

For Sale

Canadian Serbian Culture Centre
5948-5956 Main Street
Niagara Falls, Ontario



List Price: \$585,000 | Fully Functional Banquet Facility in the heart of Downtown



location

Lundy's Lane and Main Street

highlights

- Suitable for private club, banquet hall, religious uses, or as a theatre which was it's previous use.
- Well maintained exterior and interior
- Over 20ft ceiling height with "T" bar drop ceiling
- Large mezzanine area located above entrance
- Newer stage with drapes
- Fully functioning kitchen
- Zoned General Commercial allowing for many permitted uses
- Fluorescent lighting throughout the entire hall
- Entrance with freestanding bar
- Men's and Women's multiple stall washrooms on main floor and mezzanine
- Common Parking



Side View—Vacant Lot



Rear View of Building

Artists rendering of the future Niagara Falls Convention & Civic Centre
View Website for more information: <http://www.fallsconventions.com/>

Douglas McNaughton

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For Sale

5948 Main Street | Niagara Falls, Ontario



salient facts

owner	St. Archangel Michael Association
municipal address	5948-5956 Main Street Niagara Falls, Ontario L2G 5Z8
roll number	2725070001065000000
legal description	PART OF LOTS 11+12 PLAN 653, PART OF LOTS 10+11 PLAN 653
list price	\$585,000
taxes	\$0.00 (2009) <i>Not Applicable</i>
terms	Cash To Be Negotiated
zoning	General Commercial (GC)
lot size	85 x 227 X IRREGULAR
building size	8,067sf main floor 2,274sf (partial) second floor
Building age	± 60 Years
services	<ul style="list-style-type: none">Forced AirHVAC 3 unitsNatural GasMonitored Alarm System550 VoltsMunicipal WaterSanitary SewerStorm Sewer
right or ways	Deeded Right of Way Across adjacent property

area highlights

- Located on busy Main Street
- Downtown Niagara Falls
- Surrounded with commercial activity
- Easy access to major highways
- On bus route
- Close to tourist activity
- Surrounded by ample public parking
- Close to all Attractions, Hotels and the Falls

C3 zoning— permitted uses

Please contact us for a complete list of permitted uses

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*See Disclaimer on Front Page

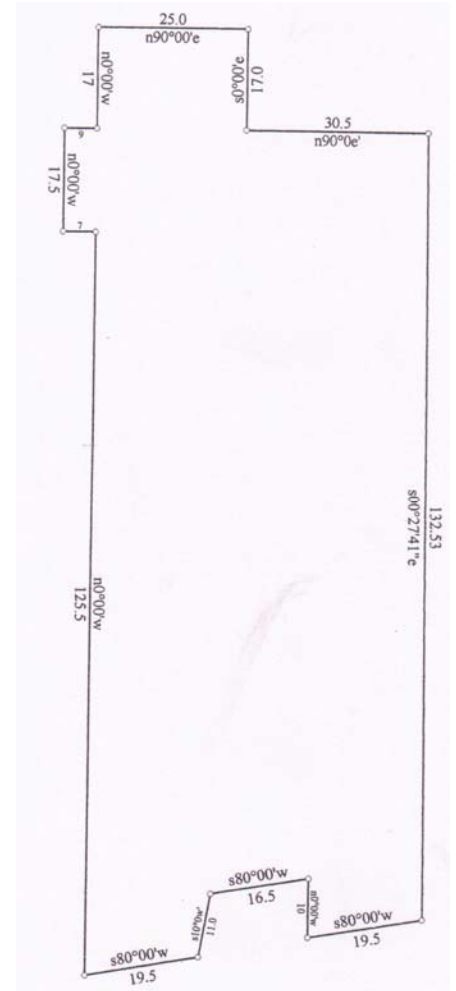
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Building Floor Plans

Main Level
8,067 square feet



Description of Levels

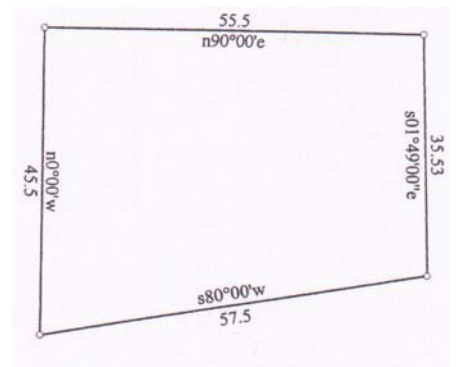
Main Level
8,067 square feet

- Commercial kitchen with walk-in freezer, food prep area, dishwasher line and washroom
- Licensed for 300 people
- Banquet/Assembly hall with stage, bar area, janitor's room, coat room, one 8 piece women's washroom and one 10 piece men's washroom

Second Level (Mezzanine)
2,274 square feet

- 2 sets of stairs
- Small office
- Storage Area
- One washroom

Second Level (Mezzanine)
2,274 square feet



*A Standard Form of Offer is available
through the Listing Agents.*

*All Offering Kits will be sent out by email
by request only.*

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