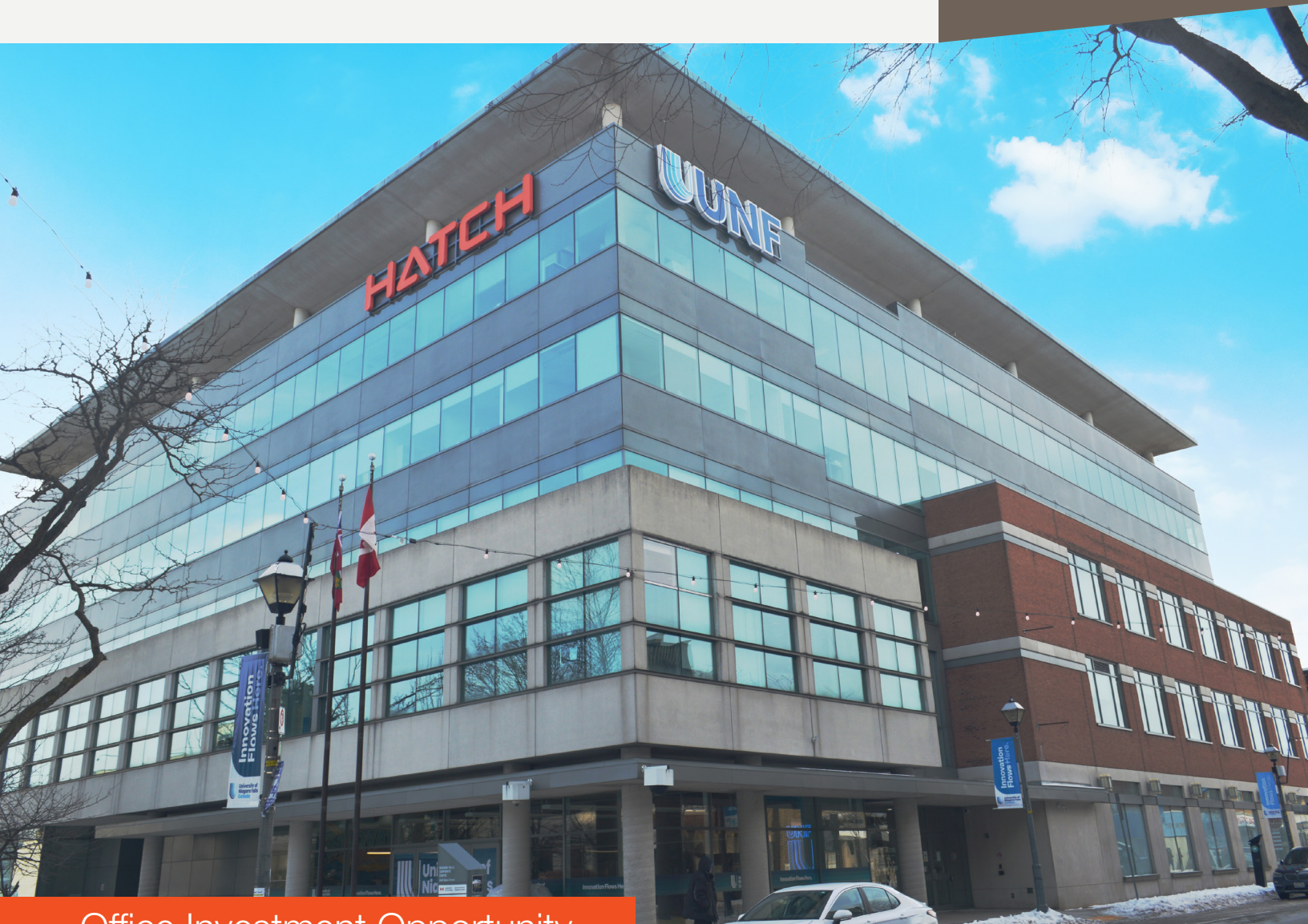


For Sale

4342 Queen Street

Niagara Falls, Ontario

Lennard:



Office Investment Opportunity

Investment Highlights



Premium Office Building in downtown Niagara Falls



Prime location near GO/Via train, downtown and Canada-US border



100% occupied tenanted by Canadian Border Services Agency • Hatch Engineering • University of Niagara Falls Canada • Niagara Health • RBC Dominion Securities



Opportunity for enhanced site development

For more information
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 **PRIVATE
CAPITAL GROUP**
www.privatecapitalgroupcre.com

The Property

4342 Queen Street

Niagara Falls, Ontario



The Property

4342 Queen Street is a premier multi-tenant office building in the heart of Niagara Falls, offering an unparalleled investment opportunity in one of Ontario's most dynamic regions. This prestigious property is fully tenanted, with a strong tenant mix that includes the Canadian Border Services Agency, Hatch Engineering, Niagara Health, and the University of Niagara Falls Canada. It has been institutionally managed and maintained to the highest standards, ensuring quality infrastructure and operational excellence.

Strategically located in the Queen Street Civic Downtown district, the property is just minutes from the Canada-U.S. border, providing seamless connectivity for business and trade. It is also within walking distance of the Niagara Falls GO/VIA Rail station and Greyhound bus terminal, with public transit stops directly at the property's frontage, ensuring convenient access for tenants and visitors alike.

This is a rare opportunity to acquire a high-quality, government-anchored office asset in a prime location.

