

BEING SOLD UNDER POWER OF SALE



# Draft Plan Approved Residential Subdivision

**613 HELENA STREET, FORT ERIE • +20 ACRES**

LAKE ERIE



**CBRE**

**LAND  
SPECIALISTS**

**ATTAINABLE HOUSING PRODUCT CONSISTING OF 124 TOWNS & 4 SEMI'S**



# The Offering

## 613 HELENA STREET, FORT ERIE | Under Power of Sale

613 Helena Street, in Fort Erie presents a compelling opportunity to acquire a Draft Plan Approved residential subdivision with a clear path to near-term development. The ~20.25-acre site is entitled for a 128-unit low-rise community, including 124 townhomes and 4 semi-detached units, offering an efficient, attainable product type aligned with current end-user demand. With Draft Plan Approval in place and predictable servicing, the development timeline and execution risk are significantly reduced. Strategically located within an established neighbourhood just south of Garrison Road, the property benefits from immediate access to amenities including retail, restaurants, cafes, schools, parks and recreational trails, close proximity to Lake Erie's shoreline and numerous beaches and strong regional connectivity via the QEW and Peace Bridge, providing access to both the Niagara Region and Buffalo, USA. This offering, which is being sold under Power of Sale, presents a rare opportunity to secure a de-risked project in a growing market with strong underlying fundamentals.

## Draft Plan Approved

Registered Residential Subdivision Accommodating:

124

Townhomes

4

Semi-Detached

## Site Details

Address	613 Helena Street, Fort Erie
Total Land Area	+ 20.25 acres
Official Plan	Urban Residential; Environmental Consideration
Zoning Bylaw	RM1-784
Development	128 Units Total: 124 Towns & 4 Semi's
Entitlement	Fully Draft Plan Approved & Registered
Servicing	Predictable Servicing



# Development Statistics & Activity

The property benefits from Draft Plan Approved subdivision status, permitting the development of a **128-unit low-rise residential community**. This includes 124 back-to-back townhomes on 20-foot lots and 4 semi-detached dwellings, with an average unit size of approximately 1,556 sq. ft. The approved plan also incorporates supporting infrastructure, including dedicated on-site parkland and a 1-acre stormwater management facility.

