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Asking Price

Please Contact Agent

+/- 7.19 Acres of
Prestige Industrial Land

QEW Highway Exposure

+/- 10 Mins. to
U.S. Border

For Sale

1413 Spears Road
Fort Erie ON

Amar Aulakh

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Broker

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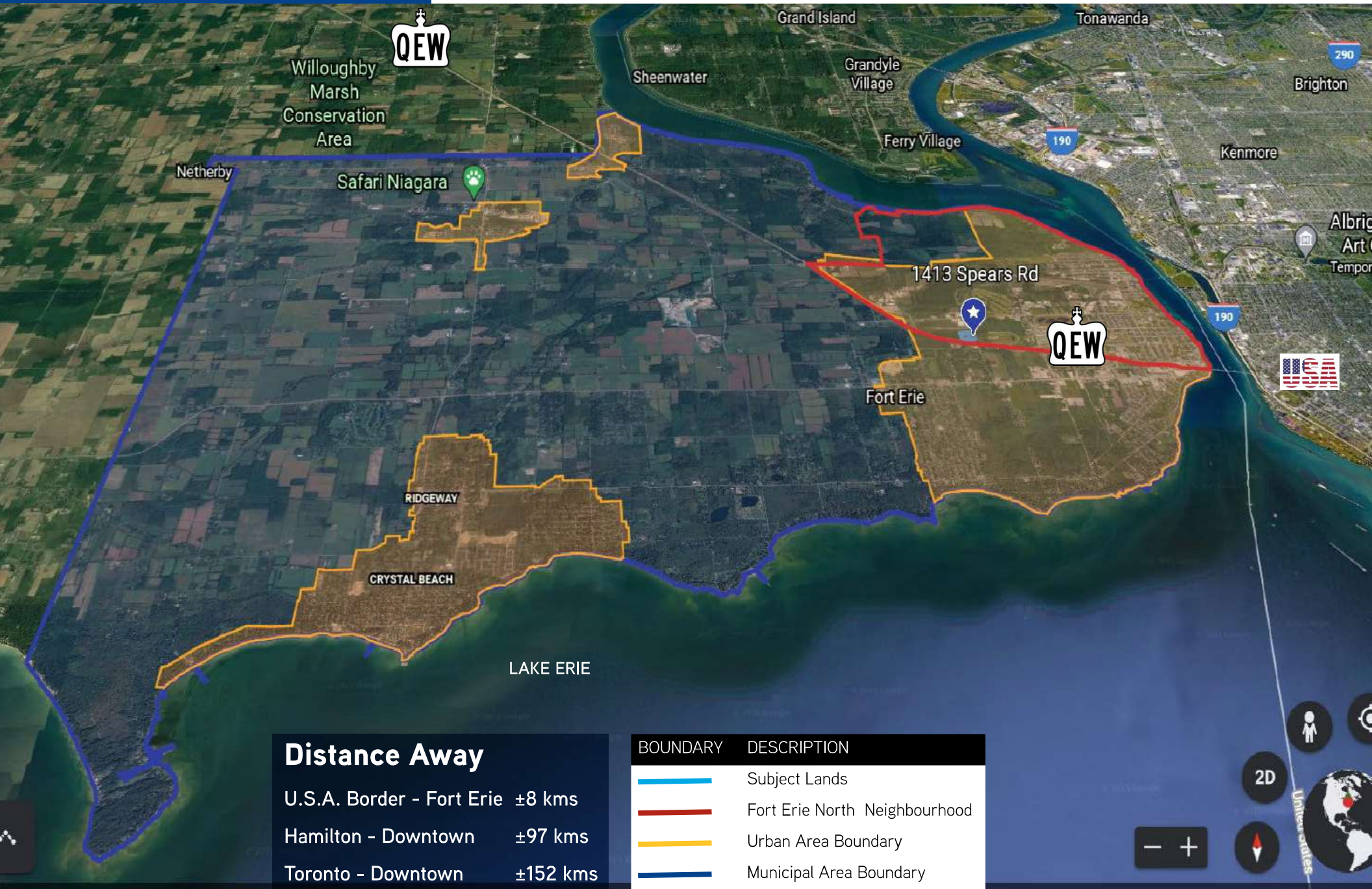
Colliers Southwestern Ontario, Brokerage
649 Colborne Street, Ste. 200 London, ON

