



Status:	Active	List Price:	\$ 1,050,000
4709 BENDER Street		Lease Rate:	\$ 65,000.00 P YR
Niagara Falls	L2G 3K3		
Prop Type:	Retail	Sale/Lease:	For Lease or Se
Style:	Free Standing	DOM:	
District:	NF Clifton Hill 888	Lease Type:	Net
Name:		Prop.Offer:	Building and Land
Near:		HST App:	Y
Legal:	PT LT 142 PL 294 TOWN OF NIAGARA FALLS; PT LT 143 PL 294 TOWN OF	Condo Fee:	\$ 0.00
Zoning:	TC	Poss:	Immed
Side of Road:	East	Comm Date:	04/09/13

Property Details

Acreage:	0.05	Lot Size:	85 x 101 [Imperial]	# of Units:	0
Taxes:	\$ 20,732 / 2012	Property Size:		Unit Desc:	Res=0 Retail=0 Indus=0
Roll#:	272503000200800	Building Size:	3,780 (Max.)	Fin.Statement Avail.:	
Occupant:	Vacant	Space Allotment:		Proforma Avail.:	No
Mortgage:	Not Applicable			Elevators:	
Parking:	Outdoor - 6			Washrooms:	
Use:	Residential, Restaurant, Retail, Tourist			Construction:	
Exterior Fnsh:				Roofing:	
Fire Protection:				Flooring:	
Features:	Basement, Exterior Signage, Natural Light, Signs Allowed, Suspended Ceilings, Storage				

Site Influences: Ample Parking, Corner Site, High-Traffic Location, Hwy. Access Nearby

Facility Information

WareHs/Ind Heat:		Office/Retail/Res Heat:	
Warehouse Fuel:		Loading:	
Water Supply:	Municipal	Natural Gas:	
Sewer Type:	Sanitary Connected		
Power:	Volts:	Max.AMP:	Bay Size: Ceiling Ht.:

Directions

T.M.I. Inclusions

Internet Comments

Located across from the entrance of the busy Casino Niagara; vacant free standing commercial building with an available large 3 bedroom apartment. Fully finished lower level previously used also for rent as a Souvenir Shop. The Commercial space is setup a Restaurant. Prime location with Tourist Commercial Zoning allowing for many other uses. There is a private onsite parking to the side and rear and adjacent to public parking. Can be purchased along with 47 25 Bender for a package price.

Presented by : DOUG MCNAUGHTON, Salesperson Ph:906 688 4561 dbm@royalpagecommercial.com

ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129 Ph:905-688-4561 Fax:905-688-3178
<http://www.homesniagara.com>

Listing Brokerage:ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129

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Status:	Active	List Price:	\$ 700,000
4725 BENDER Street		Lease Rate:	\$ 45,000.00 P YR
Niagara Falls	L2G 3K3		
Prop Type:	Retail		
Style:	Free Standing	Sale/Lease:	For Lease or Se
District:	NF Clifton Hill 888	DOM:	
Name:		Lease Type:	
Near:		Prop.Offer:	Building and Land
Legal:	PT LT 143 PL 294 TOWN OF NIAGARA FALLS; PT LT 144 PL 294 TOWN OF	HST App:	Y
		Condo Fee:	\$ 0.00
Zoning:	tc	Poss:	Immed
Side of Road:	East	Comm Date:	04/08/13

Property Details

Acreage:	0.05	Lot Size:	77.99 x 100 [Imperial]	# of Units:	0
Taxes:	\$ 15,000 / 2012	Property Size:		Unit Desc:	Res=0 Retail=0 Indus=0
Roll#:	272503000201000	Building Size:	1,500 (Max.)	Fin.Statement Avail.:	
Occupant:	Vacant	Space Allotment:		Proforma Avail.:	No
Mortgage:	Not Applicable			Elevators:	
Parking:	Outdoor - 6			Washrooms:	
Use:	Retail, Residential, Tourist			Construction:	
Exterior Fnsh:				Roofing:	
Fire Protection:				Flooring:	
Features:	Basement, Divisible & Expandable, Exterior Signage, Natural Light				

Site Influences: Ample Parking, Corner Site, High-Traffic Location, Hwy. Access Nearby

Facility Information

WareHs/Ind Heat:		Office/Retail/Res Heat:	
WareHouse Fuel:		Loading:	
Water Supply:	Municipal	Natural Gas:	
Sewer Type:	Sanitary Connected		
Power:	Volts:	Max.AMP:	Bay Size: Ceiling Ht.:

Directions

T.M.I. Inclusions

Internet Comments

Located across from the entrance of the busy Casino Niagara; vacant free standing commercial building with an available large 3 bedroom apartment. The Commercial space was a former Restaurant(grease hood still a fixture) but currently built out as a retail showroom in the front of the building. Prime location with Tourist Commercial Zoning allowing for many other uses. There is a private onsite parking to the side and rear. Can be purchased along with 4709 Bender for a package price of \$1.7M.

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