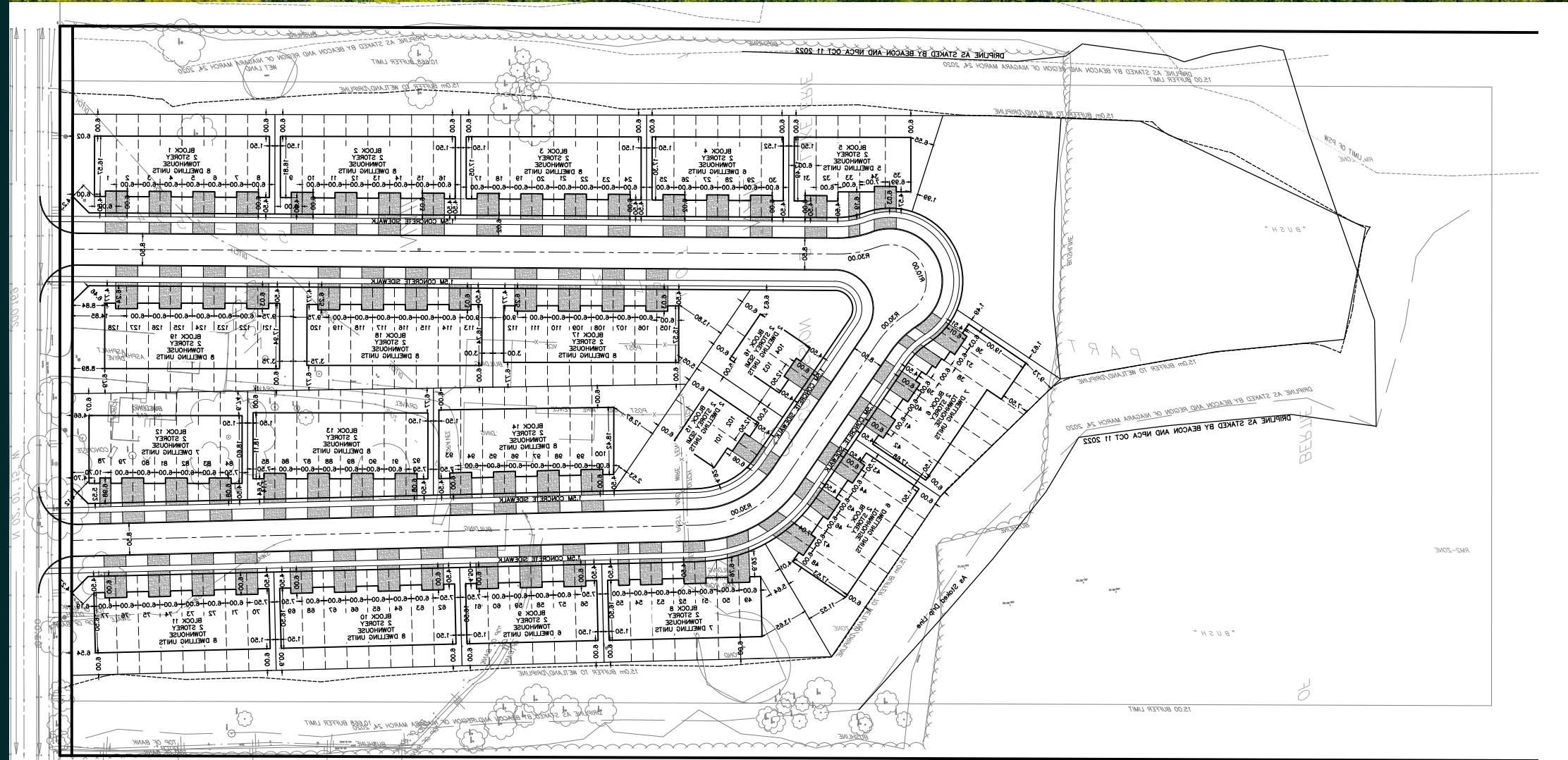
## Servicing

Water servicing will come from an **extension of existing municipal watermains** on Helena Street. Sanitary servicing will connect to an existing municipal sanitary sewer on Helena Street, leading to the Dominion Road Sewage Pumping Station. Stormwater management involves a dry pond SWMF for wetland drainage and Storm Tech tanks/superpipe for drainage to the Helena Street ditch.

**The owner is responsible for constructing new watermains, sanitary, and storm sewers** (referred to as “External Works”) on Helena Street from Albany Street to Phillips Street to service the Subdivision Plan. The owner will enter into a Development Charge Front Ending Agreement with the Town to recover these construction costs. Reimbursement will be the lesser of actual costs or the amount specified in the Development Charge Background Study, indexed by the Town’s Development Charge rate. Development Charges will be collected upon issuance of Building Permits.

## Nearby Active Townhouse Sales

<b>Peace Bridge Village</b> By Ashton Homes <i>Opened in 2022-09-10</i>	30 ft. Row Towns	24 Units 8 Rem.	1,268-1,653 sq. ft. size range	\$626,055 avg. price
<b>Alliston Woods</b> By Mountainview Building Group <i>Opened in 2023-07-15</i>	23 ft. Row Towns	3 Units 0 Rem.	1,713-1,755 sq. ft. size range	\$714,184 avg. price
<b>Alliston Woods</b> By Mountainview Building Group <i>Opened in 2023-07-15</i>	20 ft. Row Towns	16 Units 0 Rem.	1,361-1,721 sq. ft. size range	\$666,352 avg. price
<b>Alliston Woods</b> By Mountainview Building Group <i>Opened in 2023-07-21</i>	28 ft. Row Towns	27 Units 21 Rem.	1,272-1,640 sq. ft. size range	\$710,273 avg. price
<b>Peace Bridge Village</b> By Ashton Homes <i>Opened in 2020-07-18</i>	21 ft. Row Towns	72 Units 36 Rem.	1,353-1,388 sq. ft. size range	\$638,525 avg. price