1413 Spears Rd

Niagara Self
Storage Company

Bertie St

Location

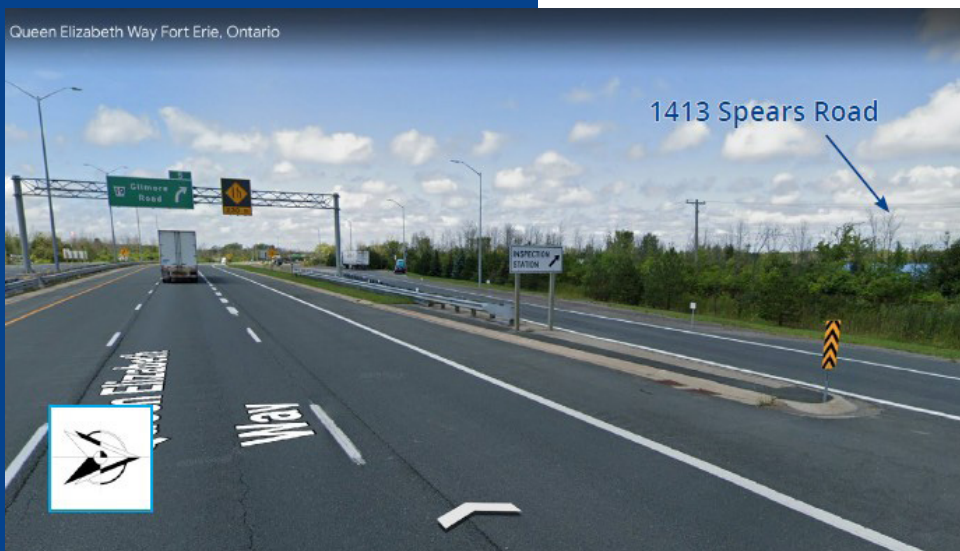


The Property

Spears Rd Fort Erie, Ontario



Queen Elizabeth Way Fort Erie, Ontario



Civic / Legal Address	1413 Spears Road, Fort Erie
Location	North side of Spears Road, north of QEW Highway
Property Size	+/- 7.19 Acres
Legal Description	PT LT 3 CON 4 NIAGARA RIVER BERTIE AS IN R0666030 & PT 10 & 11, RD115, S/T R0666030 FORT ERIE
Pin	64236-0005
ARN	270302002700700
Zoning/Official Plan	PI - Prestige Industrial
Property Taxes	\$7,533 (2026 / ANNUAL)
Area Influences	QEW Highway, Garrison Road Commercial Trade Corridor
Urban Area	Inside Boundary

Zoning

1413 SPEARS RD,
FORT ERIE, ON

SECTION 28 – PI ZONE TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90 OFFICE CONSOLIDATION SECTION 28: PRESTIGE INDUSTRIAL (PI) ZONE

SECTION 28 – PI ZONE TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90 OFFICE CONSOLIDATION SECTION 28: PRESTIGE INDUSTRIAL (PI) ZONE

28.1 Subject to the General Provisions of Section 6 and all applicable requirements of this By-law, the provisions of this section shall apply to all Prestige Industrial (PI) Zones.

28.2 PERMITTED USES

(a) Any executive and administrative offices of any industrial use
Animal hospitals and shelters Bakery
Building, specialty or general contractor offices
Business offices
Business or commercial trades school
Construction trades establishments
Commercial refuelling stations
Communication Facilities
Courier or delivery services
Day nurseries
Dry cleaning plants
Establishments providing information and telecommunication services
Establishments providing for quality control, research and/or product development services
Equipment rentals and servicing
Factory outlets
Food processing establishments
Gasoline bars
Industrial uses
Laundries
Machine shops
Medical Marihuana Grow and Production Facilities
Motor vehicle body shops
Motor vehicle repair shops
Manufacturing
Motion picture, audio and video production and distribution services
Offices providing architectural, engineering, planning, surveying, industrial design, computer, accounting, interior design, printing, graphic advertising and/or marketing services
Offices providing construction management and land development services
Printing establishments
Public storage
Public uses and operations
Scientific or medical laboratories
Service shops
Tradesperson's shops
Transportation depots
Transport truck terminals
Veterinarian Clinic in wholly enclosed building
Warehousing
Wholesale establishments

