  |                 |
| P.I.N.        | 4986 Bridge Street   |  | 643300005       |
|               | 4958 Bridge Street   |  | 643300004       |
|               | 4537 Second Avenue   |  | 643300003       |
| Lot Size      | ±0.83 Acres (per GeoWarehouse)   |  |                 |
| Lot Dimension | 4986 Bridge Street   |  | 120ft. x 150ft. |
|               | 4958 Bridge Street   |  | 60ft. x 150ft.  |
|               | 4537 Second Avenue   |  | 60ft. x 150ft.  |
| Zoning        | GC - General Commercial & R2 - Residential Two<br>(Zoning To Be Confirmed)   |  |                 |
| List Price    | \$2,150,000  |  |                 |
| Taxes(2024)   | \$12,566.57  |  |                 |
| Comments      | <ul style="list-style-type: none"><li>• Excellent for redevelopment or expansion</li><li>• Located on a prominent corner with high visibility</li><li>• Flexible zoning allowing for both commercial and residential uses</li><li>• The city has indicated potential for further residential or commercial development</li></ul> |  |                 |

## BUILDING DETAILS

|                    |   |
|--------------------|---|
| 4986 Bridge Street | A 2,500 sq. ft. commercial building with an upper-level office space (950 sq. ft.), ideal for professional services or retail operations. |
| 4958 Bridge Street | A fully leased residential triplex, generating steady rental income.  |
| 4537 Second Avenue | A 1,600 sq. ft. shop equipped with two 10-foot grade-level doors, perfect for a variety of industrial or service-based uses               |





# Property Overview

4986 BRIDGE STREET | NIAGARA FALLS | ON





# Property Photos

4986 BRIDGE STREET | NIAGARA FALLS | ON





# Property Photos

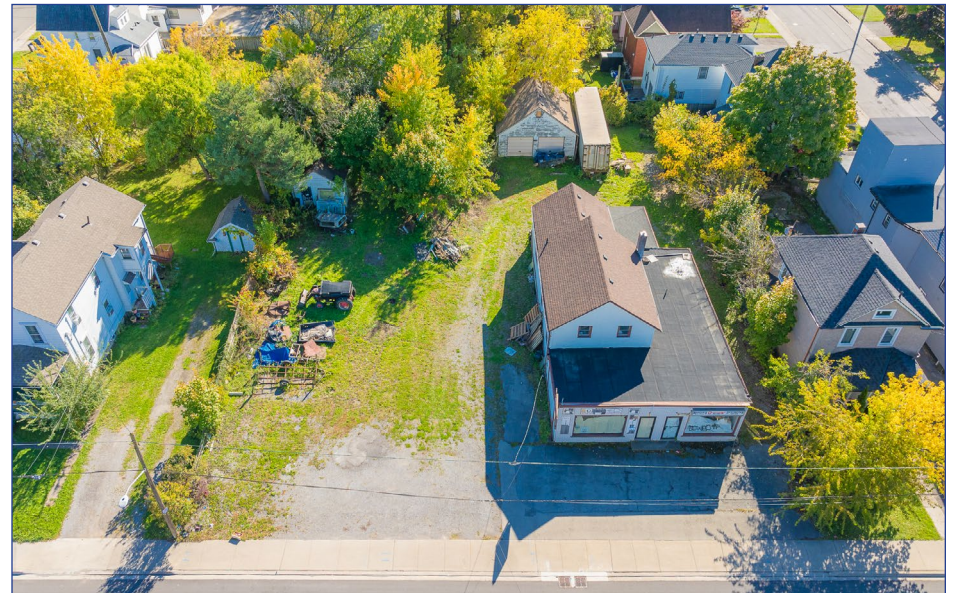
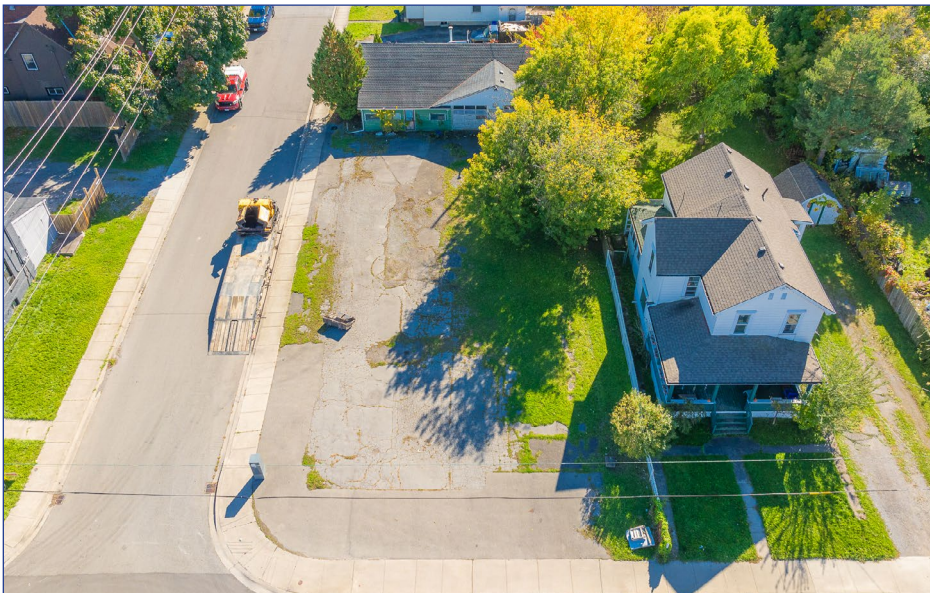
4986 BRIDGE STREET | NIAGARA FALLS | ON





