

FOR SALE

1151 GARRISON RD

FORT ERIE, ON



Garrison Rd

FORT ERIE

Buffalo Rd

Rose Hill Rd

48.9 AC

RESIDENTIAL LAND



ROYAL LEPAGE®

COMMERCIAL™

LAND &
INVESTMENT
GROUP

OPPORTUNITY SUMMARY

Residential land situated on the south side of Garrison Road in Fort Erie, west of the residential community of Crescent Beach.

The site is primarily vacant with natural features, with **23.9 acres developable as per the consultant report** along the northern portion of the property.

Per the August 2025 Fort Erie Official Plan (**D.3.2.4.2**), lots may be severed on rural lands are allowed, provided they are 0.4 hectares with a minimum frontage of 46 metres.

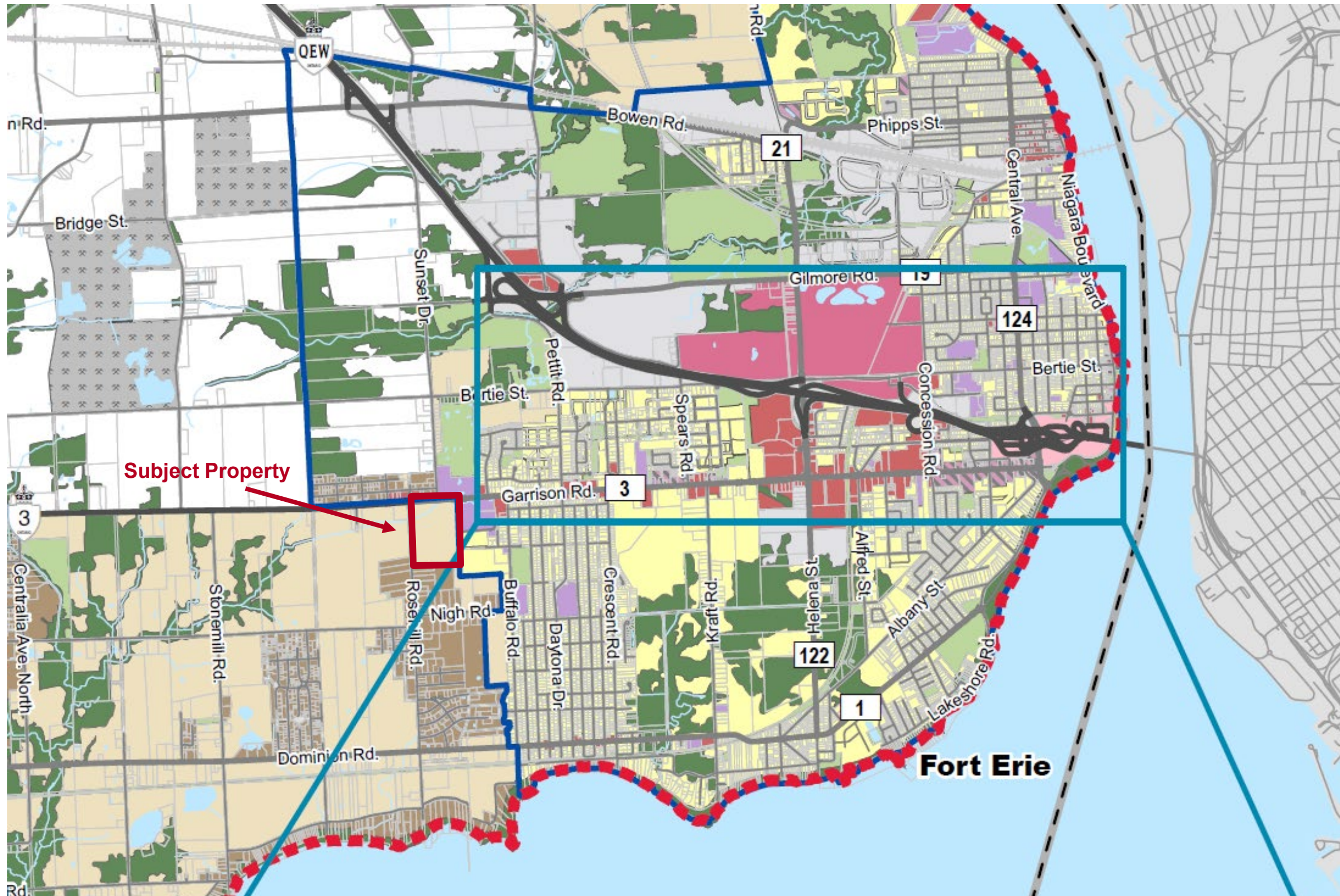
- The surrounding community is primarily residential, adjacent to the Fort Erie Municipal Office & Leisureplex as well as the secondary school right across the street and with neighbourhood businesses and institutional users.
- Land was previously included in the Niagara Region OP 2022, before the removal of the regional authority and reversal by *Bill 150*. The current owner is appealing the OP through an OLT process to have the land included in the newly-proposed Urban Boundary Expansion by the municipality. The site will be sold based on being included in this Expansion.
- Fort Erie is projecting growth to 48,050 residents and 18,430 jobs by the year 2051, needing to accommodate 15,230 new residents.

