



**FOR SALE | 4635 Queen St, Niagara Falls, ON**

**±0.88 AC SITE, WITH FRONTAGE ON 3 STREETS**

**±16,473 SF Commercial Building**  
with significant re-development opportunity

ASKING PRICE:

**\$2,900,000**

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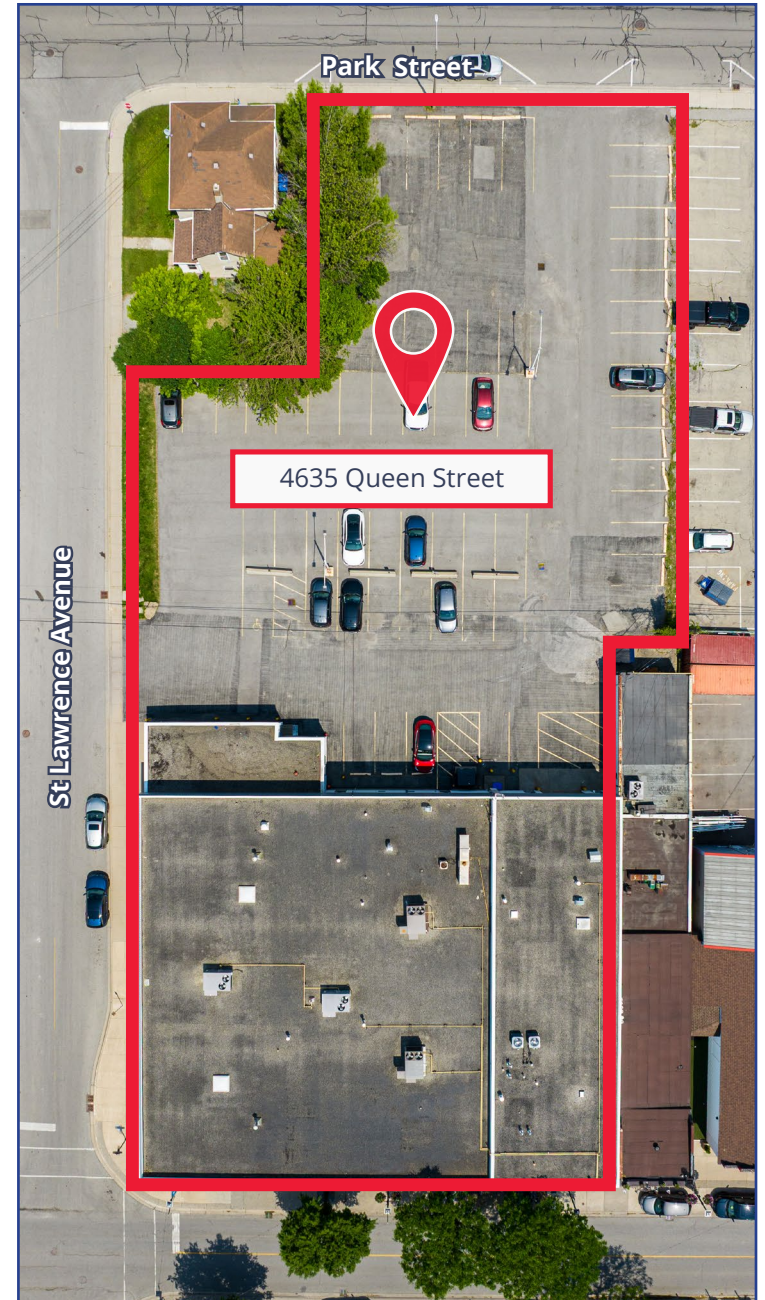
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# Listing Specifications

