

6704 DORCHESTER Road
Niagara Falls, ON L2G 5T8

Commercial/Retail

Price: \$725,000



MLS®#: 30563293 Status: **Active**
 Region: Niagara DOM: 37
 Municipality: 2 - Niagara Falls
 Neighbourhood: 217 - Lascala / Falls View
 Category/Use: Store with Apartment/Office/Other
 Sq.Ft: 3,500 Storey(s):
 Acreage: .30 / < 0.5 Freestanding: Yes
 Yr Built/Age: / Location: Urban
 Zoning: NC Commercial Fronting On: West
 Lot/Bldg/Unit: Bldg Rail:
 Common Area Upcharges: Occupant: Owner
 Area Influences:
 Brokerage: CENTURY 21 TODAY REALTY LTD, BROKERAGE
 Directions: Exit QEW at McLeod Road Left on McLeod Left on
 Dorchester Cross Street Dunn - Cross Street: Dunn

Property Details

Lot Front: 149.78	Lot Depth: 85.44	Lot Size Code: Feet	VisitAble:
Lot Irregularities: Corner Lot		Outside Storage:	Basement: Yes
Wtr Supply/Type: /Municipal		Elevator: No	
Heat:		Survey/Year: /	
Sewer: Sanitary		Amps:	Volts:
Air Conditioning: Yes	Utilities:	Sprinklers: Partial	Fire Protection:
Garage Type: None		Parking Spcs: 20	Trailer Spots:
Building Size:	Bay Size:	Clearance Ht.:	Parking Cost:
Truck Level: x	Double Man: x	Drive In: x	Grade Level: x
Washrooms: 4	UFFI: No	Soil Test:	Crane YN:

Exterior:
 Remarks
 LOCATION, LOCATION! Minutes from The Falls Located at the Busy intersection of Dunn & Dorchester. Public Transit bus stops at front door, located within walking distance of 3 schools, 2 Churches & has quick access to QEW. OWNER RETIRING Profitable Family operated Convenience Store, & Legally Licensed Food Truck, with a 2100 sq. ft. Residential home attached. 0.3 acre Property Zoned Neighbourhood Commercial offering a Multitude of Business & Residential uses. Front Door Parking for 20 Vehicles with 3000 sq. ft. of undeveloped land fronting on Dorchester Road. STORE : 1400 Sq. Ft. has LOTTERY MACHINE with 2016 RECORDED INCOME of \$20,000 & ATM also has Storage Room, and 1/2 washroom. Unit also has two separate entrance doors making it easy to divide for separate business. RESIDENTIAL : 2100 sq. ft. of easily divided residential space with separate entrances. Main Floor has 5 bdrm. living room wit wood burning fireplace, huge eat in Kitchen, 2 full wshrm & 300sq ft. Sunroom; Finished basement is 1200sq. ft. with spacious foyer, large Rec/Liv Rm area, large bedroom, storage room/ workshop & 1 full Washroom. FOOD TRUCK with 200sq. ft. covered deck & bench seating, has a separate gas meter ,2 fryers, 1 grill, 1 stove sandwich prep cold table under counter fridge stand up fridge & 100 sq. ft. storage shed. Previously Rented for \$800.00 per month Building has 3 separate hydro meters. 200 amp service Also se Listing # 30563281

Inclusions: 3 Beverage Coolers 2 Ice Cream Freezers 1 Ice Freezer 3 Glass Showcases, & abundant display shelving, 2 fryers, 1 grill, 1 stove sandwich prep cold table under counter fridge stand up fridge & 100 sq. ft. storage shed

Space Information

Tot Sq.Ft Avail: 3,500 Sq. Ft. Divisible	Retail: 1,400 Sq. Ft. Divisible	% Usable:
Office:	Industrial:	% Rentable:

Business Information

Building Name:	Seats:	Chattels: Yes
Days/Hrs Open: 7/	LLBO:	Franchise: No

Financial Information

Expenses: Actual	TMI Expenses:	Gross Income Sales: 386,000.00
Financial Stmt: Yes	Tax: 10,340.00	Operating Expenses:
Heat: \$3,420	Hydro: \$8,688	Water: \$1,116
		Other:

Tax Information

Roll#: 272507001610700	Taxes/Year: \$10,350.00/2016	Type Taxes: Annual
PIN 643580013	Assessment/Yr:\$430,750/2017	
Legal Desc: LT 6 PL 112 STAMFORD; LT 7 PL 112 STAMFORD CITY OF NIAGARA FALLS		

Listing Information

Sign:	Lockbox: No	Occupant: Owner	Spcl Prov: CDOM/PDOM: 37
Commence Date: 04/18/2017			
Financing: Seller To Discharge	Holdover Days: 60		
Included In Costs:		SPIS: No/	

Prepared By: JOSEPH DOYLE, Salesperson
 CENTURY 21 TODAY REALTY LTD, BROKERAGE

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