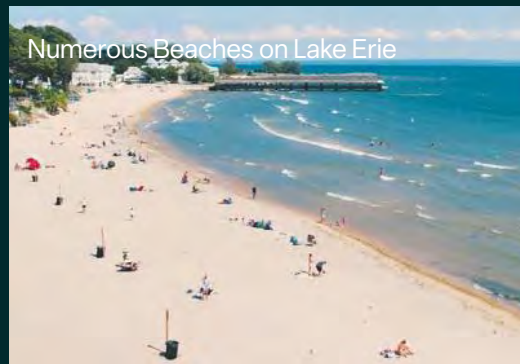
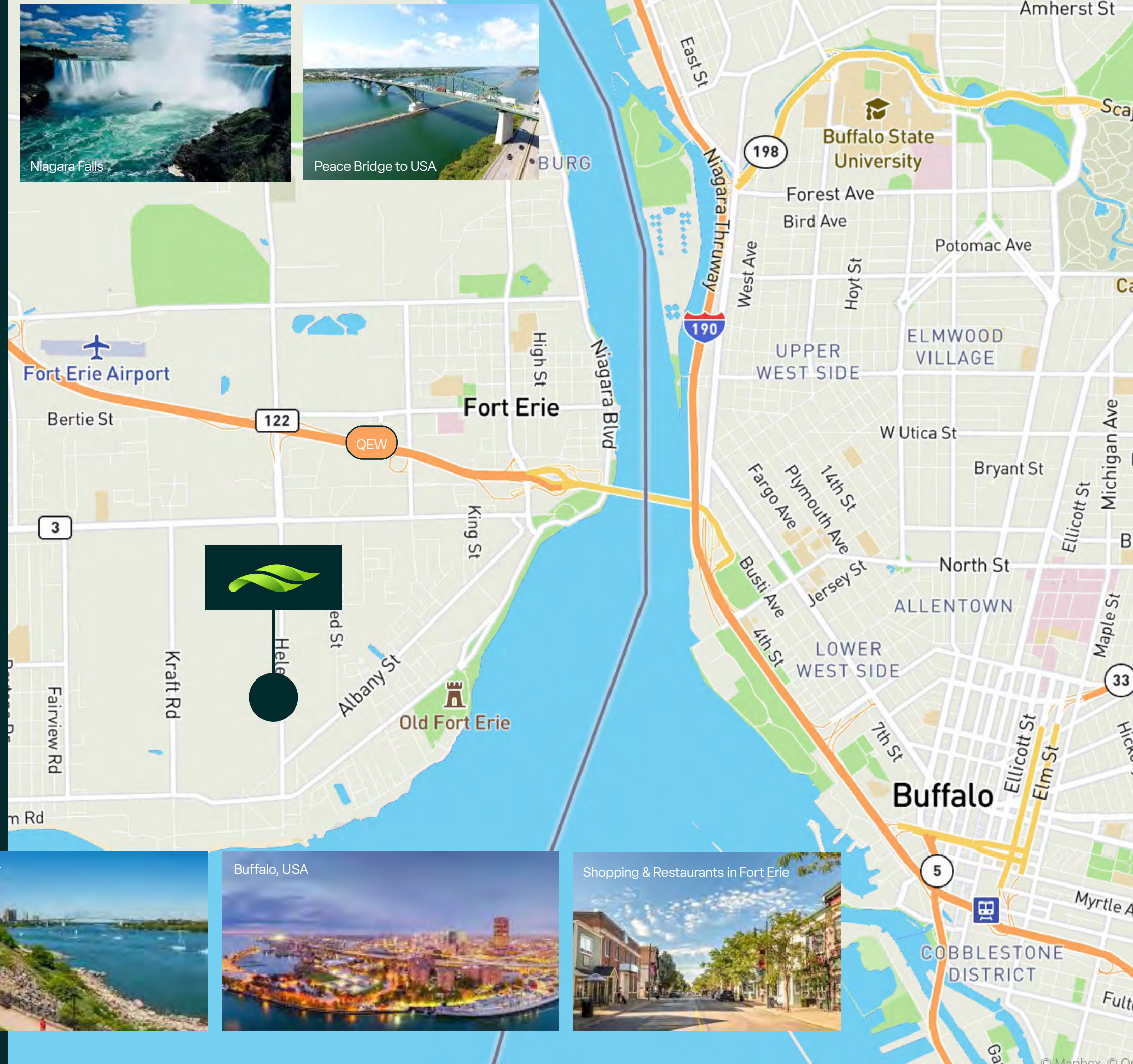
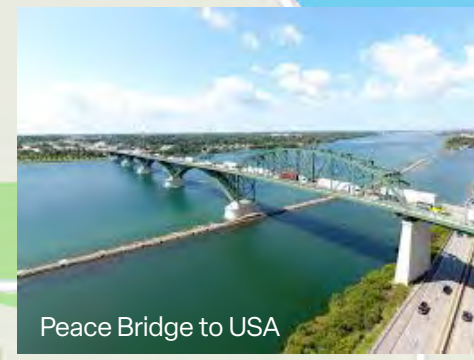
# Location Overview & Activity

