



# For Sale/JV Opportunity

**20.25 Acres**

**Draft Plan Approved for  
128 Freehold Townhomes**



613 HELENA STREET, FORT ERIE, ON



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## Contact

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## Investment Highlights



### Prime Niagara Region Location

Located just 90 minutes from Toronto and 20 minutes south of Niagara Falls, the Site offers a rare combination of easy access to the lakefront beaches, wineries and shopping throughout the Niagara Region. Buffalo, New York is directly across the Niagara River and is accessed via the Peace Bridge which is a 5 minute drive from the Site.

Positioned where the Niagara River meets Lake Erie, sandy beaches are a 15 minute walk south on the shores of Lake Erie. Big box shopping and lifestyle amenities are located just to the north along Garrison Road. The area is attractive for buyers seeking affordable housing, cross-border commuting access, and proximity to natural amenities (beaches on Lake Erie, trails, riverfront recreation).



### Fully Approved Low-Rise Development

Approval of the Draft Plan of Subdivision for the property was obtained on February 23, 2023 followed by zoning approval on June 12, 2023 under By-law No. 105-2023. The proposed development consists of 128 freehold townhomes. The 2 storey units are 20' wide with 3 bedrooms and 3 bathrooms with an average size of 1,556 sq ft.

The 20.25 acres is comprised of 23 blocks. Blocks 1-19 is the residential component with the balance of blocks dedicated to parkland, stormwater management, protected lands and future road widening.



### Active Residential Market

There are currently several low-rise communities being developed in Fort Erie, primarily consisting of single-family subdivisions, townhomes and a mix of the two. This construction activity targeted towards young families and seniors shows that end-user demand is present and supports growing confidence in the area as a viable destination for affordable ownership with all of the neighbouring amenities.





## Property Details

The site is located on the west side of Helena Street between Albany Street and Garrison Road, which is the main thoroughfare in Fort Erie. Sandy beaches are a 15 minute walk south with the Peace Bridge access a 5 minute drive.

<b>PIN</b>	644700131
<b>Legal Description</b>	PT LT CON 2 LAKE ERIE BERTIE BEING PART 1 59R152448 TOWN OF FORT ERIE
<b>Land Area</b>	20.25 acres
<b>Services</b>	Full municipal services may be accessed to the south at Albany Street
<b>Proposed Development</b> <b>(Draft Plan of Subdivision approved on February 23, 2023)</b>	<ul style="list-style-type: none"> <li>• 128 - 2 storey freehold townhouse units</li> <li>• 20 feet wide</li> <li>• Average unit size of 1,556 sq ft</li> <li>• 3 bedroom, 3 bathroom</li> </ul>
<b>Zoning</b>	RM1 By-law No. 105-2023 (File No. 350309-0481) was approved by municipal staff on June 12, 2023.

