

FOR SALE

3752 NETHERBY RD. | FORT ERIE | ONTARIO
±11,580 SF Mixed-Use Building at the High Traffic Corner

LIST PRICE | **\$2,600,000**

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798 | collierscanada.com/niagara

CONTACT:

BRYAN SAELENS

Sales Representative

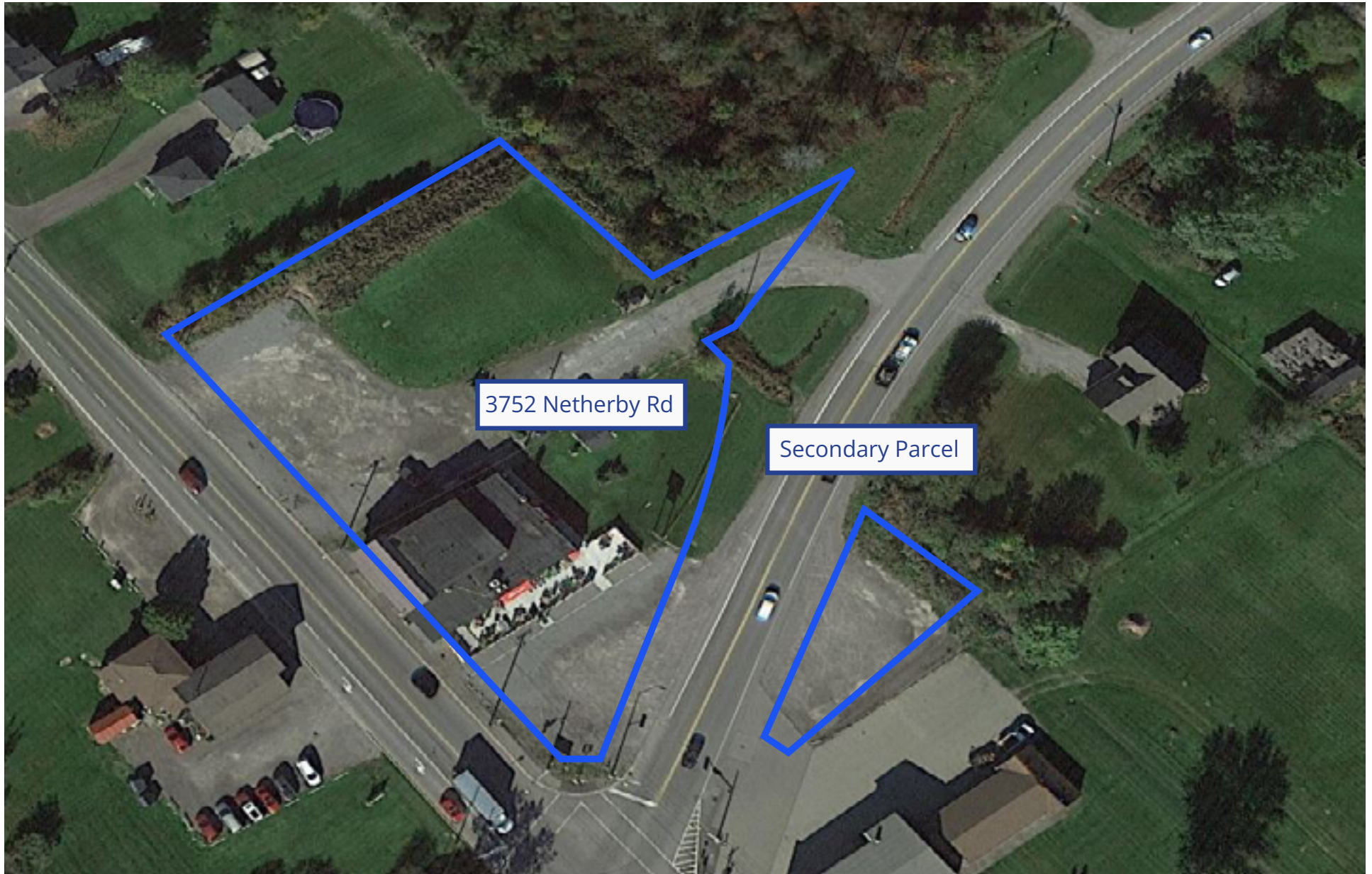
+1 905 321 3443

bryan.saelens@colliers.com



Property Overview

3752 Netherby Road, Fort Erie, ON



Listing Specifications

3752 Netherby Road, Fort Erie, ON

Location	Northwest corner of Sodom Rd & Netherby Rd
Legal Descriptions	3752 Netherby rd., - PART LOT 25, ADJOINING CROSS CONCESSION WILLOUGHBY AS IN RO476133 (SECONDLY), SAVE AND EXCEPT PART 1, PLAN 59R16612; S/T RO203225 TOWN OF FORT ERIE Part lot of 3752 Netherby Rd., - PT LT 25 ADJOINING CROSS CON WILLOUGHBY AS IN RO476133(FIRSTLY); FORT ERIE
Building Size	±11,580 SF
Site Area	±1.36 acres (±59,242 sq. ft.) – 3752 Netherby Rd. ±0.12 acres (±5,397 sq. ft.) – Secondary Parcel ±1.48 acres total
Zoning	C2 - General Commercial & Institutional (NPCA Concern)
Building Type	Prime commercial building with multiple income streams including retail, office, dining and recreation. Recently renovated style hall basement and upper unit apartment with a “potential” option for an additional apartment or office space
Parking Space	±15-20 surface spaces on the east side and ±20-25 spaces on the west side. Total parking capacity is 30-45 spaces.
Additional	<ul style="list-style-type: none">• Proximity to the QEW• Proximity to Safari Niagara• Equipped with electricity and municipal water
Property Taxes	\$12,393.00 (2021 Property Taxes) *Property Taxes subject to Buyer's own due diligence.





Investment Opportunity

Opportunity to own an excellent commercial property at a high traffic corner close to QEW with the C2 zoning.

Prime Commercial Building Investment Opportunity - Discover a lucrative investment in the heart of Stevensville (Fort Erie). This expansive commercial building offers a central location and an esteemed anchor tenant, ensuring stable income. With multiple income streams including retail, office, dining, and recreation, along with an excellent cap rate, this property presents a compelling opportunity for investors seeking long-term profitability.

Don't miss out—secure your stake in this prime commercial asset today! Super high traffic location (Close to QEW). There is a full “Speak Easy” style hall in basement that was recently renovated! The upper unit has a renovated apartment with a “potential” option for an additional apartment or office space.



Please Note:

PIN#642520149 & PIN#642510189 are included in the sale.