Lot Size	48.9 AC
OP Designation	Rural
Zoning	RU - Rural
Official Plan	Town of Fort Erie Official Plan – August 2025
Services	Water available along Garrison Rd Wastewater available 250m from the site



PLANNING

OFFICIAL PLAN – FORT ERIE, ADOPTED AUGUST 2025

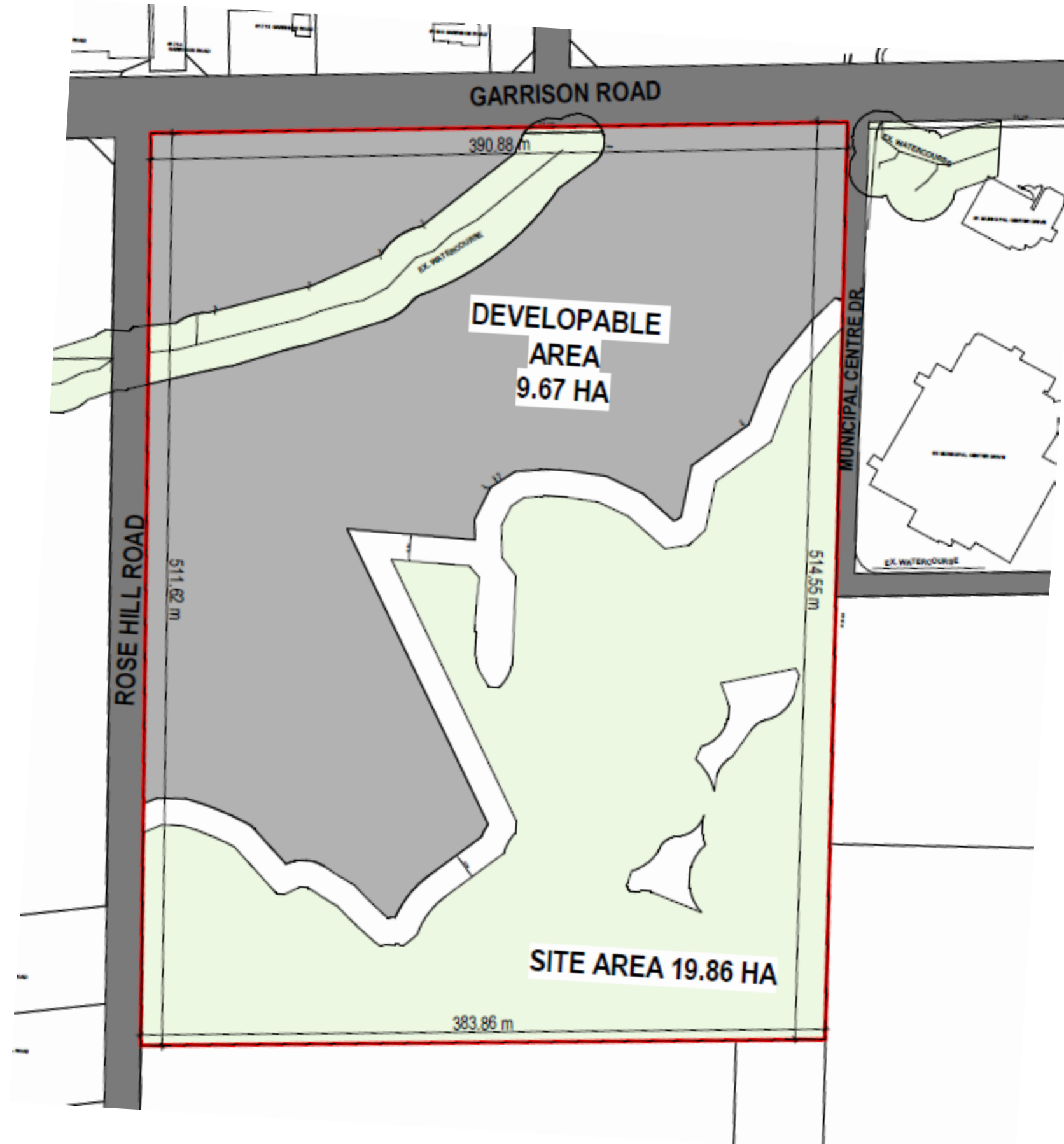


Legend

- Land Use Designations**
- Core Mixed Use
 - Community Area
 - Employment
 - Strategic Economic Area
 - Commercial
 - Institutional
 - Peace Bridge International Gateway
 - Agriculture
- Base Features**
- Municipal Boundary
 - Settlement Area Boundary
 - International Border

