

1.61 ACRE

# Approved Residential Infill Development Opportunity



 CUSHMAN &  
WAKEFIELD

FOR SALE

5940 CARLTON AVENUE, NIAGARA FALLS, ON



## INVESTMENT HIGHLIGHTS



### Prime Location

The Property is located less than 100 meters from Lundy's Lane and less than two-kilometres from the Queen Elizabeth Way-Highway 420 interchange. The general area is rich in amenities including:

**Transportation:** Niagara Falls is strategically located off the QEW and Highway 420 and connects directly with the US Interstate System south of the border. The subject Property is also located approximately five-kilometres from the Niagara Falls GO/Via Rail Station providing efficient service to municipalities in the GTHA as well as connecting with Amtrak service in the US. Local bus transit is provided by Niagara Falls Transit and WEGO.

**Retail:** Walkable daily needs retail amenities are available along Lundy's Lane. The Property is also located within 10 minutes drive of three major retail centres including SmartCentres Niagara Falls, Outlet Collection at Niagara and Niagara Square Shopping Centre, with anchor tenants including Walmart Supercentre, Costco, Cineplex Odeon, LCBO, Michaels, Giant Tiger, Winners and many others.

**Recreation:** The Site is located a short distance from major public greenspaces including the Dufferin Islands Nature Area, Rapidsview Park, the Niagara and Welland Rivers as well as all of the attractions of Niagara Falls.

**US Boarder:** The Rainbow Bridge border crossing is located a short 10 minute drive from the Property, making the location ideal for cross border commuting or recreational travel.



### Poised for Growth

According to the Proposed Niagara Region Official Plan, the Region is planning to accommodate a minimum population of 694,000 people and 272,000 jobs by 2051. This represents an increase of over 200,000 people and 85,000 jobs compared to 2021. Niagara Falls estimated population will be 141,650 with 58,110 jobs. Furthermore, current interest rates combined with the legislated mortgage stress test have continued to push homebuyers to locations outside of the GTA where housing is more affordable. Evidence of these trends is tangible, across residential developments that are proposed and under construction in Niagara Falls, St. Catharines, Thorold and Welland. Overall, the Niagara Region has and will continue to see tremendous growth with particular focus towards affordable housing solutions through higher-density housing forms.



### Approved Townhouse Development Opportunity

Development approvals were received from the City of Niagara Falls to build 19, two-storey townhouses in three blocks. The total gross floor area is 33,967 square feet and the average unit size is 1,788 square feet. A total of 30 parking spaces (1.4 spaces per unit) will be provided above grade.

## PROPERTY DETAILS

<b>Address</b>	5940 Carlton Avenue, Niagara Falls
<b>PIN</b>	643590276
<b>Legal Description</b>	PART LOTS 20, 21 AND 22, PLAN 49 STAMFORD, PART 1 59R17976 SUBJECT TO AN EASEMENT AS IN SN793758
<b>Land Area</b>	1.61 acres
<b>Improvements</b>	Vacant Land
<b>City of Niagara Falls Zoning</b>	R4 - Residential Low Density Group Multiple Dwelling (By-law No. 2019-116 With Special Provision 19.1.1104)
<b>City of Niagara Falls Official Plan</b>	Residential Tourist Commercial







### AREA AMENITIES

- 1 Zehr's / Starbucks
- 2 The Home Depot
- 3 Canadian Tire
- 4 Mark's
- 5 Staples
- 6 Sport Chek
- 7 Dollarama
- 8 Shoppers Drug Mart
- 9 Cananda One Outlets
- 10 TD Canada Trust
- 11 F45 Training
- 12 Carpaccio Restaurant & Wine Bar
- 13 Swiss Chalet
- 14 The Beer Store
- 15 Shoppers Drug Mart
- 16 NoFrills
- 17 McDonald's
- 18 Dollarama
- 19 Crumbl Cookie
- 20 LCBO

### PARKS & LEISURE

- 1 Niagara Falls History Museum
- 2 Queen Victoria Park
- 3 Old Scow Lookout Point
- 4 Whirlpool Golf Course
- 5 Millennium Recreational Trail
- 6 Thundering Waters Golf Club



