



FOR SALE

**±123,463 SQ. FT. INDUSTRIAL BUILDING  
ON ±10 ACRES OF LAND**

**8699 STANLEY AVENUE**  
NIAGARA FALLS, ON

## Contact Us

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**CBRE**

# Industrial Building Near QEW

With Opportunity to Expand

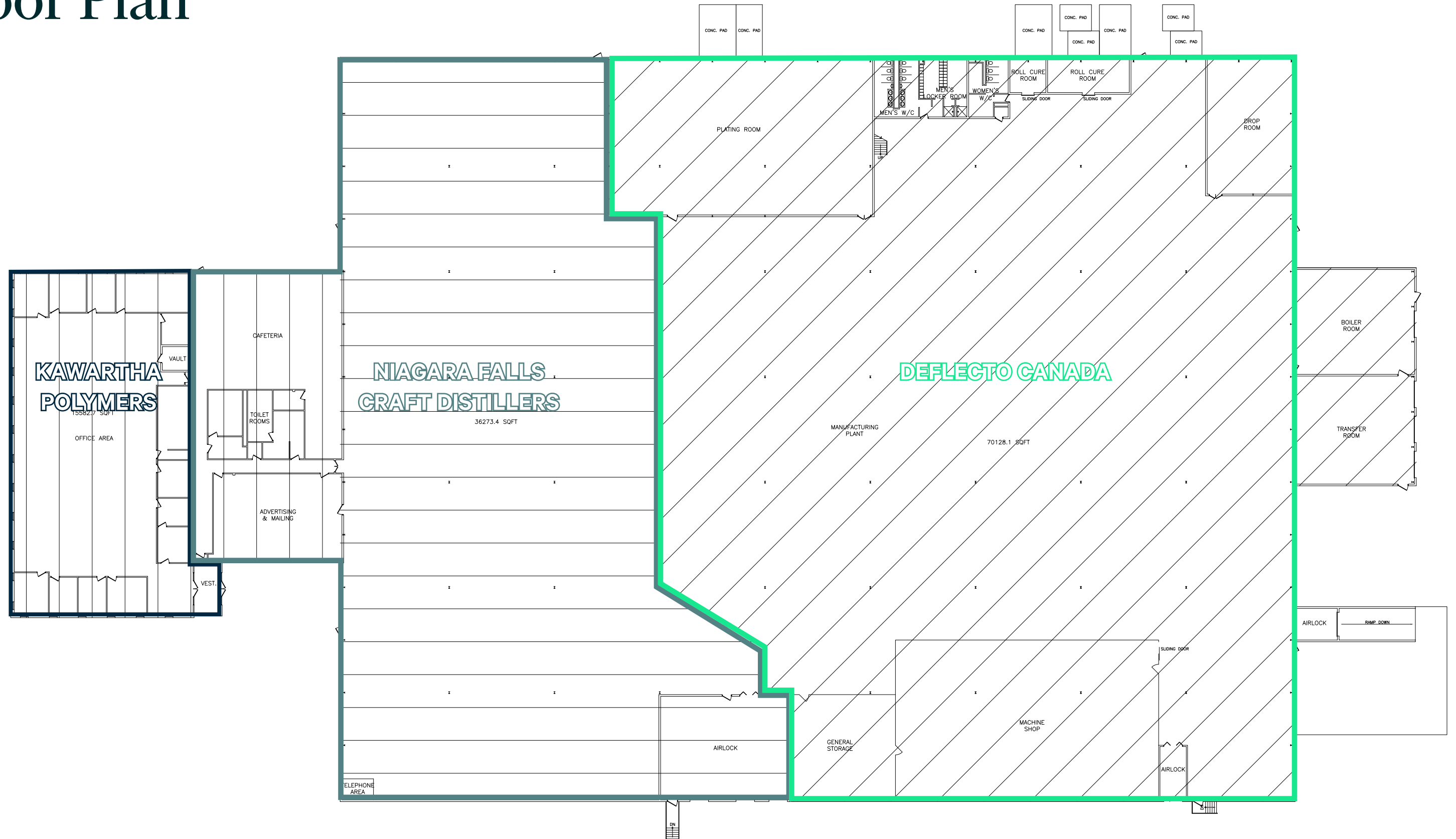
The subject property is located within the Stanley Industrial Park, which is in the south end of the City of Niagara Falls, Ontario, Canada. The property is being sold as a multi-tenanted investment opportunity with the option to purchase the additional ±10 acres of additional land for expansion on the neighbouring property for future development. The building will generate approximately \$1,304,870.74 annual net income which supports the \$20 million price at a 6.5% cap rate.

