

CALIBREX & MILBORNE

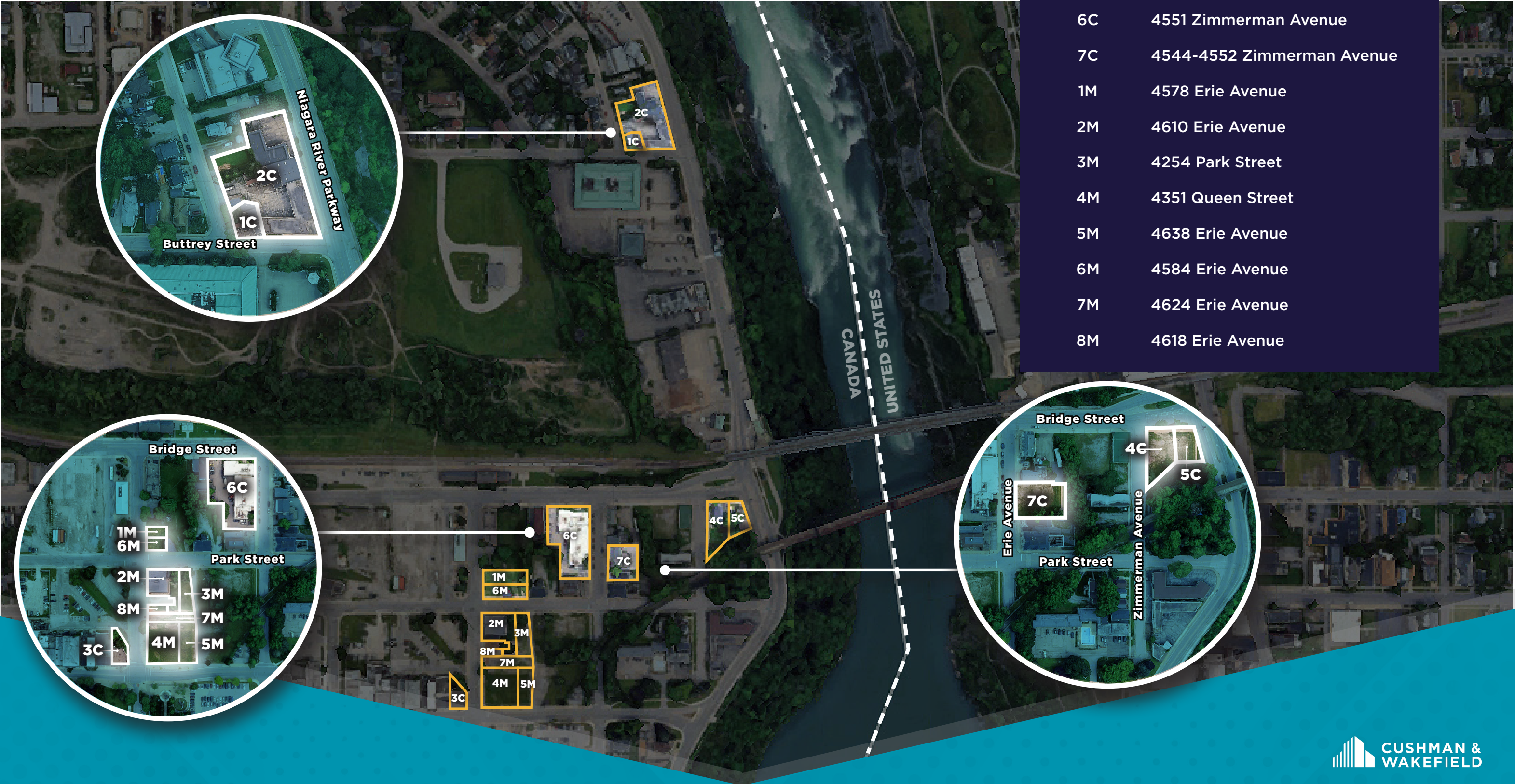
REAL PROPERTY PORTFOLIO

NIAGARA FALLS



CALIBREX & MILBORNE PROPERTY PORTFOLIO

PROPERTY PORTFOLIO MAP



INDEX	ADDRESS
1C, 2C	4249-4267 River Road
3C	4299 Queen Street
4C	4122 Bridge Street
5C	4100 Bridge Street
6C	4551 Zimmerman Avenue
7C	4544-4552 Zimmerman Avenue
1M	4578 Erie Avenue
2M	4610 Erie Avenue
3M	4254 Park Street
4M	4351 Queen Street
5M	4638 Erie Avenue
6M	4584 Erie Avenue
7M	4624 Erie Avenue
8M	4618 Erie Avenue

PROPERTY PORTFOLIO

PROPERTY FEATURES

Index	Property	PIN	Property Type	Site (sf)	Building (sf)
1C, 2C	4249-4267 River Road	64269-0361,0533	Established Motel	27,717 SF	36 Rooms
3C	4299 Queen Street	64328-0151	Mixed-Use	3,789 SF	8,560 SF
4C	4110-4122 Bridge Street	64445-0015	Retail/Commercial	12,615 SF	5,037 SF
5C	4100 Bridge Street	64445-0018	Commercial	6,135 SF	605 SF
6C	4551 Zimmerman Avenue	65328-0176	Commercial	30,548 SF	14,476 SF
7C	4544-4552 Zimmerman Avenue	64445-0214	Retail/Commercial	13,186 SF	6,272 SF
1M	4578 Erie Avenue	64328-0182	Commercial Land	1,130 SF	-
2M	4600-4610 Erie Avenue	64328-0186	Commercial Land	6,523 SF	-
3M	4254 Park Street	64328-0190	Commercial Land	5,296 SF	-
4M	4351 Queen Street	64328-0191	Commercial Land	15,080 SF	-
5M	4638 Erie Avenue	64328-0193	Commercial Land	8,084 SF	-
6M	4584 Erie Avenue	64328-0183	Commercial Land	1,130 SF	-
7M	4624 Erie Avenue	64328-0257	Commercial Land	5,974 SF	-
8M	4616-4618 Erie Avenue	64328-0188	Commercial Land	1,475 SF	-

NIAGARA REGION MARKET

The Regional Municipality of Niagara occupies a prime position in Canada’s largest megalopolis, creating exceptional investment fundamentals.

STRATEGIC LOCATION

Southern Golden Horseshoe between Lakes Ontario and Erie providing unparalleled North American market access

TOURISM ECONOMY

13 million annual visitors generating \$2 billion tourism spending plus world-class wine industry

POPULATION GROWTH

6.8% growth (2016-2021) exceeding Ontario’s 5.8% average with Thorold ranking among Canada’s fastest-growing

AMENITIES MAP



RESTAURANT

- 1. Tim Hortons
- 2. AWA Cultural Space Bistro & Shop
- 3. Niagara Falls Cat Cafe
- 4. Pizza and Fry Corner
- 5. Taps Brewhouse
- 6. Mr. Cappuccino Ice Cream
- 7. BOK EAT Asian Kitchen
- 8. Big Hungry Moose



RETAIL STORES

- 1. Your Everything Store
- 2. The Comeback by Truth Boutique
- 3. Style Steals Streetwear
- 4. Maple Leaf Place
- 5. The Beer Store
- 6. Community Health Pharmacy
- 7. Mrs. Convenience
- 8. Asian Mini's Store



HOTELS

- 1. TownePlace Suites By Marriot
- 2. River Rapids Inn
- 3. Riverview Motel
- 4. The Edgecliff Inn
- 5. The Crystal Inn



NIAGARA FALLS GO



SUBJECT PROPERTY



For more information, please contact:

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