

**AVISON
YOUNG**

DEVELOPMENT LAND FOR SALE

**NIAGARA-ON-THE-LAKE
ONTARIO**



14.98 ACRES OF LAND

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ONTARIO

Property Details

Lot Size	14.98 acres
Zoning	Highway Commercial (C3) and partial Rural (A)
Asking Price	Speak with Listing Team
Realty Taxes	\$392,000 (2026)

Highlights

- Rare development opportunity in a prime Niagara-on-the-Lake location along QEW at the Garden City Skyway, positioned between York Road and Queenston Road.
- Offering exceptional exposure across from the Outlet Collection at Niagara and surrounded by major tourism, hospitality, and retail destinations - including White Oaks Resort, Niagara College and multiple national hotel brands.
- The site combines Highway Commercial (C3) and Rural (A) zoning, supporting a wide range of commercial, hospitality, and tourism-focused uses.
- With nearly 15 contiguous acres, strong visibility, and proximity to one of Niagara's busiest commercial nodes, the property presents a scalable opportunity for developers, investors, and end-users seeking long-term growth and future intensification potential.

 [CLICK HERE FOR ZONING PROVISIONS](#)

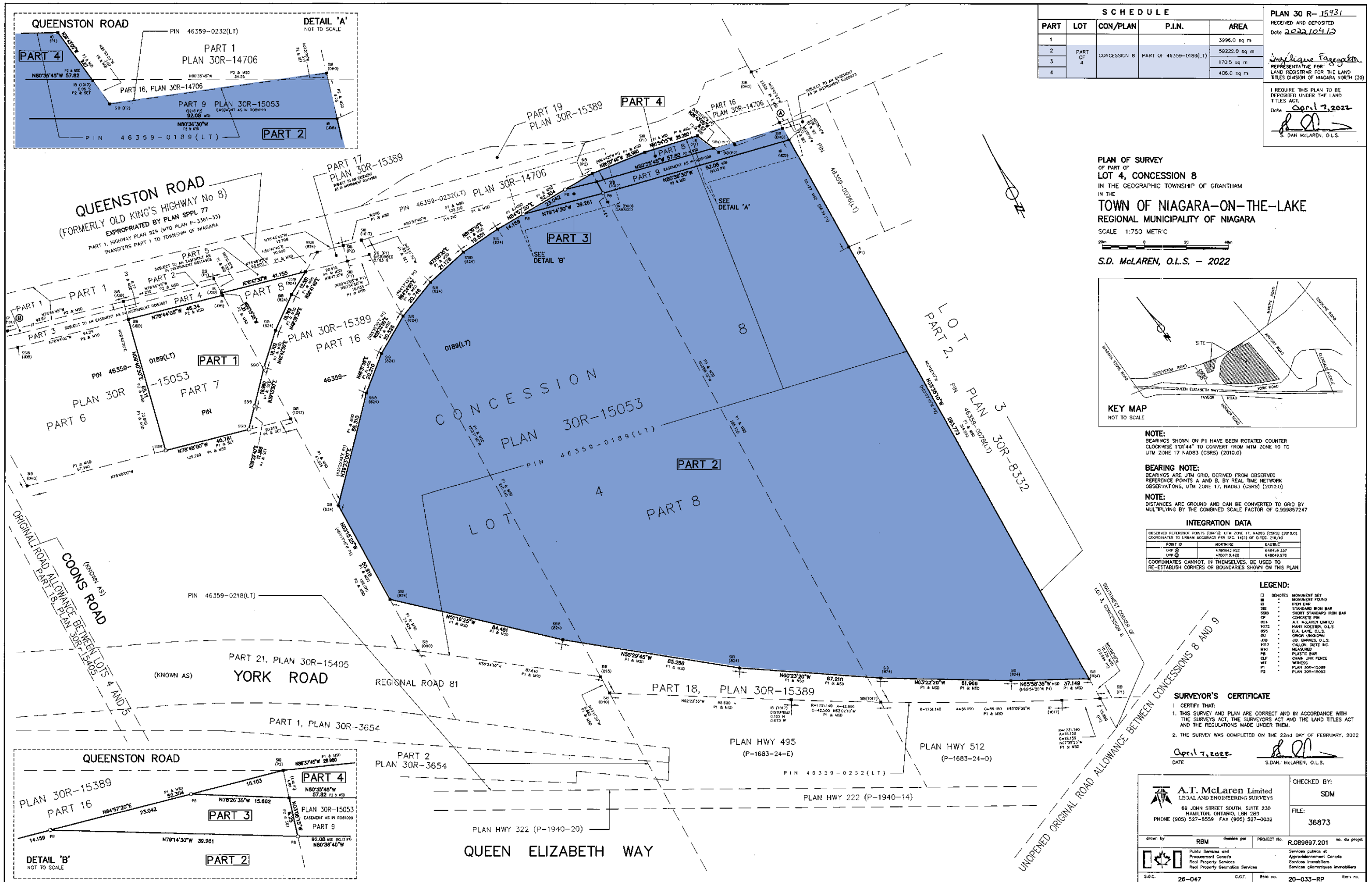
Purchaser is responsible for completing their own due diligence as it relates to zoning and permitted uses for the property.