4635 Queen Street | Niagara Falls | ON

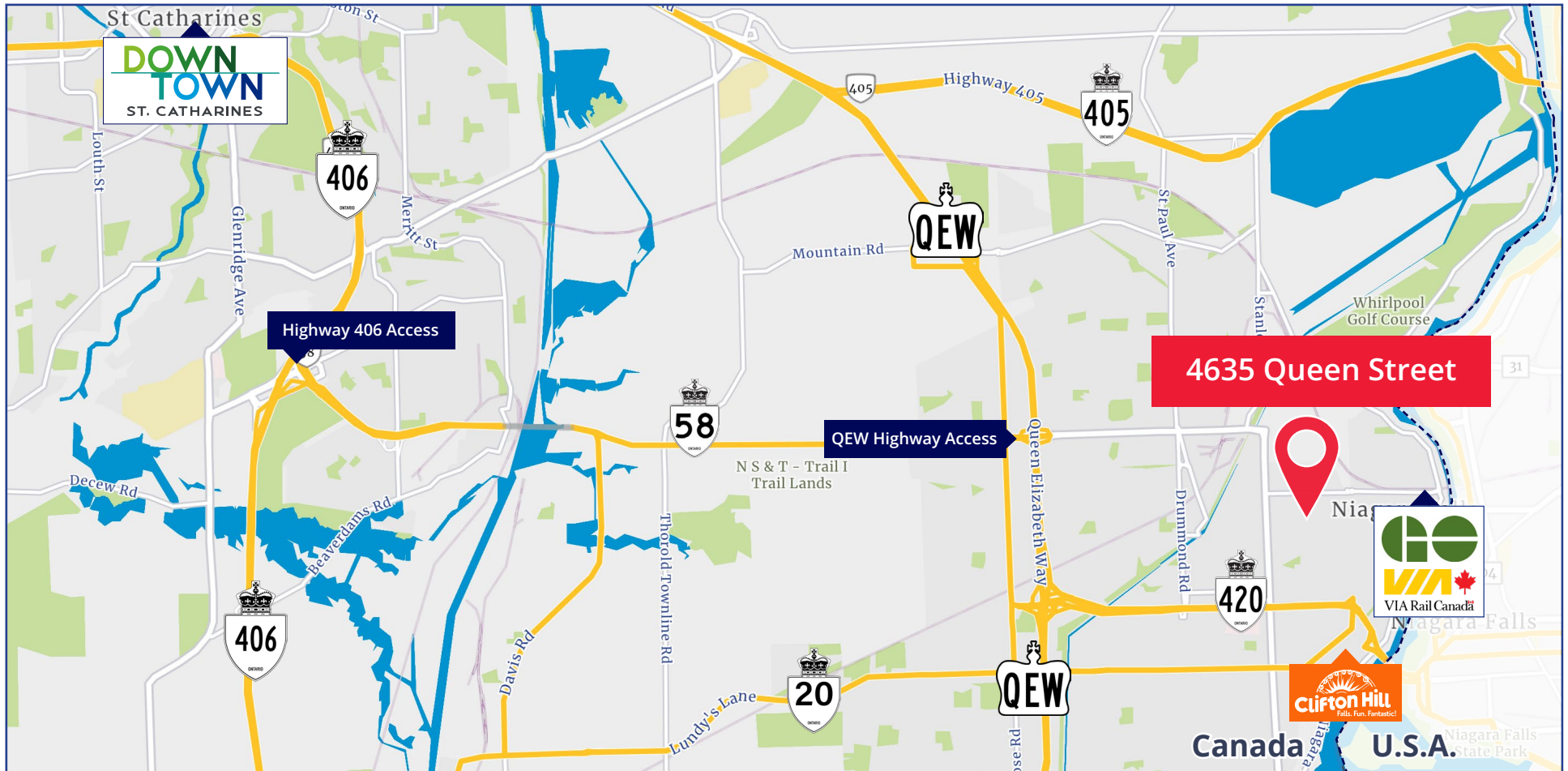
ARN	272501000510700
Lot Size	±0.88 Acres
Building Size	±16,473 SF
Zoning	CB2 - Central Business Commercial
Secondary Plan	Transit Station - Mixed Use 1 Downtown
Asking Price	\$2,900,000
Taxes (2024)	\$28,982
NOI	\$172,951
Parking	60+ parking spaces
Comments	<ul style="list-style-type: none"><li>• 4-unit building fully occupied.</li><li>• This building has several long-term tenants, and a unique "managed office suite" with short-term leases providing great income and flexibility.</li><li>• Functioning as a fully turn-key investment property, with option for a partial owner occupancy scenario.</li><li>• Many substantial building improvements made over the past 5 years.</li><li>• Significant redevelopment potential.</li></ul>