Severance Application

The Seller has submitted a severance application to the City of Niagara Falls to retain 1.2 acres of the site for the development of an 8–9 storey student housing building. As a result, the office parcel offered for sale will comprise the remaining ~1.6 acres, with 52 surface parking stalls and 78 below-grade stalls. During construction, the Seller will provide interim parking at a nearby government lot, at the Seller's cost, ensuring the arrangement is revenue-neutral to the Buyer. Upon completion of the student residence, an easement will secure 107 covered parking spaces within the new structure for the benefit of the office building.

4342 Queen Street

Property Details

No. of Storeys	6
Total Building Size	148,571 sf
Floor Plate	24,667 sf
Year Built	1996
Site Area	~1.6 acres (post-severance)
Land Use/Zoning	CB2
Parking	52 surface stalls (post-severance) • 78 below grade • 107 covered stalls to be provided via easement in new student residence (post-completion)
Elevators	3
Occupancy	100%
Mortgage	Free & Clear
No. of Tenants	5
Tenants	Canadian Border Services Agency Hatch Engineering University of Niagara Falls Canada Niagara Health RBC Dominion Securities



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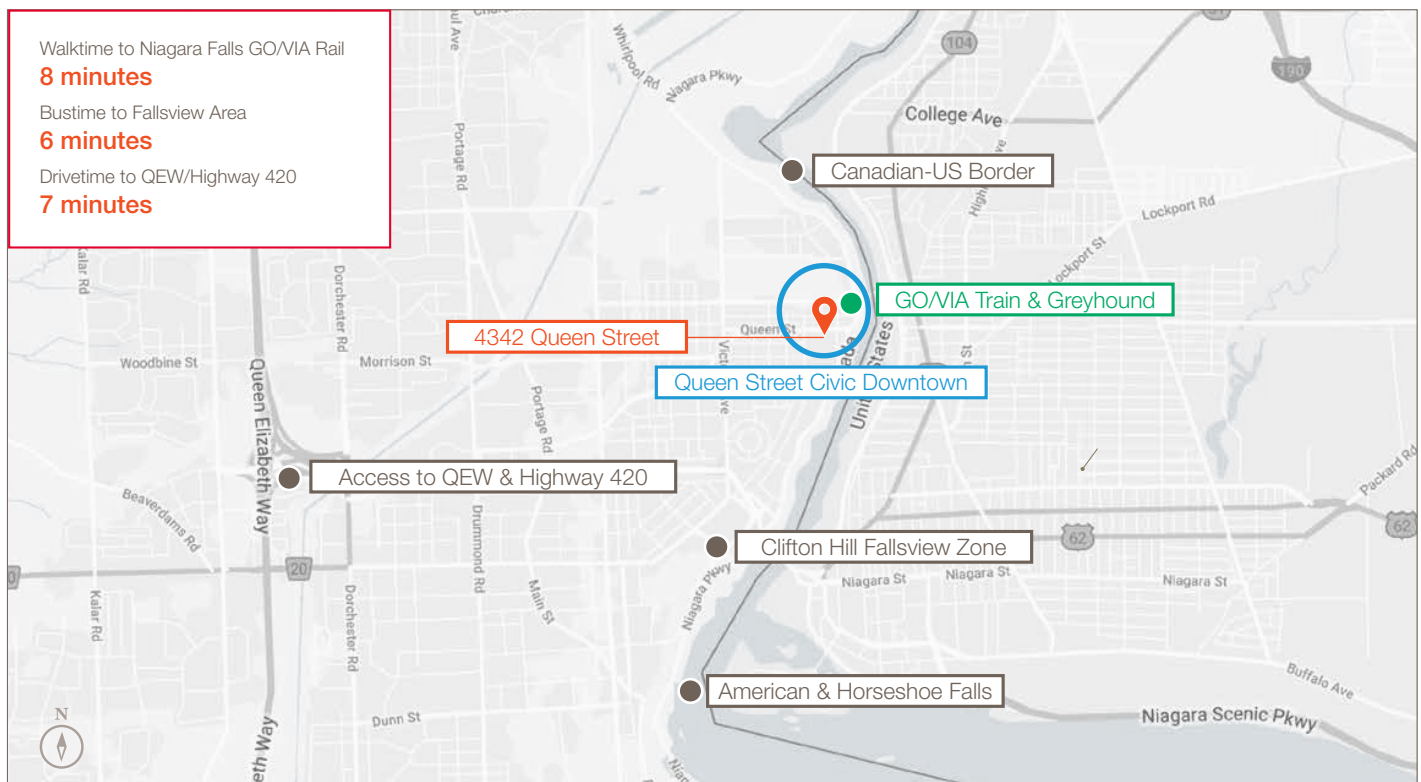
Prime Location – The City of Niagara Falls, Ontario

Niagara Falls is a strategically positioned city in southeastern Ontario, within the Niagara Region, which boasts a population of approximately 450,000. Situated south of Lake Ontario along the west side of the Niagara River, the area is one of Canada's most southerly points and serves as a critical gateway between Canada and the United States, featuring four major border crossings. Its location provides exceptional connectivity, with half of North America's population accessible within a one-day drive.

The city sits at the southeastern edge of Ontario's Golden Horseshoe, a thriving economic hub home to over 9 million residents—Canada's most densely populated, rapidly growing, and industrialized region.

Best known for its iconic waterfalls—Horseshoe Falls, American Falls, and Bridal Veil Falls—Niagara Falls attracts over 14 million tourists annually, driving a robust tourism economy. Beyond tourism, the city benefits from diverse economic sectors, including energy, advanced manufacturing, and agri-business, making it a dynamic and resilient economic center.

This combination of strategic location, economic diversity, and global connectivity makes Niagara Falls an attractive destination for investment and business growth.



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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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