Situated within the established Crescent Park neighbourhood of Fort Erie, 613 Helena Street offers a **highly accessible and amenity-rich location** anchored by both its proximity to Lake Erie's shoreline and strong regional connectivity. The property is positioned just south of Garrison Road, one of the town's primary commercial corridors, providing immediate access to daily amenities including major retail such as Walmart, along with local shops, services, and transit options. Notably, the site is only a short 2-minute drive or approximately a 15-minute walk to the **sandy beaches of Lake Erie**, offering convenient access to Crystal Beach and surrounding waterfront recreational areas known for swimming, boating, and seasonal tourism. In addition, nearby neighbourhood parks, local shops, and transit stops contribute to a well-rounded, walkable environment that enhances day-to-day convenience and livability.

From a regional perspective, the property benefits from exceptional connectivity, with close access to the **Queen Elizabeth Way (QEW)**, a major highway linking Fort Erie directly to Niagara Falls, the broader Niagara Region, and the Greater Toronto Area. The QEW originates at the **Peace Bridge in Fort Erie**, which connects directly to **Buffalo, New York**, making cross-border travel highly efficient and reinforcing the property's strategic position for both commuters and businesses. Niagara Falls, one of Canada's premier tourism destinations, is located a short drive away, further enhancing the area's appeal with access to world-class entertainment, dining, and hospitality amenities.

In addition to vehicular access, the property is supported by regional transit connectivity. **GO Transit and VIA Rail** services are accessible via nearby stations in Niagara Falls and the broader Niagara Region, providing connections to Toronto and other key markets, while local transit options link Fort Erie to these regional hubs.

**2 mins** to the QEW  
**5 mins** to the Peace Bridge  
**12 mins** to Downtown Buffalo





Asking Price: \$7,700,000

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## SUBMISSION GUIDELINES

Supporting material that is relevant to this Offering has been made available in CBRE's confidential online property library. The due diligence documents that have been made available are listed below. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA submission button to the right:

CA SUBMISSION  
BUTTON

## DUE DILIGENCE DOCUMENTS

The documents available include but are not limited to:

- Topographic Survey
- Functional Servicing & Stormwater Management Report
- Civil Engineering
- Engineering Plans
- Environmental Impact Study Addendum
- Geotechnical Report
- Draft Plan
- Draft Plan of Subdivision Change to Conditions
- Sanitary Design Updates
- Site Plan
- Drawing Package (Town Redline)
- Water Balance Analysis

## OFFERING PROCESS

Offers are to be submitted electronically to Torey Ferrelli at: [torey.ferrelli@cbre.com](mailto:torey.ferrelli@cbre.com)

Offer Submissions must include Vendor's Schedule A that has been included in the online property library folder.

Offers will be reviewed upon receipt.

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