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Survey



SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1				3996.0 sq m
2	PART OF 4	CONCESSION 8	PART OF 46359-0189(LT)	59222.0 sq m
3				170.5 sq m
4				406.0 sq m

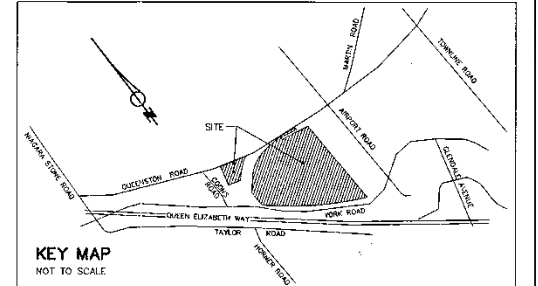
PLAN 30 R-15931
RECEIVED AND DEPOSITED
DATE 2022/10/13

S.D. McLaren
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF NIAGARA NORTH (20)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.
DATE April 7, 2022
S.D. McLaren
S. DAN McLAREN, O.L.S.

PLAN OF SURVEY
OF PART OF
LOT 4, CONCESSION 8
IN THE GEOGRAPHIC TOWNSHIP OF GRANTHAM
IN THE
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1:750 METRIC

S.D. McLAREN, O.L.S. - 2022



NOTE:
BEARINGS SHOWN ON P1 HAVE BEEN ROTATED COUNTER
CLOCKWISE 1°31'44" TO CONVERT FROM NAD83 TO
UTM ZONE 17 NAD83 (CSRS) (2010.0)

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999957247

INTEGRATION DATA

POINT ID	COORDINATES	DATE
REF A	4780613.552	4/8/2018
REF B	4780719.428	4/8/2018

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

- LEGEND:**
- MONUMENT SET
 - MONUMENT FOUND
 - IRON BAR
 - ▬ STANDARD IRON BAR
 - ▬ SHORT STANDARD IRON BAR
 - CONCRETE PIN
 - ALI-MCLAREN LIMITED
 - MARK ROBERTS, O.L.S.
 - D.A. LANE, O.L.S.
 - OREN IMBACH
 - J.E. BARNES, O.L.S.
 - CALVIN GIBBE, INC.
 - MEASURED
 - PLASTIC BAR
 - CHAIN LINK FENCE
 - WIRE
 - P1 - PLAN 30R-15389
 - P2 - PLAN 30R-15053

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 22nd DAY OF FEBRUARY, 2022

DATE April 7, 2022
S.D. McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B8
PHONE (905) 527-8559 FAX (905) 527-0032

CHECKED BY: **SDM**

FILE: **36873**

drawn by: **RBM** checked by: **SDM** PROJECT NO: **R.089897.201** no. du. proj

Public Services and
Professional Controls
Real Property Services

Services publics et
Approvisionnement Canada
Services immobiliers
Services géomatiques immobiliers

S.O.C. 26-047 C.G.T. Item no. 20-033-RP Item no.

