



**FOR SALE | ±2.36 Acres Vacant Land  
in Tourist Commercial zone**

**Proposed for an 8-Storey, 139-Unit Residential Bldg.**

McLeod Road at Marineland Pkwy, Niagara Falls, ON

**List Price: \$6,849,000**



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*\*Sales Representative*



# Property Overview



**Price**  
**\$6,849,000**



**Total Site Area**  
**±2.364 Acres**



**Location**  
**Inside Niagara Falls Urban Area**

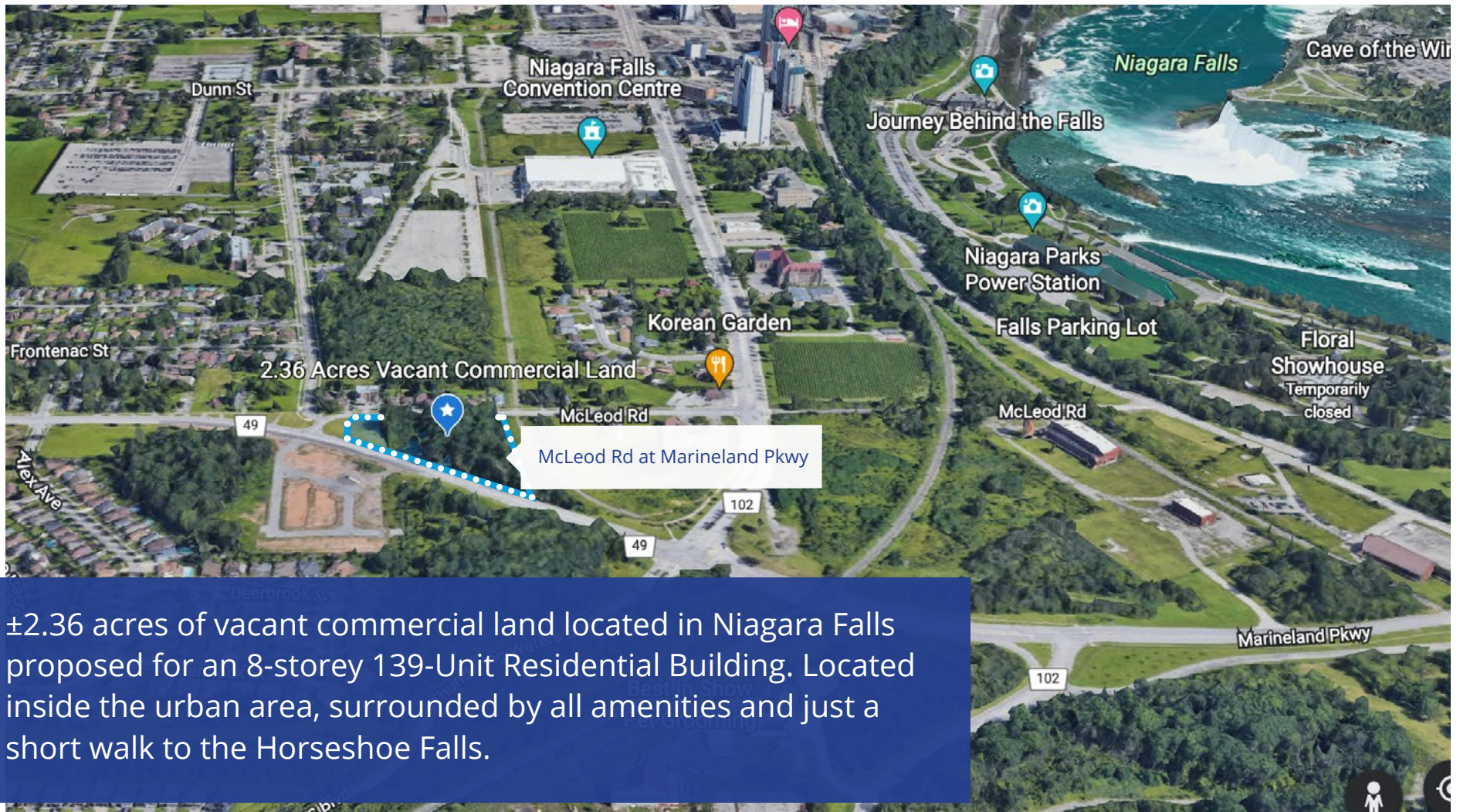
## Salient Facts

<b>Address</b>	N/A McLeod Road, Niagara Falls, ON
<b>P.I.N./A.R.N.</b>	643760107 / 272508000314900 & 643470102 / 272508000314901
<b>Legal Description</b>	PT LT 3 PL 4 STAMFORD AS IN RO216485 EXCEPT PT 1 & 2, 59R3160; AND PCL 1-3 SEC 59-4; FIRSTLY PT LT 4 PL 4 STAMFORD PT 2, 59R3163; SECONDLY PT LT 3 PL 4 STAMFORD , PT LT 4 PL 4 STAMFORD PT 3, 59R3163; S/T LT13743. Part 2 Subject to Easement as in Inst. No. LT13743
<b>Location</b>	The subject lands are located at the NE corner of McLeod Rd & Marineland Pkwy.
<b>Ownership Interest</b>	For Sale
<b>Current Zoning</b>	<b>TC</b> - Tourist Commercial
<b>Official Plan Designation</b>	Tourist Commercial