# Listing Specifications



4635 Queen Street | Niagara Falls | ON



2

minutes to  
GO Train Station

7

minutes to  
Clifton Hill

10

minutes to  
QEW Highway

20

minutes to  
Highway 406

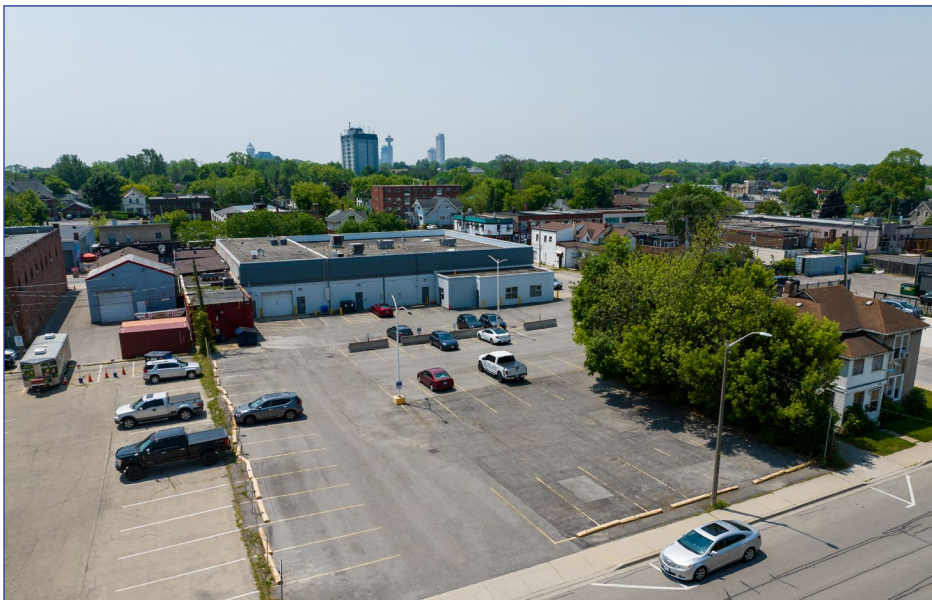
22

minutes to Downtown  
St. Catharines



# Exterior Photos

4635 Queen Street | Niagara Falls | ON





# Interior Photos

4635 Queen Street | Niagara Falls | ON





# Interior Photos

4635 Queen Street | Niagara Falls | ON





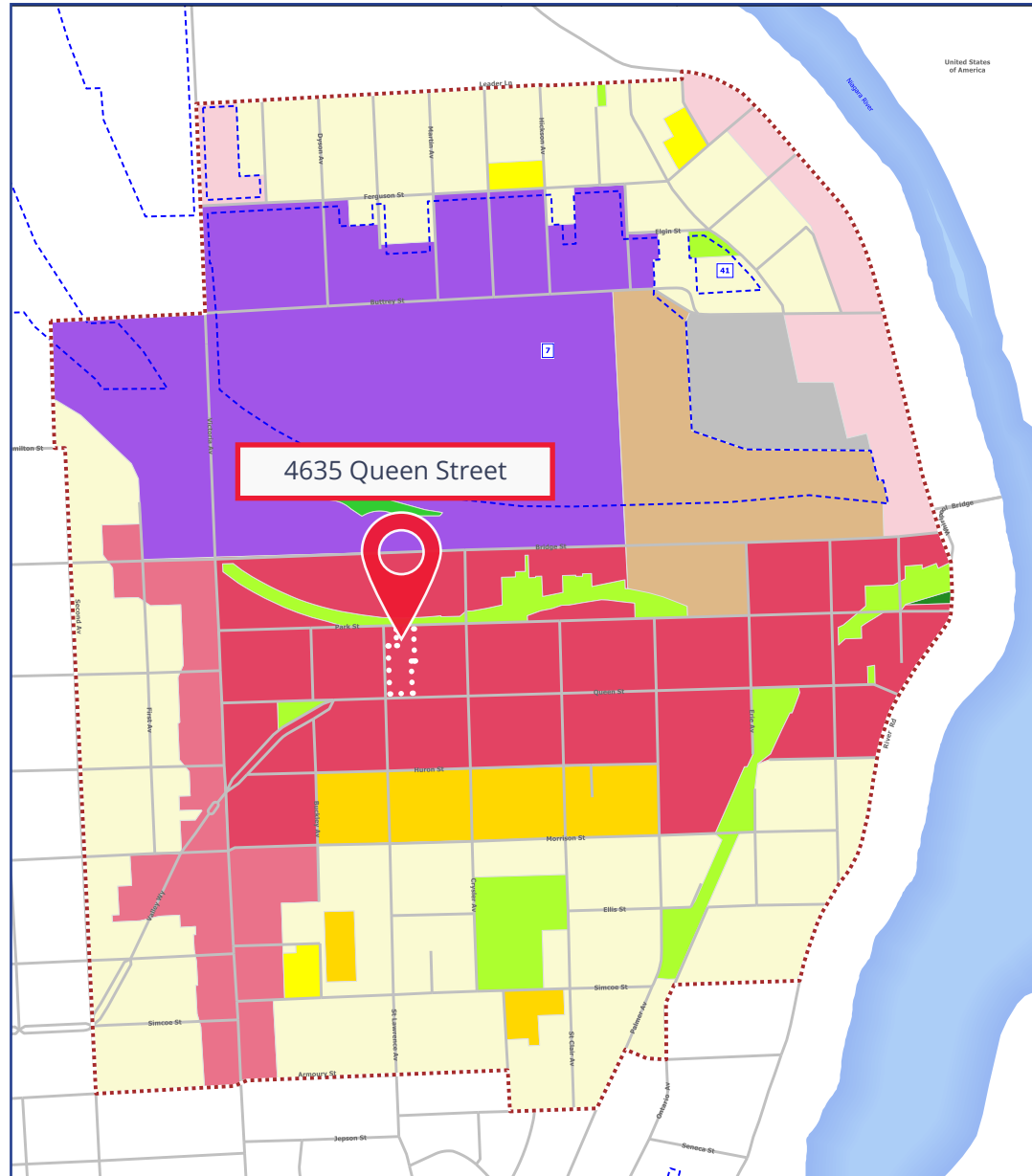
# Secondary Plan

4635 Queen Street | Niagara Falls | ON



The subject property is designated **Mixed Use 1 Downtown** within the **Transit Station Secondary Plan** for the Niagara Falls GO Station.