# Property Photos

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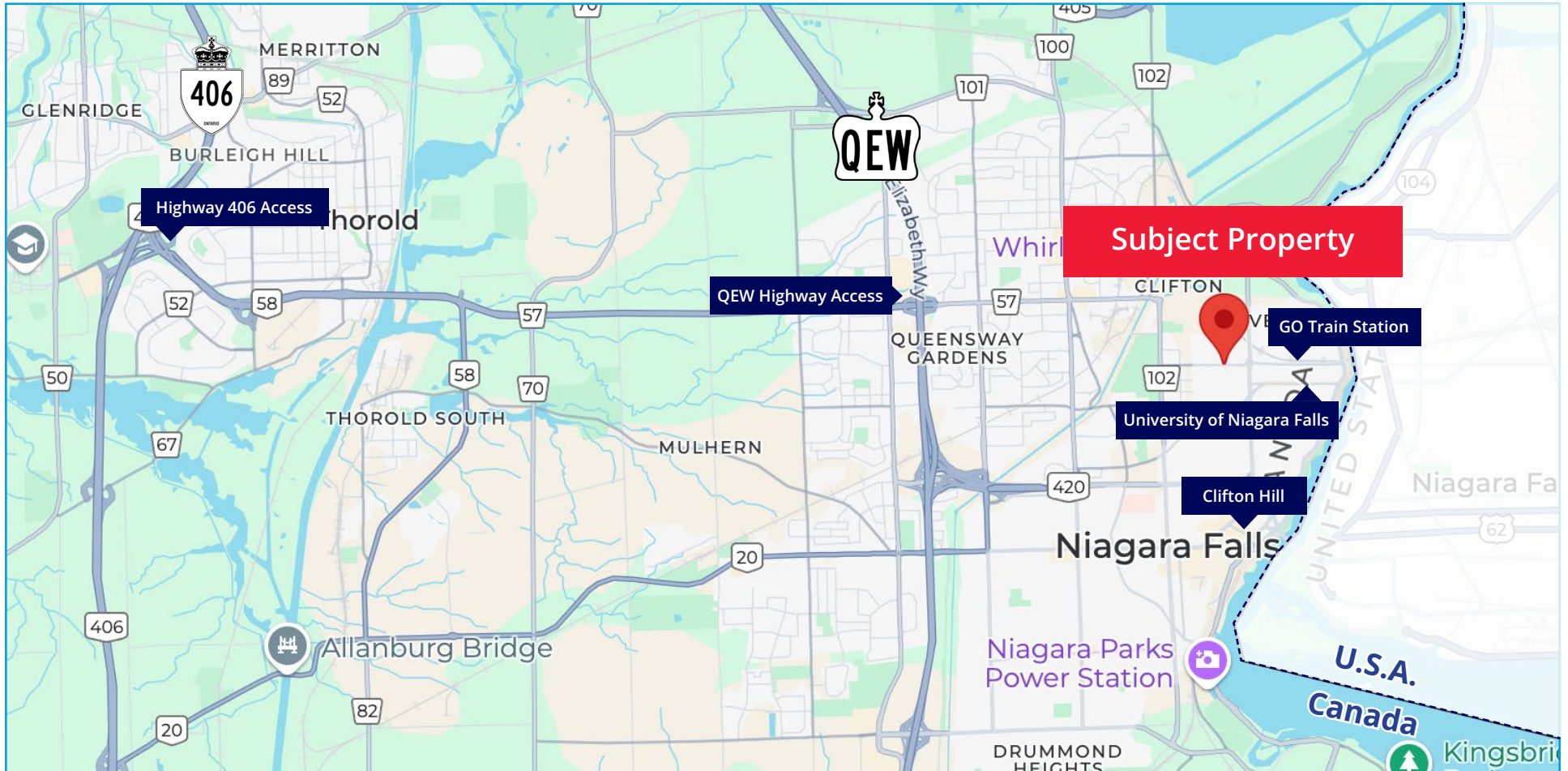