<b>Site Dimensions</b>	The subject property is triangular in shape and comprised of two parcels, with frontage on two roads of ±528 ft. along McLeod Road and ±548.5 ft. along Marineland Parkway.
<b>Services</b>	All services are available at the road.
<b>Access</b>	Potential for access from Marineland Parkway and McLeod Road
<b>Completed Reports</b>	Most consultant reports have been completed with the last few studies in process. Final submission for site plan within the next 6 months. Survey complete, Phase 1 ESA complete, Tree Study complete, Encapsulating the Ditch has been approved by NPCA. Pre-cons complete. Professional architect, Upper Canada Consultants on file, road widening survey supplied to City.

# Location

The property is located at the northeast corner of McLeod Road and Marineland Parkway, inside the Niagara Falls Urban Area. Zoned Tourist Commercial, the QEW Highway is a short 4-minute drive west along McLeod Road and a short 6-minute drive north to the U.S.A. border crossing at Rainbow Bridge.

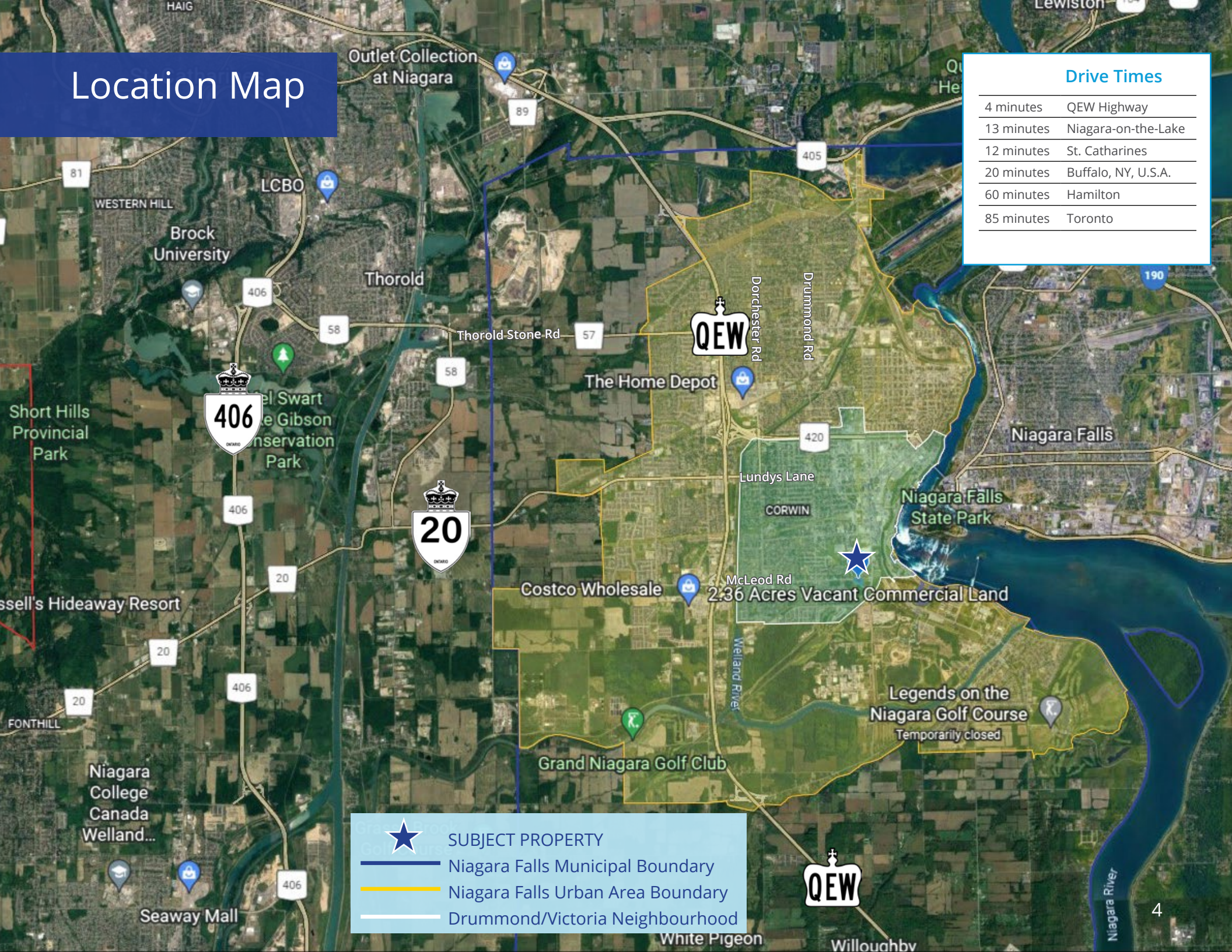
The property is surrounded by Residential, Commercial, Open Space, and Tourist Commercial uses. Proposed for the subject lands is an 8-storey, 139-unit residential building with  $\pm 2,650$  sq. ft. of ground floor amenity space.