Exterior Photos

3752 Netherby Road, Fort Erie, ON



Interior Photos

3752 Netherby Road, Fort Erie, ON



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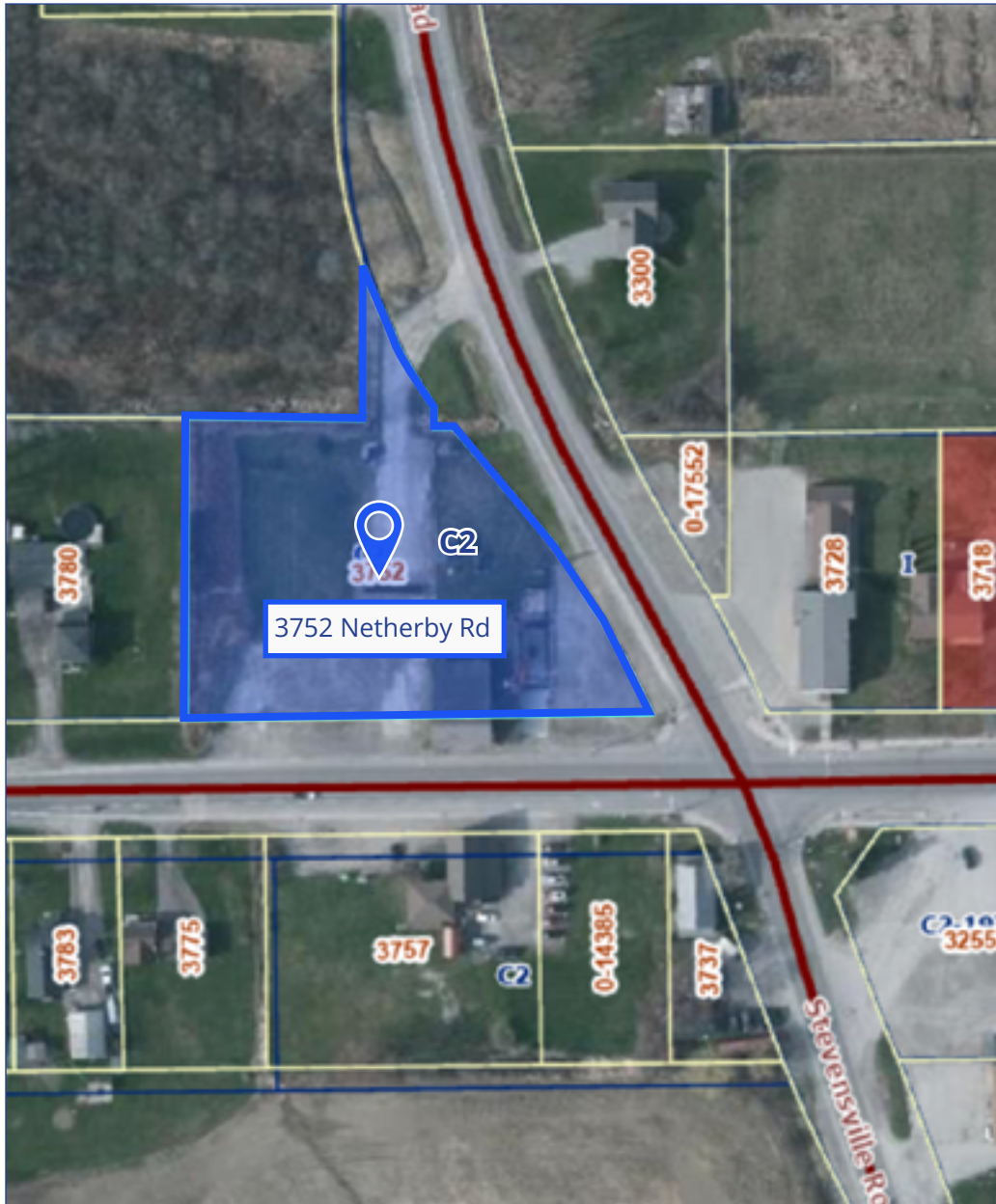
Interior Photos

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Zoning C2 - General Commercial

3752 Netherby Road, Fort Erie, ON



PERMITTED USES

(a) Commercial Uses

- Animal hospitals in wholly enclosed buildings
- Assisted Living House
- Automobile Service Stations
- Bake shops
- Banks and Financial Institutions
- Brewers' Retail outlets
- Building supply sales
- Business or professional offices
- Candy kitchens
- Car washes
- Catering establishments
- Clinics
- Commercial schools
- Custom brokers
- Custom workshops
- Day Nursery
- Department stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor Control Board of Ontario outlets
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops