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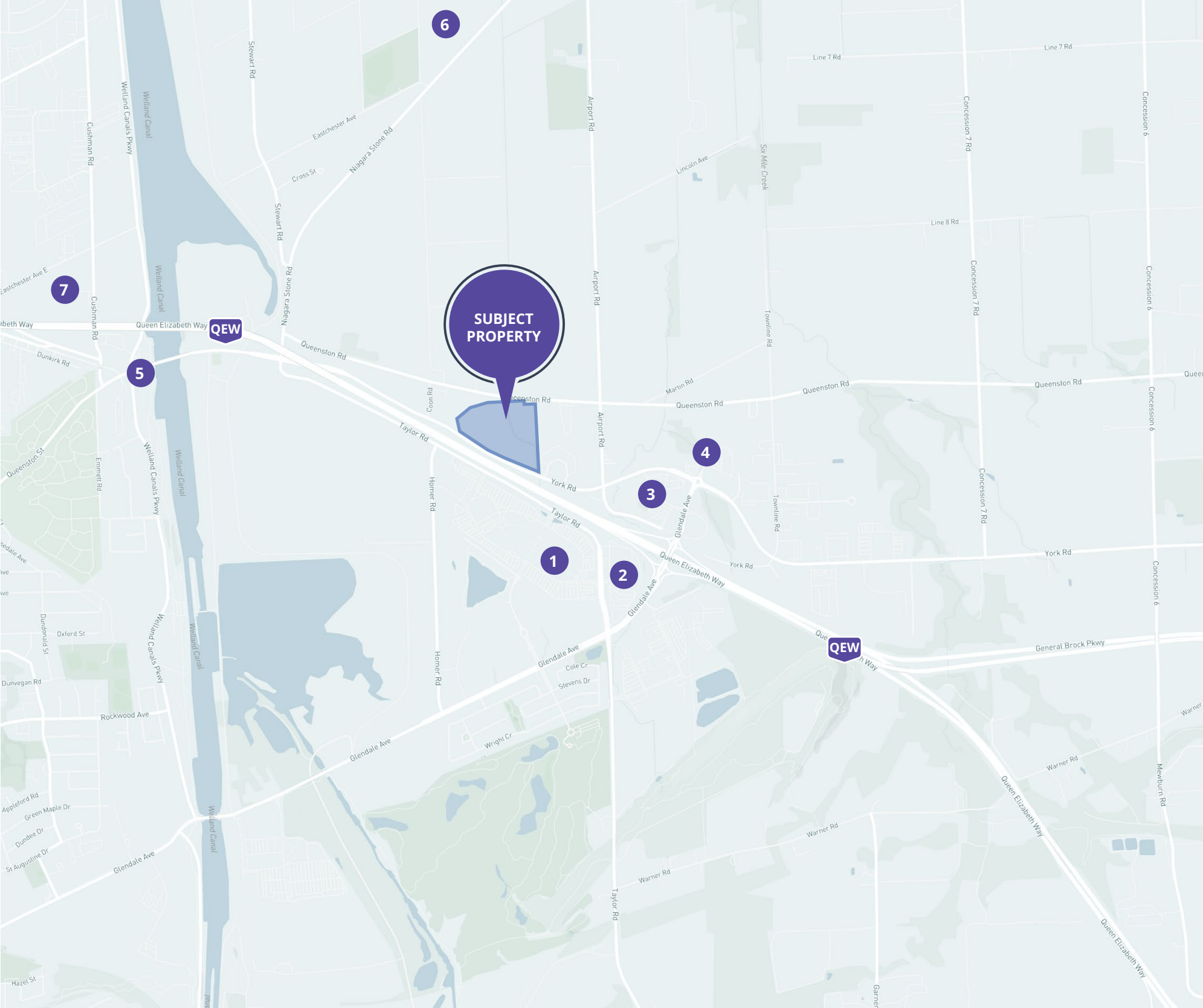
Amenities & Transit

- 1 OUTLET COLLECTION AT NIAGARA**
 - Aroma Espresso Bar
 - Subway
 - Starbucks
 - The Eatery
 - BRAVO Italian
 - BeaverTails
 - Real Fruit Bubble Tea
 - KFC
 - Mr. Pretzels
 - Szechuan Express
 - Jimmy the Greek
 - Bourbon St Grill
 - Imperial Meats
 - Craig's Cookies
 - Crepe Delicious
 - New York Fries
 - Sbarro
- 2**
 - Grow Kitchen & Cafe
 - Play Bar & Grill
 - LIV Restaurant
 - White Oaks Conference Resort and Spa
- 3**
 - Petro Canada
 - Tim Hortons
 - Bapa's Burrito
 - Tandoori Bites
 - Little Sushi
 - Pizza Pizza
 - Wendy's
- 4**
 - Hilton Garden Inn
 - Holiday Inn Express
- 5**
 - George's Greek Village
 - Good Eats Diner
- 6**
 - Niagara District Airport
- 7**
 - Walmart Supercentre
 - No Frills
 - Wendy's
 - A&W
 - Canadian Tire
 - Sunset Grill
 - Dollarama
 - Popeyes
 - Mandarin
 - Stacked Pancake & Breakfast
 - Pete's Pizza

Drive Times

3 MINS | 1.7 KM
Queen Elizabeth Way

14 MINS | 8.0 KM
St. Catherines GO Station



Amenities within 5KM



356
Retail



113
Restaurants



7
Fitness Centres



10
Hotels



4
Banks



19
Gas Stations

For more information please contact:

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Outlet Collection at Niagara

Bass Pro Shop

Leon's

QEW

YORK ROAD

QUEENSTON ROAD

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**AVISON
YOUNG**

**CANADA BEST
MANAGED
COMPANIES**

Platinum member