$\pm 2.36$  acres of vacant commercial land located in Niagara Falls proposed for an 8-storey 139-Unit Residential Building. Located inside the urban area, surrounded by all amenities and just a short walk to the Horseshoe Falls.

# Location Map

Drive Times	
4 minutes	QEW Highway
13 minutes	Niagara-on-the-Lake
12 minutes	St. Catharines
20 minutes	Buffalo, NY, U.S.A.
60 minutes	Hamilton
85 minutes	Toronto



-  SUBJECT PROPERTY
-  Niagara Falls Municipal Boundary
-  Niagara Falls Urban Area Boundary
-  Drummond/Victoria Neighbourhood



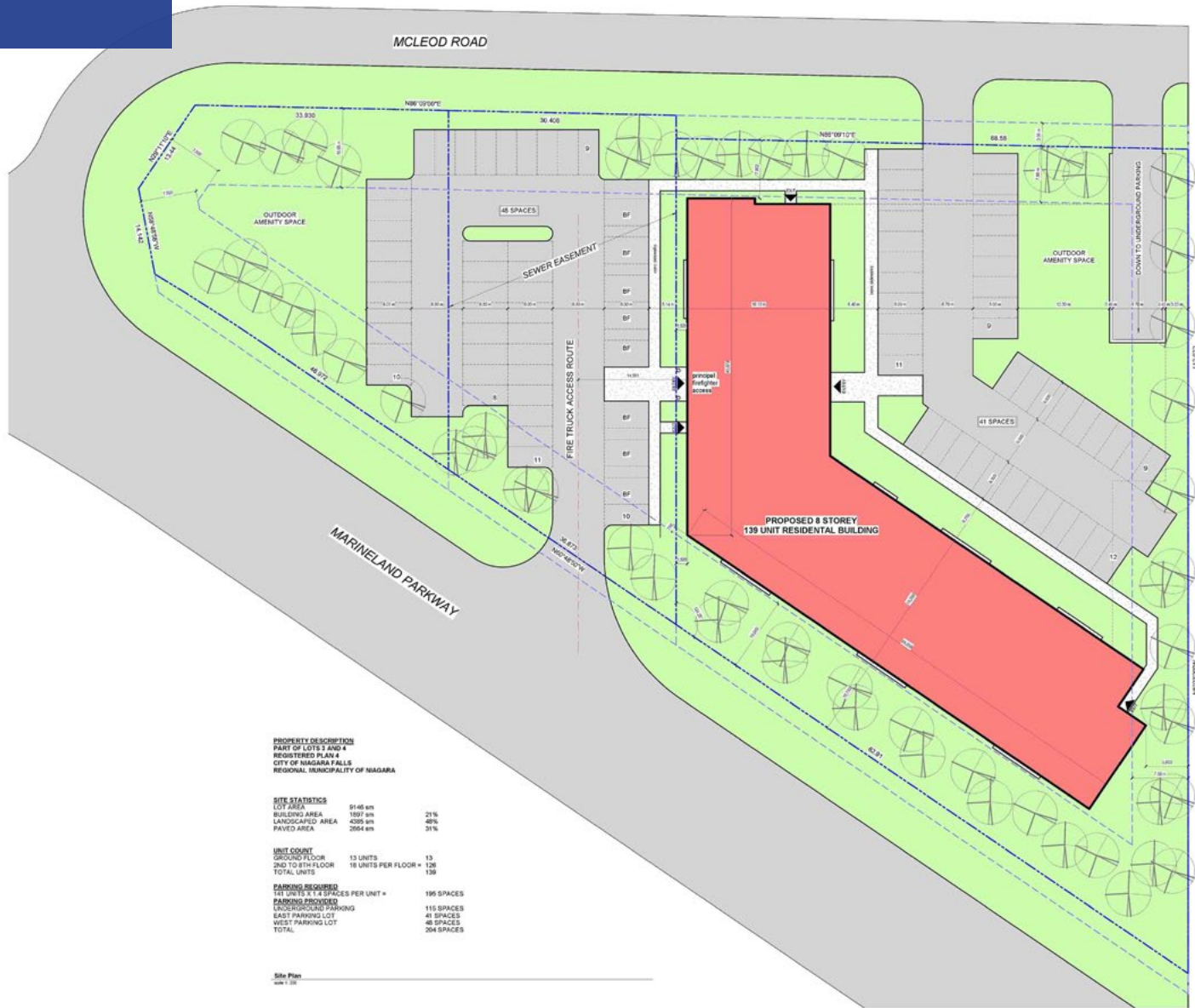


# Proposed Building: Isometric / Perspective



<p>DATE: 2022-08-29 10:00 AM SCALE: 1/8" = 1'-0" PROJECT NO.: 22-000000 SHEET NO.: A3-200</p> <p>REVISIONS BY THE ARCHITECT: CONSTRUCTION FILE IS OPEN REVISIONS BY THE ENGINEER: CONSTRUCTION FILE IS OPEN REVISIONS BY THE CONTRACTOR: CONSTRUCTION FILE IS OPEN REVISIONS BY THE OWNER: CONSTRUCTION FILE IS OPEN REVISIONS BY THE ARCHITECT: CONSTRUCTION FILE IS OPEN REVISIONS BY THE ENGINEER: CONSTRUCTION FILE IS OPEN REVISIONS BY THE CONTRACTOR: CONSTRUCTION FILE IS OPEN REVISIONS BY THE OWNER: CONSTRUCTION FILE IS OPEN</p>		<p>Project: Gateway