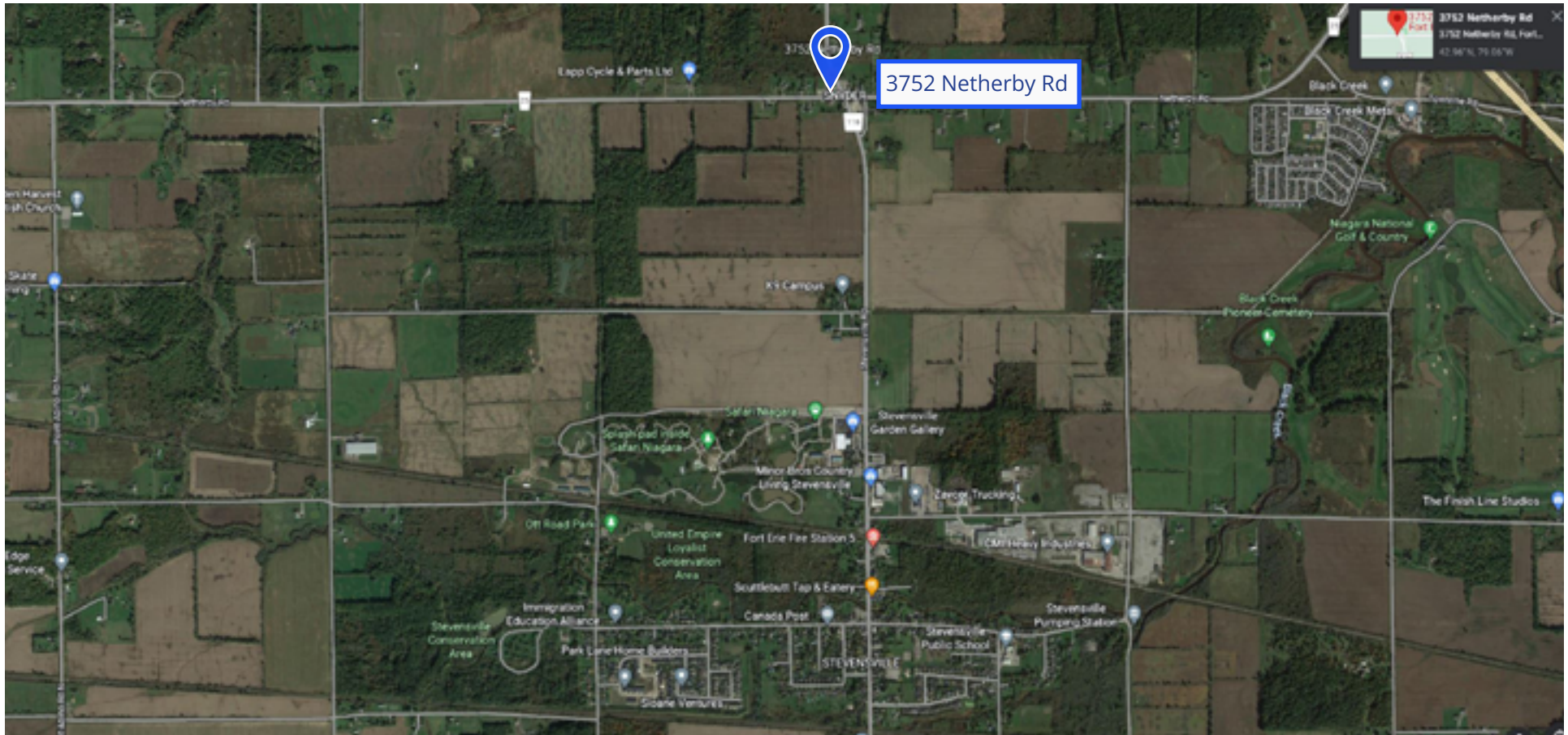
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Post offices
- Printing establishments
- Private or commercial clubs
- Public Libraries
- Public parking garages
- Public parking lots
- Public transportation depots including bus stations and rail stations
- Religious, fraternal or public institutions
- Retail stores
- Service shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Taxi establishments
- Undertaking establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

(b) Dwelling units

- **Uses, buildings and structures accessory to any permitted commercial use.**

Area Map

3752 Netherby Road, Fort Erie, ON



DRIVING TRAVEL TIMES

MAJOR CITIES

Hamilton: 50m | 87km
Toronto: 1h 40m | 150km
U.S. Border: 4m | 2.5km
Niagara-on-the-Lake: 25m | 40km
Niagara Falls: 20m | 27km

RECREATION

Fort Erie Race Track: 16m | 16km
Friendship Trail: 12m | 12km
Cherry Hill Golf Club: 9m | 8.6km
Bridgewater Country Club: 13m | 14km
Crystal Beach: 12m | 11km

NEIGHBOUR AREA

Safari Niagara: 2m | 1.6km
Fort Erie Public Library: 3m | 2.4km
Stevensville Public School: 4m | 2.8km
Tim Hortons: 2m | 1.6km
Stevensville Garden Gallery: 2m | 1.5km

VIEW ONLINE 

collierscanada.com/niagara

\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

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Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

CONTACT:

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COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

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