

**FOR SALE**

**4317 QUEEN ST.  
NIAGARA FALLS, ON**

ASKING PRICE:

**\$925,000**



CONTACT:

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## **Excellent Investment Opportunity**

*Renovated Storefront Restaurant and Licensed  
Short-Term Residential Rental on 2nd Floor*



**Colliers International Niagara Ltd., Brokerage**

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# Listing Specifications

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**Location** Along Queen Street, Downtown Niagara Falls

**Available Area** **TOTAL: ±3,179 SF**  
Retail Area: ±2,000 SF  
2nd Floor: ±1,179 SF

**Zoning** CB - Central Business Commercial

**Asking Price** \$925,000

**Note** Contact listing agent for more information and financial details.

**Comments**

- Excellent investment opportunity for owner-occupier given remaining lease term in downtown Niagara Falls.
- Consists of 2,000 square feet of renovated store front fully equipped and currently running as a restaurant.
- Two renovated, one bedroom apartments on the 2nd floor operating as licensed short-term rentals with several years of reviews.
- Located across the street from city hall and the University of Niagara Falls.
- Close proximity to the Niagara Falls Bus Terminal.





# Location Overview





# Property Photos

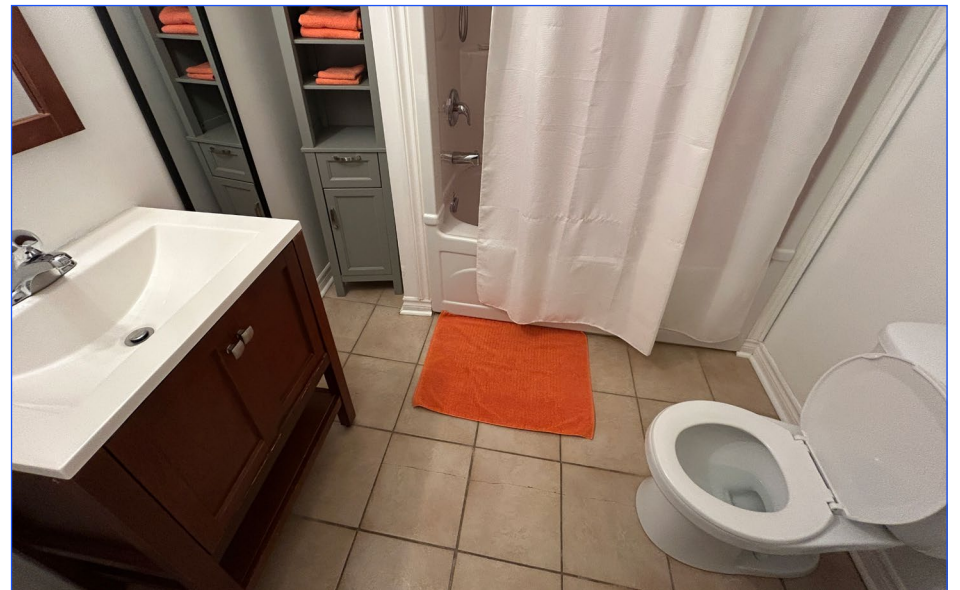
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# Property Photos

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# CB – Central Business Commercial Zone

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**PERMITTED USES:** No person shall within any CB, CB2, CB3, CB4, CB4-1, CB5 OR CB6 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Art gallery
- Assembly hall
- Auctioneering establishment
- Bake shop
- Bank, trust company, credit union, currency exchange
- Car rental establishment, truck rental establishment
- Clinic
- Dancing studio
- Day nursery
- Drive-in restaurant
- Dry cleaning establishment
- Farmers' market
- Funeral home
- Health centre
- Hotel
- Laundry
- Library
- Motel
- Museum
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of worship
- Printing shop
- Public garage, mechanical
- Private club
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Animal clinic (2011-136)
- Dwelling units in a building
- Nightclub
- Outdoor patio which is an accessory use to a drive-in restaurant, hotel, licensed establishment, nightclub, place of entertainment and restaurant
- A bed and breakfast in an existing detached dwelling or dwelling unit
- Vacation rental unit within an existing detached dwelling or dwelling unit

\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025*

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Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

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