Building  <b>Ralph Roselli</b>          National Real Estate Broker          National Real Estate Broker  <b>Isometric / Perspectives</b></p>		<p>Issued For: Project Meeting          A - July 2, 2022</p>	
<p><b>A3-200</b></p>		<p><b>RAIMONDO + ASSOCIATES</b>          1001 North 1st Street, Suite 1000, Tampa, FL 33602          813.251.1111   www.raimondo.com</p>		<p><b>ROCHEKS INC.</b></p>	

# Proposed Site Plan



**PROPERTY DESCRIPTION**  
 PART OF LOTS 3 AND 4  
 REGISTERED PLAN 4  
 CITY OF NIAGARA FALLS  
 REGIONAL MUNICIPALITY OF NIAGARA

**SITE STATISTICS**

LOT AREA	6148 sqm	
BUILDING AREA	1597 sqm	21%
LANDSCAPED AREA	4385 sqm	48%
PAVED AREA	2564 sqm	31%

**UNIT COUNT**

GROUND FLOOR	13 UNITS	13
2ND TO 8TH FLOOR	18 UNITS PER FLOOR	126
TOTAL UNITS		139

**PARKING REQUIRED**

141 UNITS x 1.4 SPACES PER UNIT	196 SPACES
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**PARKING PROVIDED**

UNDERGROUND PARKING	115 SPACES
EAST PARKING LOT	41 SPACES
WEST PARKING LOT	48 SPACES
TOTAL	204 SPACES

Site Plan  
 scale 1:500

RAIMONDO + ASSOCIATES ARCHITECTS INC.  
 100 COLLEGE AVENUE, SUITE 200  
 NIAGARA FALLS, ONTARIO L2S 3L7  
 TEL: 905.335.1111 FAX: 905.335.1112