### AREA DEMOGRAPHICS

- 94,415**  
Niagara Falls Population
- 14,000,000**  
Annual Visitors
- \$85,500**  
Avg. Household Income
- 43.9 Years**  
Avg. Age
- 2.5 Persons**  
Avg. Household Size
- \$701,531**  
Avg. Household Price (Aug. 2024, All Types)

### DRIVE TIMES



Queen Elizabeth Way	5 mins
Fallsview Casino	5 mins
SmartCentres Niagara Falls	10 mins
Niagara Square Shopping Centre	10 mins
Casino Niagara / Clifton Hill	10 mins
Rainbow Bridge (US Border)	10 mins
St. Catharines (Brock U)	20 mins
Niagara-on-the-Lake	30 mins
Hamilton (McMaster U)	55 mins
Toronto (Downtown)	1 hr 30 mins

**AREA DEVELOPMENT ACTIVITY**

There are a number of active developments within the surrounding area of the Property. Developments in the surrounding area include a wide range of built from ranging from single detached to high-rise condominiums. New developments are rapidly changing the character of the neighbourhood from predominantly single family homes and industrial uses to a vibrant urban community. These developments speak to the quality of the location and demand for housing, which bodes well for development on the Property.



THE NIAGARA



THE MIST



THE BOHO

Project / Developer	Type	Pricing / Size
<b>Preconstruction</b>		
<b>The Great Falls</b> 6880 Stanley Avenue Three Bridges Properties	Condos 1,528 Units	60 Storeys
<b>The Niagara</b> Drummond Road & McLeod Road M5V Developments	Towns 94 Units	3-storeys 1 to 3-bedrooms Sold Out
<b>Cascada Towns</b> Pivotal Communities 6353 Carlton Avenue	Towns 32 Units	From the high \$800,000s 1,300-2,000 sf
<b>Niagara 77</b> Fugiel International 5602 Robinson Street	Condos & Towns 962 Units	-
<b>6683 Stanley Avenue Condos</b> Valour Group	Condos 580 Units	Two 30-storey residential towers and a 30-storey hotel
<b>Riverwalk Niagara</b> 3779 Macklem Street Heller Highwater Developments	Condos 51 Units 5 Storeys	\$574,900 to \$1,449,900 1 to 3-bedrooms 851-1,679 sf
<b>Joy Towns</b> Oakwood Drive Branthaven Homes	Towns 255 Units	2 and 3-storeys 2 to 5-bedrooms From the high \$500,000s
<b>River Towns in Niagara</b> Mears Crescent Edenbrook Homes	Towns	Up to 2,000 sf
<b>Under Construction</b>		
<b>The Mist</b> 7344 Sandy Ridge Common Baycrest Homes	Condo's & Towns	\$639,900 to \$670,000 Up to 3-beds 1,100 to 1,466 sf
<b>The Boho</b> 7277 Wilson Crescent Build Up Development Co.	Towns 27 Units	1 to 2-bedrooms \$599,900 to \$609,900 910 to 940 sf
<b>Le Falls</b> Kalar Road & McLeod Road M5V Developments	Towns 97 Units	3 to 5-bedrooms 1,520 to 1,608 sf \$849,000 to \$859,900
<b>The Stanley District</b> 5510 Ferry Street	Condo, Hotel, Retail	1-2 bedrooms
<b>Splendour</b> 7479 Parkside Road Pinewood Niagara Builders	Singles & Towns 390 Units	\$674,900 to \$1,371,825

## SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) for the Owner to seek proposals for the disposition of 5940 Carlton Avenue, Niagara Falls, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room.

