

COMMERCIAL BUILDING FOR SALE



61 Jarvis Street Fort Erie, ON

Michael Webster

Broker of Record
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LOCATION:

61 Jarvis Street, situated in downtown Fort Erie, between Central Avenue and Niagara Boulevard.

FEATURES:

- Site Area: 0.13 acres (5,791sf)
- Building Size: 3,118sf Ground Floor, plus a 3,118sf Basement level
- Zoning: C2A-419 - Central Business District Commercial
- Official Plan: Commercial Urban Area
- Parking: 7 Parking spaces on site behind the building and on-street parking along Jarvis Street in front of the building
- 2024 Property Taxes: \$13,525.60

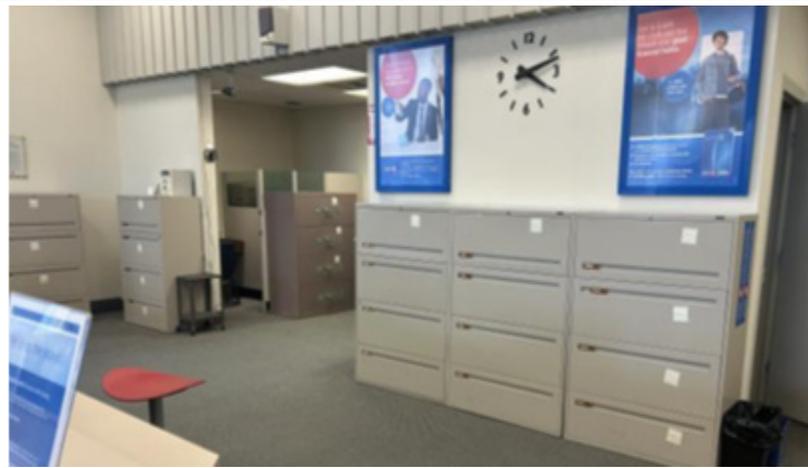
SALE:

- Asking Price \$499,000.00

WEBSTER RETAIL COMMERCIAL REAL ESTATE LTD., BROKERAGE

1860 Appleby Line, # 440, Burlington, ON, L7L 7H7 | Tel: 905.607.1324 | Fax: 905.607.0415

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BUILDING DESCRIPTION:

This well maintained street front building was built in 1968. The main floor is open concept and the lower level is useable with a men's and woman's washroom, kitchen and storage areas.

The buildings footings, foundation walls and exterior wall materials are all concrete and concrete block. The roof which was replaced in 2020 with a flat membrane roof system. The windows are single pane glass and were replaced in 1990.

The heating and cooling is from a natural gas powered roof top unit 12.5 tons, installed in 2007.

The electrical is 200amps and the plumbing is copper and PVC.



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