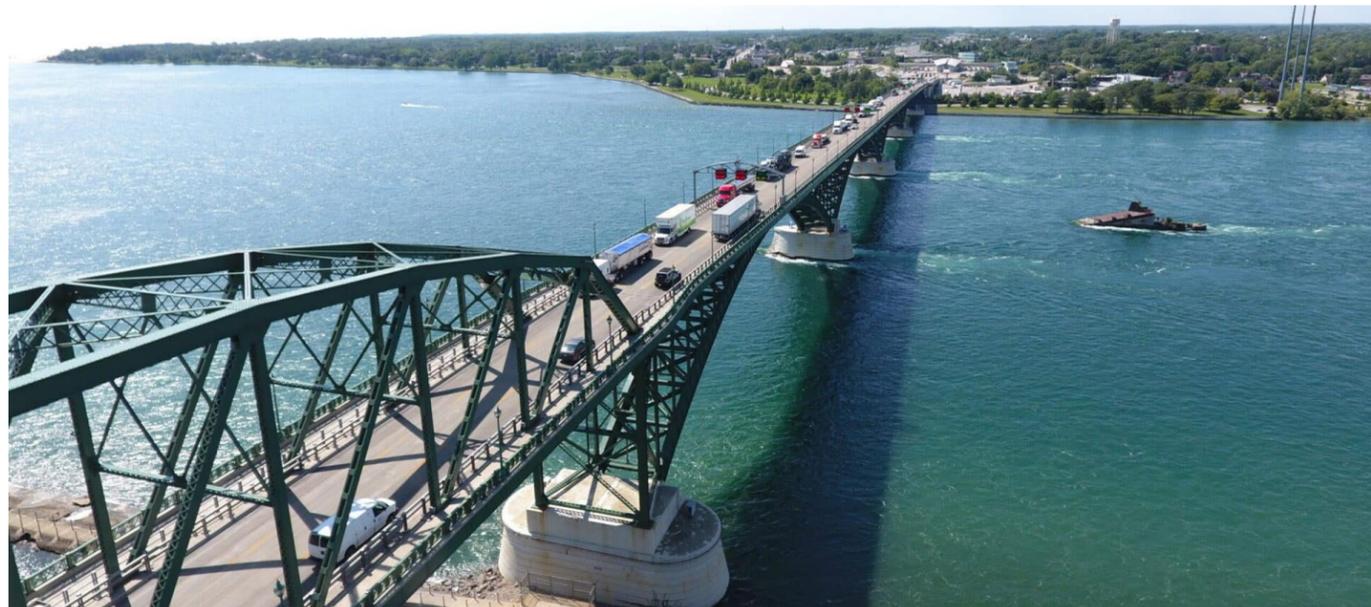
## Location Overview

Fort Erie is a well-established community located in the Niagara Region, positioned directly across the Niagara River from Buffalo, New York. Situated approximately 1.5 hours south of Toronto, Fort Erie is recognized as a key gateway community to both the Niagara Peninsula and the Canada-U.S. border. Its strategic location along the riverfront, proximity to Lake Erie, and connection to the historic Old Fort Erie site contribute to a strong tourism presence and year-round recreational appeal.

The Property is positioned just south of the central Fort Erie area and the Niagara River, offering convenient access to major transportation routes and key community amenities. This location is among the most desirable within the region, with close proximity to both the riverfront and Lake Erie's shoreline, which are two of the area's most significant natural features.

Fort Erie functions as both a local service hub and a vibrant tourism destination. The community offers a full range of essential services including grocery, pharmacy, financial institutions, medical offices, and a variety of restaurants and retail while also supporting leisure-based amenities tied to the waterfront. This enables Fort Erie to serve a stable, year-round residential population while accommodating substantial seasonal activity driven by tourism, cross-border travel, and local recreation. The permanent population is approximately 32,000 residents, with notable increases during the summer months.

The Site benefits from excellent proximity to numerous waterfront amenities along Lake Erie and the Niagara River. Public access beaches and waterfront parks within a short drive include Waverly Beach, Crescent Beach, and the extensive shoreline areas along the Friendship Trail. These destinations provide opportunities for swimming, cycling, walking, picnicking, and boating. Residents also enjoy easy access to Crystal Beach, one of the region's most well-known recreational areas featuring a sandy beach, vibrant promenade, restaurants, and seasonal attractions.



Fort Erie Racetrack



Crescent Beach

## Community Amenities

- 1 Starbucks
- 2 RONA
- 3 Walmart
- 4 LCBO
- 5 NOFRILLS
- 6 BarBURRITO
- 7 Sobeys
- 8 Planet Fitness
- 9 Osmow's Shawarma
- 10 Chuck's Roadhouse Bar & Grill
- 11 McDonald's
- 12 Mark's
- 13 Winners
- 14 Canadian Tire
- 15 The Royal Moose Grill & Waterfront Patio
- 16 The Barrek Restaurants
- 17 The Beer Store
- 18 Arby's
- 19 Wendy's
- 20 Tim Hortons



## Conceptual Site Plan

The Seller has met with the Municipal Planning Department and confirmed suitability for the Property inclusion in an urban boundary expansion. A conceptual site plan has been prepared and presented during pre-consultation that envisions a complete, well-rounded residential community with a total of 623 dwelling units. The plan incorporates a mix of 103 single detached homes, 306 semi-detached homes, 174 townhouses, and 40 apartment units, creating a diverse range of housing options suited to both permanent residents and seasonal users. The plan also integrates community amenities, including a dedicated park, a commercial block, and a community centre block. These elements are designed to enhance livability, provide everyday conveniences, and foster a strong sense of place within the development.