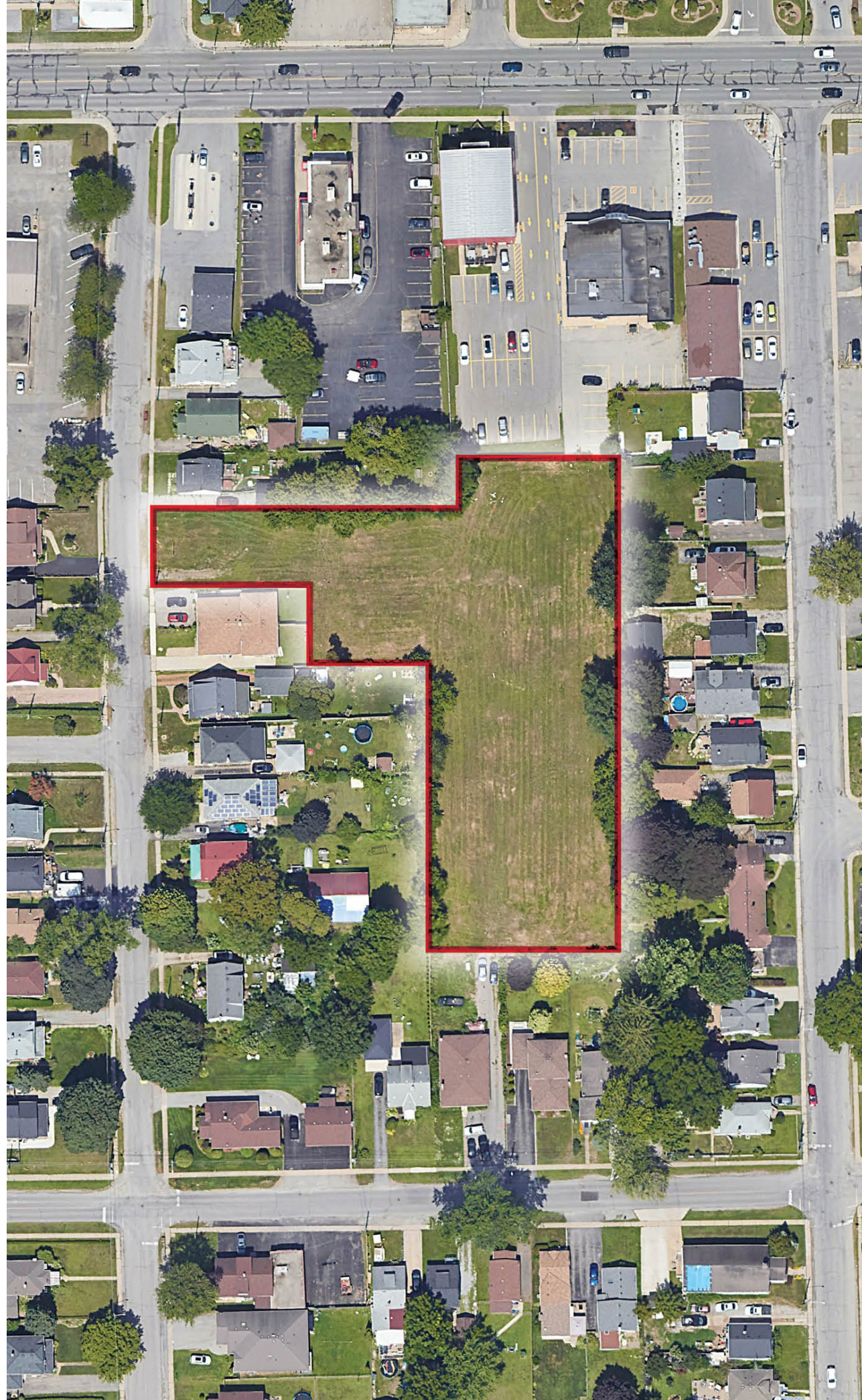
## PRICE

The Property is offered for sale at a price of ~~\$2,950,000~~.  
**Contact Listing Agents for Pricing.**

## SUBMISSIONS

Offers are to be submitted to the listing team at:

**Rene Serin & Trevor Henke**  
Cushman & Wakefield ULC  
1 Prologis Blvd, Suite 300  
Mississauga ON – L5W 0G2



# Contact



## RENE SERIN\*

Vice President  
+1 905 501 6434  
rene.serin@cushwake.com

## TREVOR HENKE\*

Vice President  
+1 416 756 5412  
trevor.henke@cushwake.com