(b) Eating Establishments are permitted, provided they are not in a freestanding building, rather in the same building or connected to a building containing one of above permitted uses.

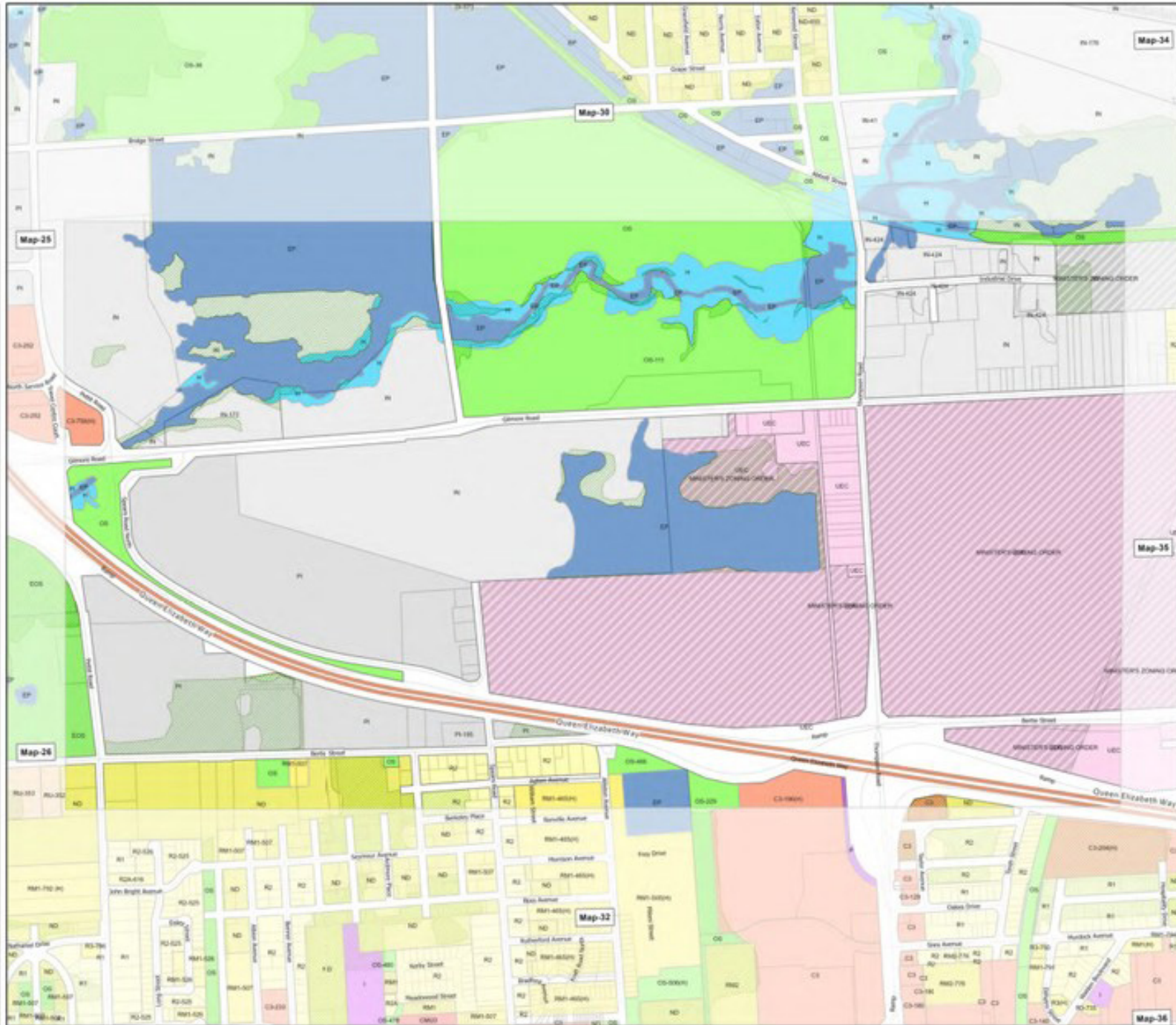
(c) Uses, buildings and structures accessory to the above permitted uses.