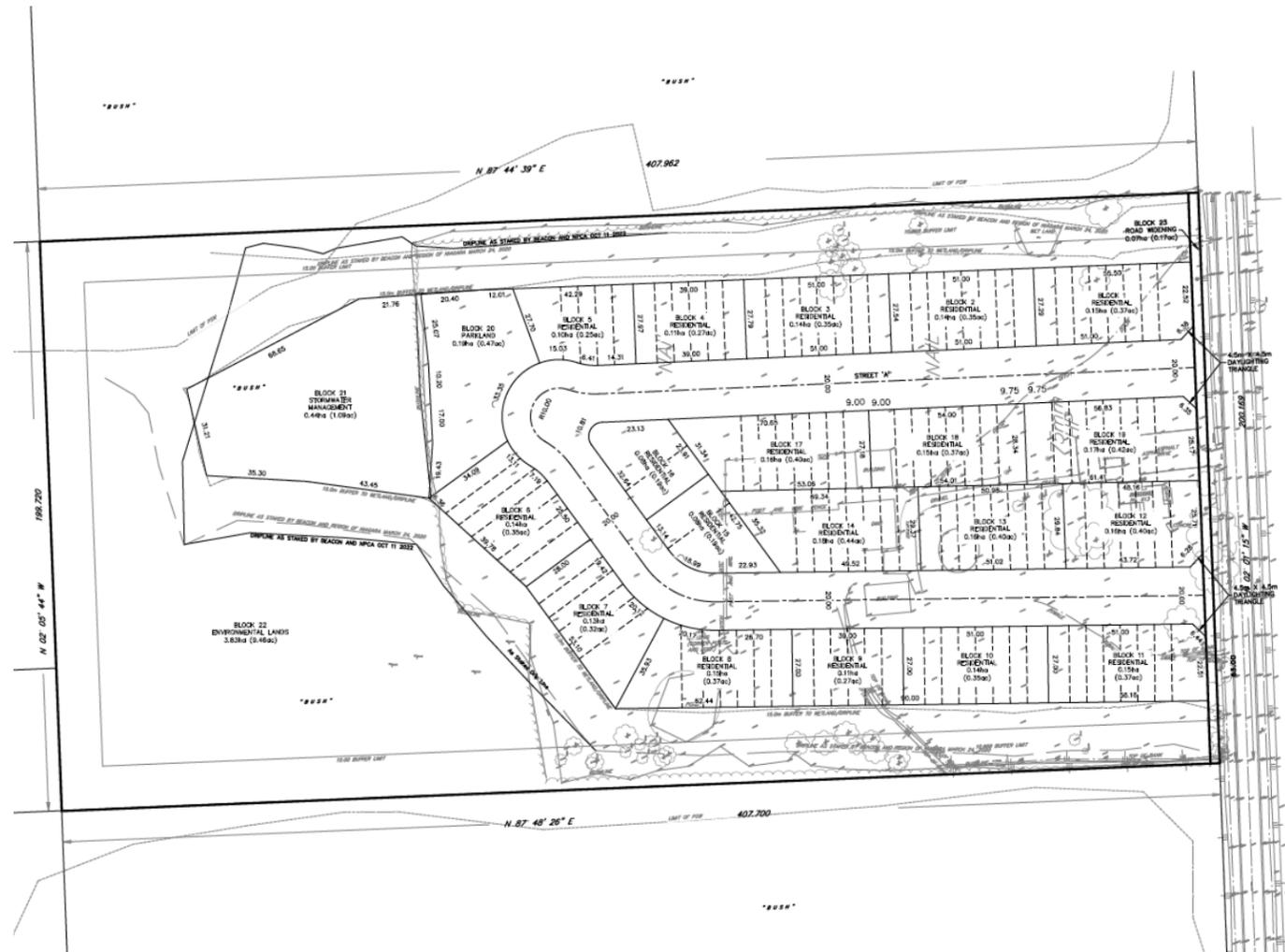
Unit Type	Unit Count
Freehold Townhouse	128
<b>Total</b>	<b>623</b>



## Floor Plans



## Site Plan



## Market Context

Fort Erie is experiencing steady low-rise residential development. Current projects are priced from \$620,000 to over \$1,300,000 including a range of product types. Active projects include:



**Harbourtown Village**  
**Dominion Rd & Bassett Ave**  
 Developer: Silvergate Homes  
 Status: Active  
 Product Type: Single family and townhomes  
 Total Units: 72  
 Pricing: \$868,000 to \$1,358,000



**Peace Bridge Village**  
**224 Garrison Rd**  
 Developer: Ashton Homes  
 Status: Active  
 Product Type: Single family and townhomes  
 Total Units: 234  
 Pricing: \$531,000 to \$662,000



**Oaks at Six Mile Creek**  
**Butlers Dr N & Whispering Woods Trail**  
 Developer: Blythwood Homes  
 Status: Pre-sales  
 Product Type: Townhomes  
 Total Units: 45  
 Pricing: \$699,000 to \$799,000



**Alliston Woods**  
**Hemlock Crescent**  
 Developer: Mountainview Homes  
 Status: Active  
 Product Type: Single family and townhomes  
 Total Units: 44  
 Pricing: \$620,000 to \$1,077,000

## Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) for the for the sale of the lands located at 613 Helena Street, Fort Erie Ontario. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Seller.

The Offers to Purchase are encouraged to be submitted on the Seller’s form of offer, which is available on C&W’s virtual data room. Offers will be considered on an as-received basis. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

### PRICE

The Property is offered for sale at a price of \$430,000 per acre.

## Contact



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