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DEVELOPABLE AREA

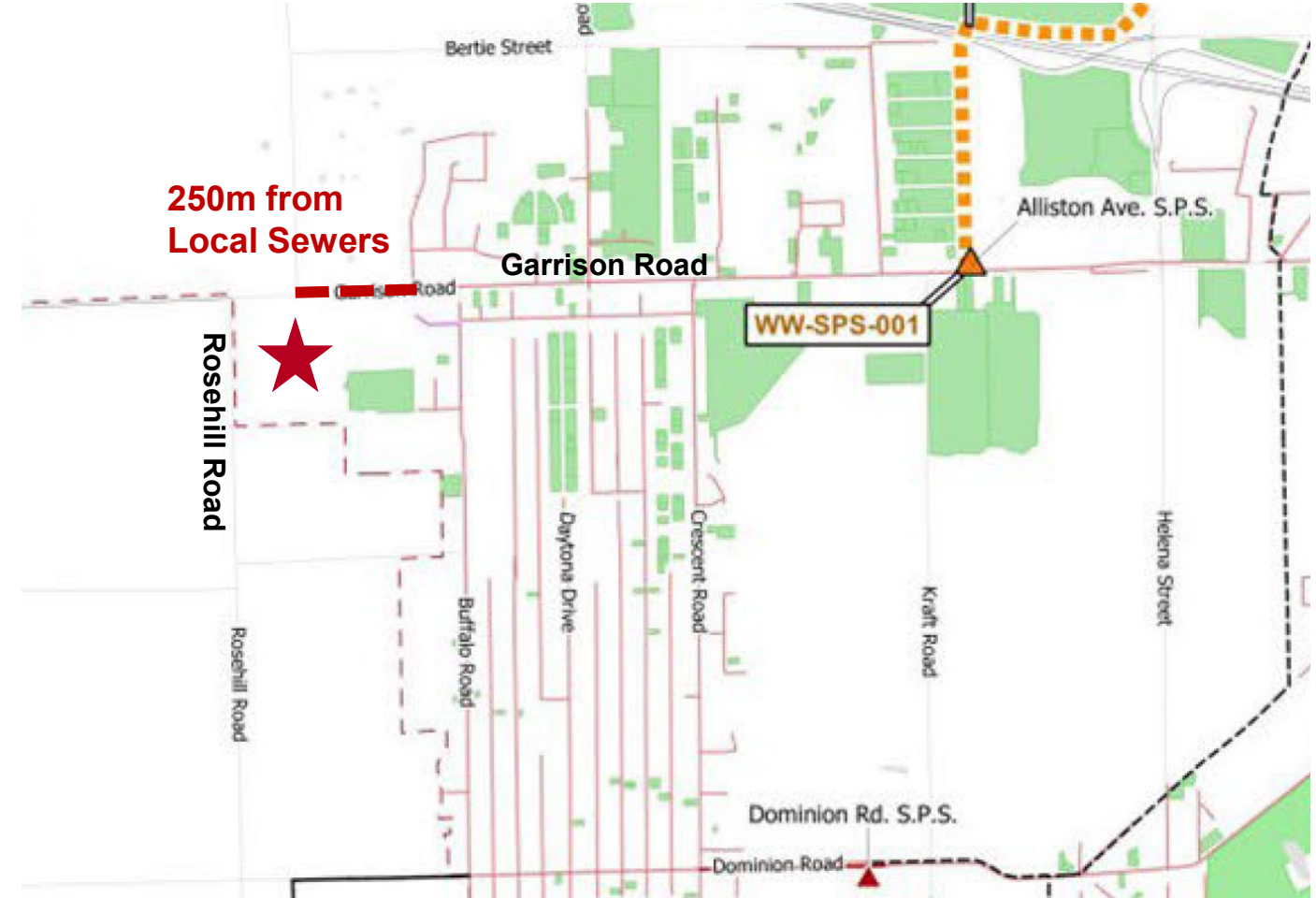


SERVICING

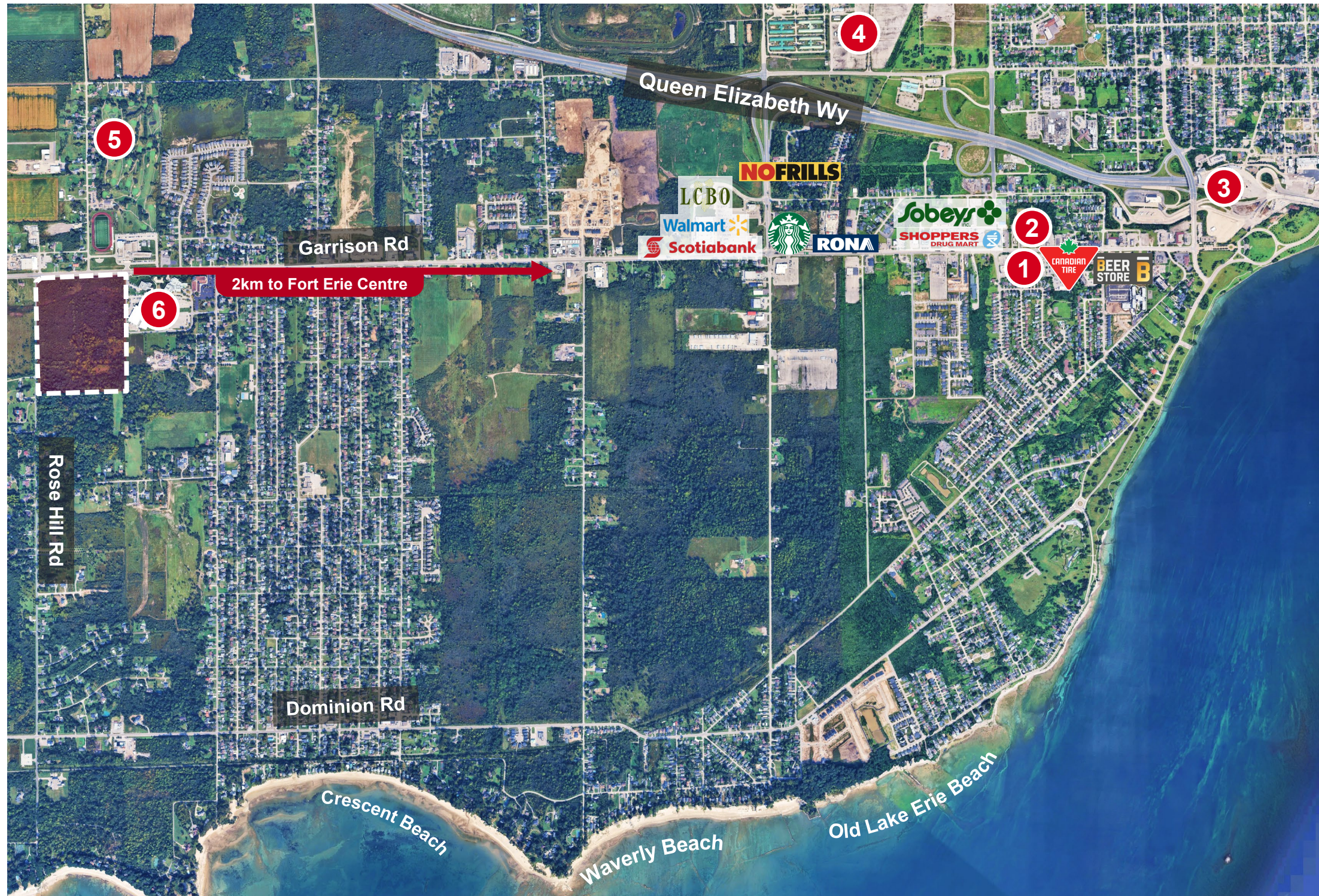
Water Servicing



Wastewater Servicing



AMENITIES



ELECTRIC VEHICLE BATTERY PLANT



Rendering
 Kleinsmith Rd, Port Colborne – 25.6km
 Asahi Kasei Plant Phase One expected completion by early 2027, creating more than 300 jobs in Niagara.

SOUTH NIAGARA HOSPITAL



Rendering
 9814 Regional Rd 88, Niagara Falls – 19.8km
 Opening planned for Summer 2028, offering 469 beds and 1,200 full time jobs in the 1.3 million sq ft. facility.

- 1** Garrison Village Shopping Centre
- 2** Peace Plaza Shopping Mall
- 3** Canada-USA Border Services
- 4** Fort Erie Race Track
- 5** Fort Erie Golf Course
- 6** Fort Erie Town Hall & Leisureplex

THE OFFERING PROCESS

ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of 1151 Garrison Rd in Fort Erie.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Arash Fatemi or Renato Viele.

Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5

8854 Yonge St, Richmond Hill, ON L4C 0T4



LEAD ADVISORS

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