This designation supports a mix of residential, commercial, and office uses, encouraging transit-oriented development in the heart of the city. The Secondary Plan, approved by Niagara Region in 2018, was created to guide growth and investment around the future GO Station, which is part of the province's planned daily GO Transit service expansion to Niagara Falls. As a result, the property benefits from forward-looking land use policies, improved transportation infrastructure, and enhanced connectivity—making it well-positioned for development aligned with the city's long-term vision.



## Schedule A-5 Land Use

### Transit Station Secondary Plan Area



0 250 m

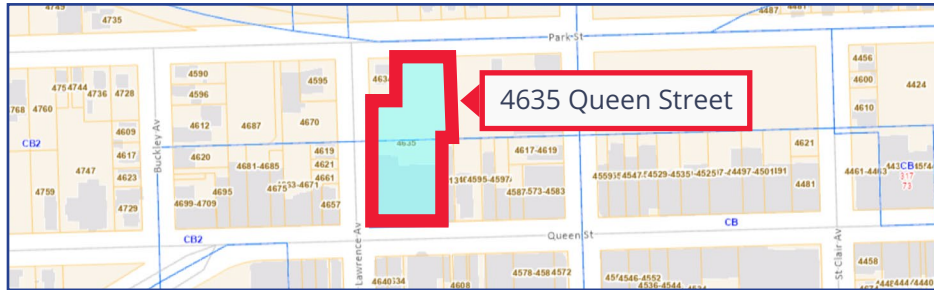
K:\SourceData\Shapes\CP\Schedule A5\Official map  
Print Date: March 2019

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# Zoning CB2 - Central Business Commercial



4635 Queen Street | Niagara Falls | ON



**PERMITTED USES:** No person shall within any CB, CB2, CB3, CB4, CB4-1, CB5 OR CB6 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- |  |   |
|--|---|
| (a) Art gallery  | (r) Motel in accordance with section 4.25 |
| (b) Assembly hall  | (s) Museum                                |
| (c) Auctioneering establishment                          | (t) Office                                |
| (d) Bake shop  | (u) Parking lot                           |
| (e) Bank, Trust Company, Credit Union, Currency Exchange | (v) Personal Service shop                 |
| (f) Car rental establishment, truck rental establishment | (w) Photographer's studio                 |
| (g) Clinic   | (x) Place of entertainment                |
| (h) Dancing studio                                       | (y) Place of Worship                      |
| (i) Day Nursery  | (z) Printing shop                         |
| (j) Drive-in restaurant in accordance with section 4.23  | (aa) Public garage, mechanical            |
| (k) Dry cleaning establishment                           | (bb) Private club                         |
| (l) Farmers' market                                      | (cc) Recreational uses                    |
| (m) Funeral home   | (dd) Restaurant                           |
| (n) Health Centre  | (ee) Retail store                         |
| (o) Hotel  | (ff) Service shop                         |
| (p) Laundry  | (gg) Tavern                               |
| (q) Library  | (hh) Animal clinic                        |

(ii) Adult Store provided the adult store is separated from another adult store by a minimum distance of 100 metres from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres

(jj) CB: dwelling units in a building in combination with one or more of the uses listed in clauses a to jj inclusive above, provided that not more than 75% 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.

**CB2: Apartment Dwelling except on Queen Street, and Park Street (between Ontario Ave and Erie Avenue), where dwelling units are only permitted in a building in combination with one or more of the uses listed in this section and further provided that such dwelling units, except entrances thereto, are located above the ground floor.**

CB3: Apartment Dwelling

CB4 or CB4-1: Apartment Dwelling

CBS: Dwelling units are only permitted in a building in combination with one or more of the uses listed in this section and further provided that such dwelling units, except entrances thereto, are located above ground floor.

CB6: Dwelling units are only permitted in a building in combination with one or more of the uses listed in this section and further provided that such dwelling units, except entrances thereto, are located above ground floor.

(kk) Licensed establishment

(ll) Nightclub in accordance with section 4.38

(mm) Outdoor patio which is an accessory use to a drive-in restaurant, hotel, licensed establishment, nightclub, place of entertainment and restaurant, in accordance with Section 4.25A



# Area Neighbours

4635 Queen Street | Niagara Falls | ON



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**\$4.8B+**

Annual revenue

**2B**

Square feet managed

**23,000**

professionals

**\$99B**

Assets under management

**70**

Countries we operate in

**46,000**

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2025

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