# Estimate Drive Time

4986 BRIDGE STREET | NIAGARA FALLS | ON

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2

minutes to  
GO Train Station

3

minutes to University  
of Niagara Falls

7

minutes to  
Clifton Hill

7

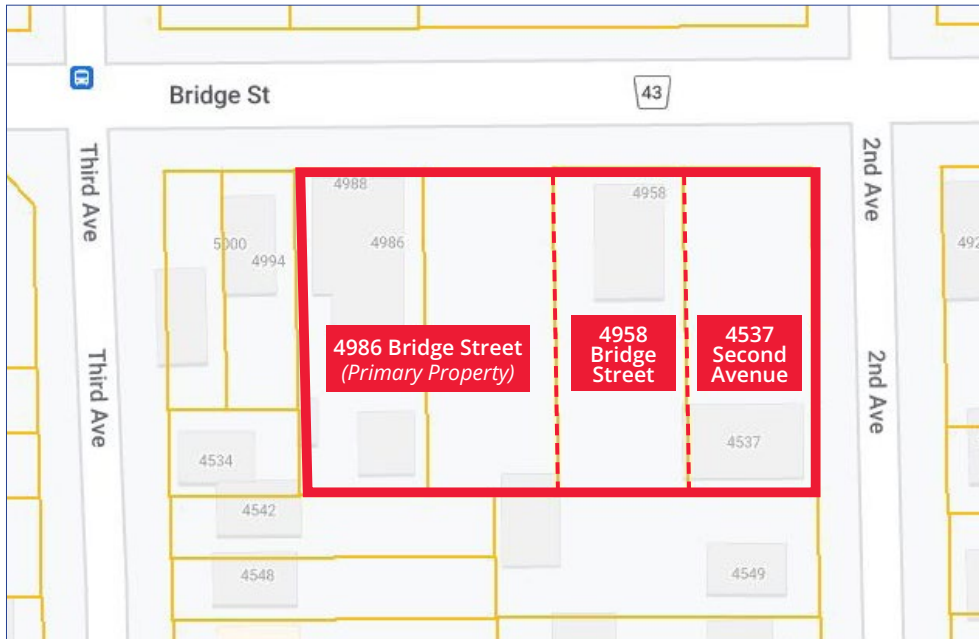
minutes to  
QEW Highway

18

minutes to  
Highway 406

# Zoning GC & R2

4986 BRIDGE STREET | NIAGARA FALLS | ON



## R2 - Residential Two PERMITTED USES

- A detached dwelling
- A semi-detached dwelling
- A duplex dwelling
- A home occupation in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5
- Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14.64
- A group home type 1, 2009-176

## GC - General Commercial PERMITTED USES

- Assembly hall
- Auctioneering establishment
- Bake Shop
- Bank, Trust Company, Credit Union, Currency Exchange
- A building supplies shop and yard
- Car rental establishment, truck rental establishment
- Car wash, interior and exterior hand car cleaning
- Clinic
- Community building
- Day Nursery
- Drive-in restaurant
- Dry cleaning establishment
- Farmer's market
- Funeral home
- Health Centre
- Hotel
- Laundry
- Library
- Motel
- New car agency
- Nursing home
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of Worship
- Printing shop
- Private club
- Public garage, mechanical
- Receiving Home within the meaning of The Child Welfare Act
- Recreational uses
- Restaurant
- Retail store