TOWN OF FORT ERIE ZONING BY-LAW 129-90

SCHEDULE 'A' - Map-31

- Agricultural (A) Zone
- Rural (RU) Zone
- Rural Residential (RR) Zone
- Residential 1 (R1) Zone
- Residential 2 (R2) Zone
- Residential 2A (R2A) Zone
- Residential 2B (R2B) Zone
- Residential 3 (R3) Zone
- Residential Multiple 1 (RM1) Zone
- Residential Multiple 2 (RM2) Zone
- Waterfront Residential (WR) Zone
- Waterfront Rural Residential (WRR) Zone
- Neighbourhood Development (ND) Zone
- Existing Commercial Use (ECU) Zone
- Local Commercial (C1) Zone
- General Commercial (C2) Zone
- Urban Entertainment Centre (UEC) Zone
- Central Business District Commercial (C2A) Zone
- Highway Commercial (C3) Zone
- Automobile Service Station (C4) Zone
- Recreational Commercial (C5) Zone
- Rural Commercial (C7) Zone
- Core Mixed Use 1 (CMU1) Zone
- Core Mixed Use 2 (CMU2) Zone
- Core Mixed Use 3 (CMU3) Zone
- Core Mixed Use 4 (CMU4) Zone
- Core Mixed Use 5 (CMU5) Zone
- Core Mixed Use 6 (CMU6) Zone
- Industrial (IN) Zone
- Prestige Industrial (PI) Zone
- Dry Industrial (DI) Zone
- Extractive Industrial (EI) Zone
- Institutional (I) Zone
- Public (P) Zone
- Open Space (OS) Zone
- Existing Open Space (EOS) Zone
- Hazard (H) Zone
- Dune Protection (DP) Zone
- Environmental Protection (EP) Zone
- Motorsports Speedway (MS) Zone
- Minister's Zoning Order
- Environmental Conservation (EC) Overlay Zone
- Floodproofing Area 1
- Floodproofing Area 2
- Urban Area Boundary
- Municipal Boundary
- Roads
- Railway line
- Property Boundary

N 0 100 200 400 Meters





Fort Erie

Fort Erie, Ontario, is a thriving community located on the scenic shores of the Niagara River, just minutes from the U.S. border. Known for its rich history and strategic location, Fort Erie offers businesses unparalleled access to both Canadian and American markets. The area is a hub for industrial and commercial development, with well-established infrastructure, including major highways, rail connections, and proximity to the Niagara Falls International Airport.

This vibrant town is home to a skilled workforce and enjoys a business-friendly environment, making it an ideal location for a variety of industries, from logistics and manufacturing to distribution and technology. Fort Erie's industrial land offerings are perfect for businesses looking to expand or establish new operations in a region that combines modern amenities with a high quality of life.

With easy access to the Buffalo metropolitan area and the rest of the U.S. Northeast, Fort Erie is an excellent choice for companies seeking to leverage cross-border opportunities. The Prestige Industrial land for sale provides a unique chance to invest in a rapidly growing area with significant potential for future development and expansion.

Explore the opportunity to position your business in a prime location at the crossroads of North America.

Market Overview

10 km radius 1413 Spears Rd, Fort Erie, ON



Total
Population
19,200



Average Household
Income
\$99,912



Total
Households
7,880



Labour Employment
Rate
89.1%

\$4.8B

Annual revenue

70

Countries we
operate in

\$99B

Assets under
management

46,000

Lease and sale
transactions

2B

Square feet managed

23,000

Professionals



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