Overall Site Plan

A1-000





# Proposed Typical Floor Plan



<b>RAMONDO + ASSOCIATES</b> ARCHITECTS INC. <small>10000 Woodloch Forest Dr., Suite 100, Dallas, TX 75243          Tel: 972.961.8800 Fax: 972.961.8801</small>	
Prepared by: <b>Ralph Roselli</b> Checked by: _____ Date: _____ Scale: _____ Title: <b>Typical Floor Plan</b>	
<small>THIS DOCUMENT IS THE PROPERTY OF RAMONDO + ASSOCIATES ARCHITECTS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND PHASE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF RAMONDO + ASSOCIATES ARCHITECTS INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREIN.</small>	
<b>A2-101</b>	



# Zoning

The property is presently zoned Tourist Commercial and designated Tourist Commercial in the City of Niagara Falls Official Plan.

## TC - Tourist Commercial Zone

### Permitted Uses

- Art gallery
- Assembly hall
- Automobile service station
- Bake shop
- Bank, Trust Company, Credit Union, Currency Exchange
- Beer, wine or liquor store
- Car rental establishment, truck rental establishment
- Car wash, interior and exterior hand car cleaning
- Clothing store
- Convention centre
- Day Nursery
- Drive-in restaurant
- Drug store
- Exhibitions of wax works, automobiles, handcrafts, natural or artificial curiosities, freaks of nature
- Food store
- Health Centre
- Hotel
- Motel
- Museum
- Parking lot
- Personal Service shop
- Photographer's studio
- Place of entertainment
- Place of worship
- Private club
- Public garage, mechanical
- Recreational uses
- Restaurant
- Service shop
- Sightseeing tours establishment, sightseeing tourist information centre
- Souvenir store
- Tobacco store
- Tourist home
- Adult Store provided the adult store is separated from another adult store by a 2002-199 minimum distance of 100 metres and from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres.
- Dwelling units in a building in combination with one or more of the uses listed in this 2002-061 section, provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
- Gasoline bar
- Timeshare sales office
- Retail store
- Office
- Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment and a restaurant, in accordance with section

# Zoning Map







# Area Overview



**\$74,500 Median  
Total Household  
Income (2020)**



**Niagara Falls, ON  
Total Pop. 94,415  
2021 (+6.95%)**



**Tourist  
Commercial  
Zoning**



**Median Age 44.8**



**QEW Hwy. Access  
<5 min.**

## Niagara Falls, Ontario, Canada

Niagara Falls is a city in Ontario, Canada. It is on the western bank of the Niagara River in the Golden Horseshoe region of Southern Ontario, with a population of 94,415 at the 2021 census and an increase of 6.95% over 2016. It is part of the St. Catharines - Niagara Census Metropolitan Area (CMA). Incorporated on 12-June-1903, the City is across the Niagara River from Niagara Falls, New York.

Located between Lakes Ontario and Erie the city is located within a one day's drive of 120 million consumers. Niagara Falls is accessible by the QEW, Ontario's major highway system, with major interchange access points including Thorold Stone Road, the 420 Highway, and McLeod Road. Rail transportation is also available, as is water transportation via the Welland Ship Canal, just a short drive away. A regional airport is located in Niagara-on- the-Lake.

The Niagara River flows over the Niagara Falls creating a natural spectacle which attracts millions of tourists each year. The tourist area near the Falls offers observation towers, high-rise hotels, souvenir shops, entertainment attractions, museums, indoor water parks, casinos and theatres, with colourful neon signs and billboards. Other areas in the City offer golf courses, parks & historic sites from the War of 1812, shopping & entertainment areas and residential neighbourhoods.

Niagara Falls offers big-city living with hometown comforts and all the amenities of Metropolitan living available. Toronto & New York City are just a few hours away by train, plane or car. Niagara Falls is a great place to live, work, and raise a family. With its strong education system, cultural and recreational attractions, dynamic business community, and abundance of exciting, vibrant neighbourhoods, residents enjoy a work-life balance that's hard to beat.