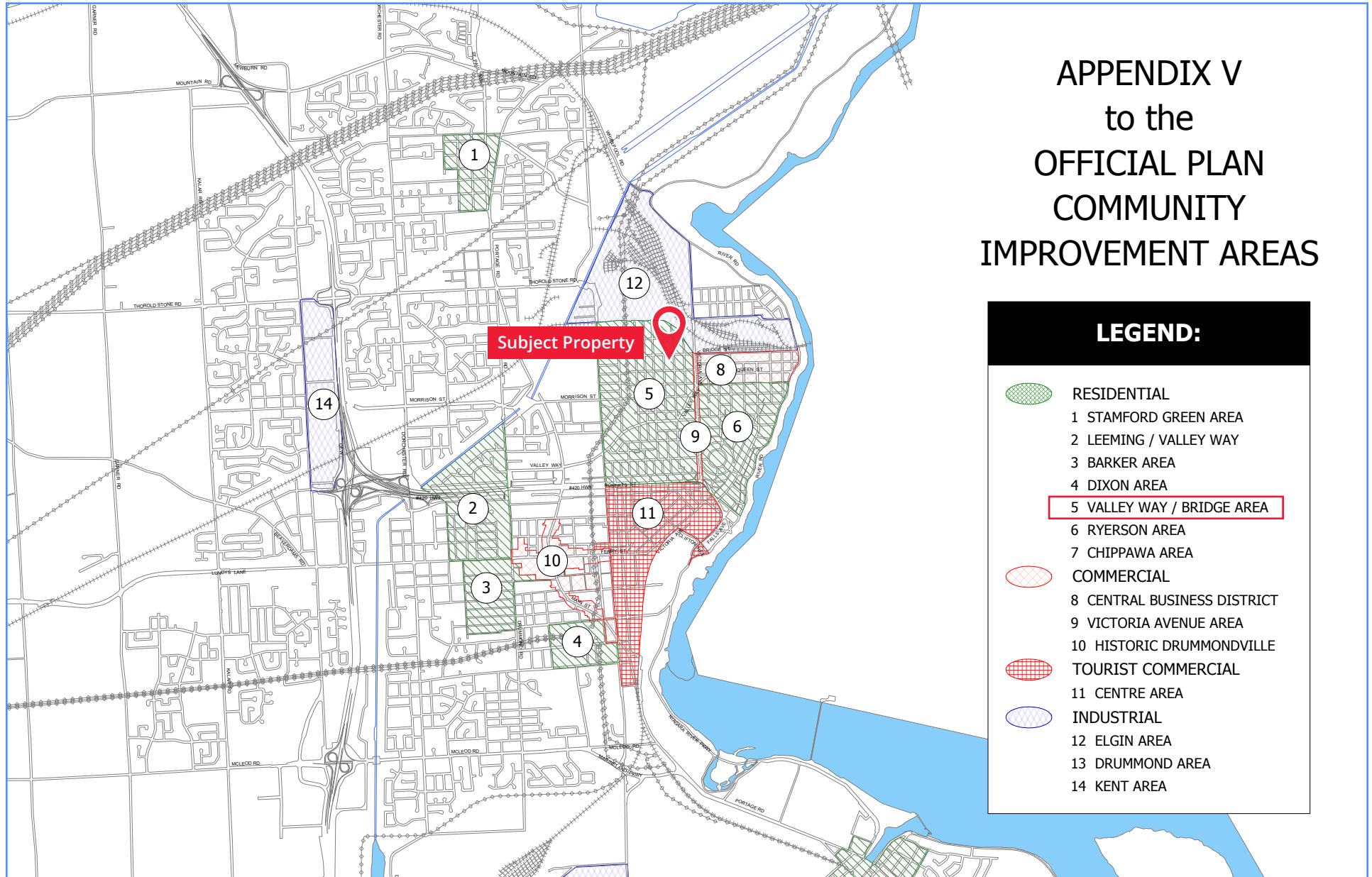
- Service shop
- Tavern
- Used car lot
- Animal clinic 2011-136
- dwelling units in a building in combination with one or more of the uses listed in this section provided not more than 66% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
- Dancing studio
- Tattoo studio
- Art Gallery
- Museum
- A garden centre which is an accessory use to a retail store
- Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment, a restaurant and a tavern

*\*Zoning To Be Confirmed*



# Official Plan **Residential** (Valley Way/Bridge Area)

4986 BRIDGE STREET | NIAGARA FALLS | ON





# Area Neighbours

4986 BRIDGE STREET | NIAGARA FALLS | ON

Colliers





\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2025

VIEW ONLINE 

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## CONTACT:

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