## Key Advantages of Niagara

- The Niagara Region is the Economic Trade Corridor that links the Canadian and the United States markets.
- Niagara is ranked as the number one Canada-U.S. border crossing in terms of people and vehicles, and second in terms of overall value of trade.
- The region's strategic location provides access to the U.S. market via five international bridges that facilitate the flow of goods by truck and rail as well as the unique Welland Canal, part of the St. Lawrence Seaway Hwy H2O system.
- Niagara is also well placed at a strategic point in time. Growing protectionism in the U.S., combined with uncertainty over the future of China-U.S. trade compelling strategic location for companies selling into and out of the North American marketplace.
- The Niagara Corridor is centrally located in an economic mega- region of 130 million people within one-day's drive. Niagara is 'the link' between Canada's largest metropolitan area, Toronto, and 55% of the U.S. population and 60% of Canada's within one day's drive. As a result, the Niagara Region is the natural base for American and Canadian companies wishing to reach both of these vibrant markets.
- The City of Niagara Falls has prepared Community Improvement Plans to encourage the rejuvenation of strategic investment areas and older business areas that have experienced economic decline over the years. The Community Improvement Plans contain grant and loan programs that provide incentive for business to build and renovate industrial buildings in Niagara Falls and to improve the appearance and the structure of commercial buildings and conversion of upper floor space for residential use. The City has also prepared a Brownfield Community Improvement Plan which encourages the environmental clean-up and redevelopment of older abandoned industrial and commercial sites that are contaminated or perceived to be contaminated.
- Atura Power has recently selected the Niagara region as its first Ontario site for large-scale hydrogen production. The Niagara Hydrogen Centre will use a 20-megawatt (MW) electrolyzer to produce green hydrogen.
- Canada recently signed the most comprehensive and assertive trade pact on the planet with the EU, the CETA agreement.

Source: [www.forteriecanada.com](http://www.forteriecanada.com)

# Niagara Region



## Offering Process

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers Niagara for consideration by the Vendor. Any Offer to Purchase the Property (the "Offer") is to be submitted to Colliers Niagara on the Vendor's standard offering form (available upon request from Colliers Niagara).

**Prospective purchasers are invited to submit Offers for McLeod Road, Niagara Falls ON, to the Listing Agent(s).**

All Offers to purchase the Property will be evaluated based upon, but not limited to, the structure proposed by the prospective purchaser, the net proceeds to the Vendor, the prospective purchaser's ability to complete the transaction, and the timeliness and proposed conditions of closing.

The Vendor will negotiate with the prospective purchaser(s) whose purchase proposal is judged to be most attractive to the Vendor, in its sole and absolute discretion. The Vendor is not obliged to accept any Offer and reserves the right to reject any or all Offers received.

At any time prior to entering into an Offer, the Vendor may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all prospective purchasers at any time prior to accepting an Offer, without notice or liability.

## Disclaimer

Neither the Vendor nor Colliers, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this Brochure or of any other information provided or statements made by Colliers, the Vendor or its agents, and such material, information, or statements should not be relied upon by prospective purchasers without independent investigation and verification. This Brochure does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in analyzing the Property. The information on which this Brochure is based has been obtained from various sources considered reliable. All materials, information or statements are provided as a convenience to prospective purchasers only. The Vendor and Colliers and their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in this Brochure or in any other oral or written communications given or made available to prospective purchasers.

The Vendor and Colliers reserve the right to withdraw, amend or replace all or any part of this Brochure at any time and undertake no obligation to provide prospective purchasers with access to any additional information, other than as contemplated by the Vendor's form of Offer. In all cases, prospective purchasers should conduct their own investigation and analysis of the Property.

Any Sale of the Property will be subject to the terms of an accepted Offer, which will supersede all prior communications, including this Brochure.



VIEW ONLINE 

[collierscanada.com/niagara](https://collierscanada.com/niagara)

\$4.5B

Annual revenue

2B

Square feet managed

18,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

*Statistics are for May 2023 and in U.S. dollars.  
Number of countries include affiliates.*

## About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 65 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and more than \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at [corporate.colliers.com](https://corporate.colliers.com), Twitter @Colliers or LinkedIn.

[collierscanada.com](https://collierscanada.com)

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