### Property Details

Total Available Size	±123,463 Sq. Ft.
Lot Size	±10 Acres
Ceiling Height	18' Clear
Loading	7 - Dock Level Doors
Zoning	PI/GI
NOI	\$1,304,870.74 Annual Net
Cap Rate	6.5%
Asking Price	\$20,000,000
Taxes (2023)	\$117,461.72

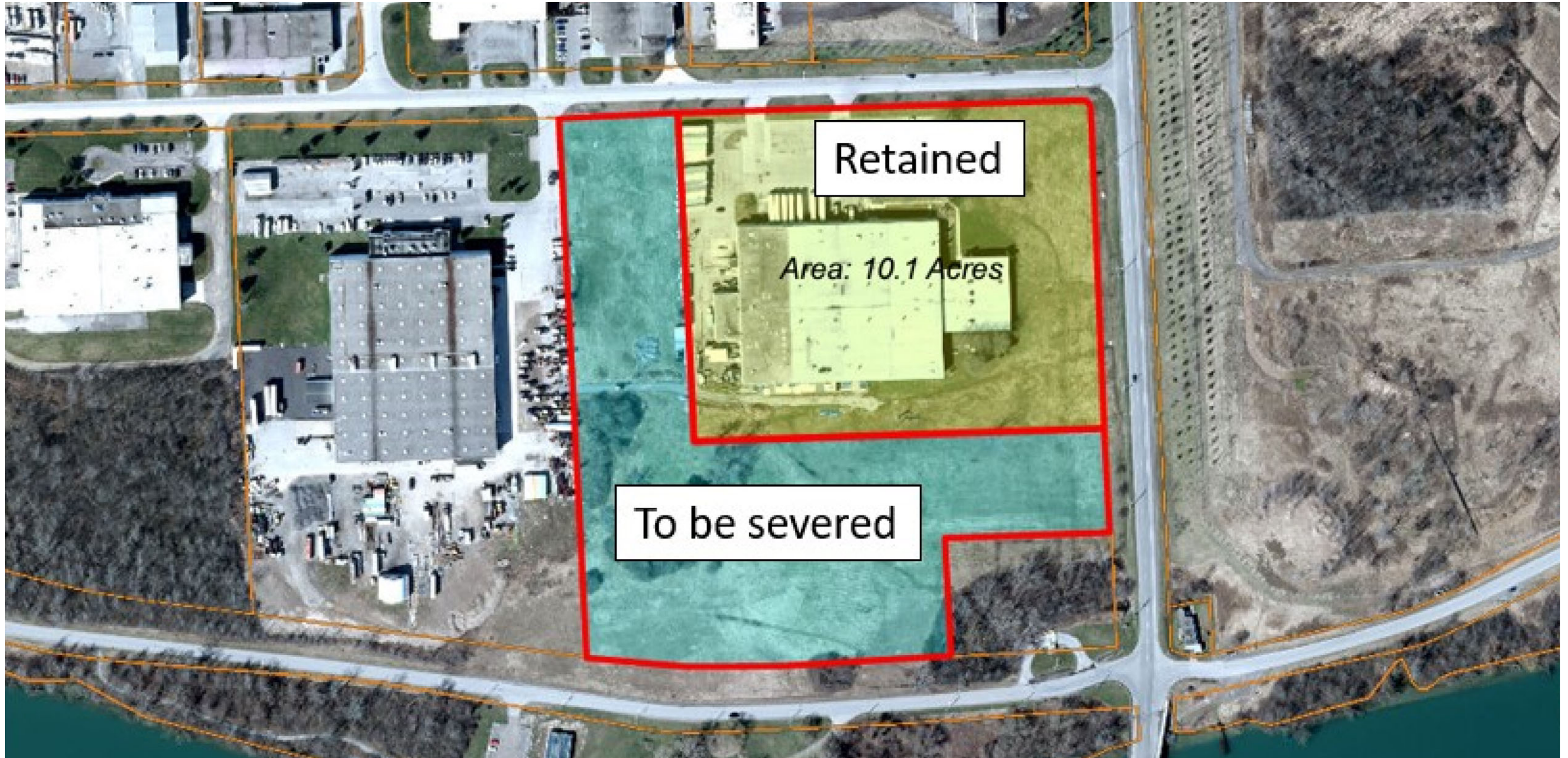


# Floor Plan



# Potential Severance

Concept Plan

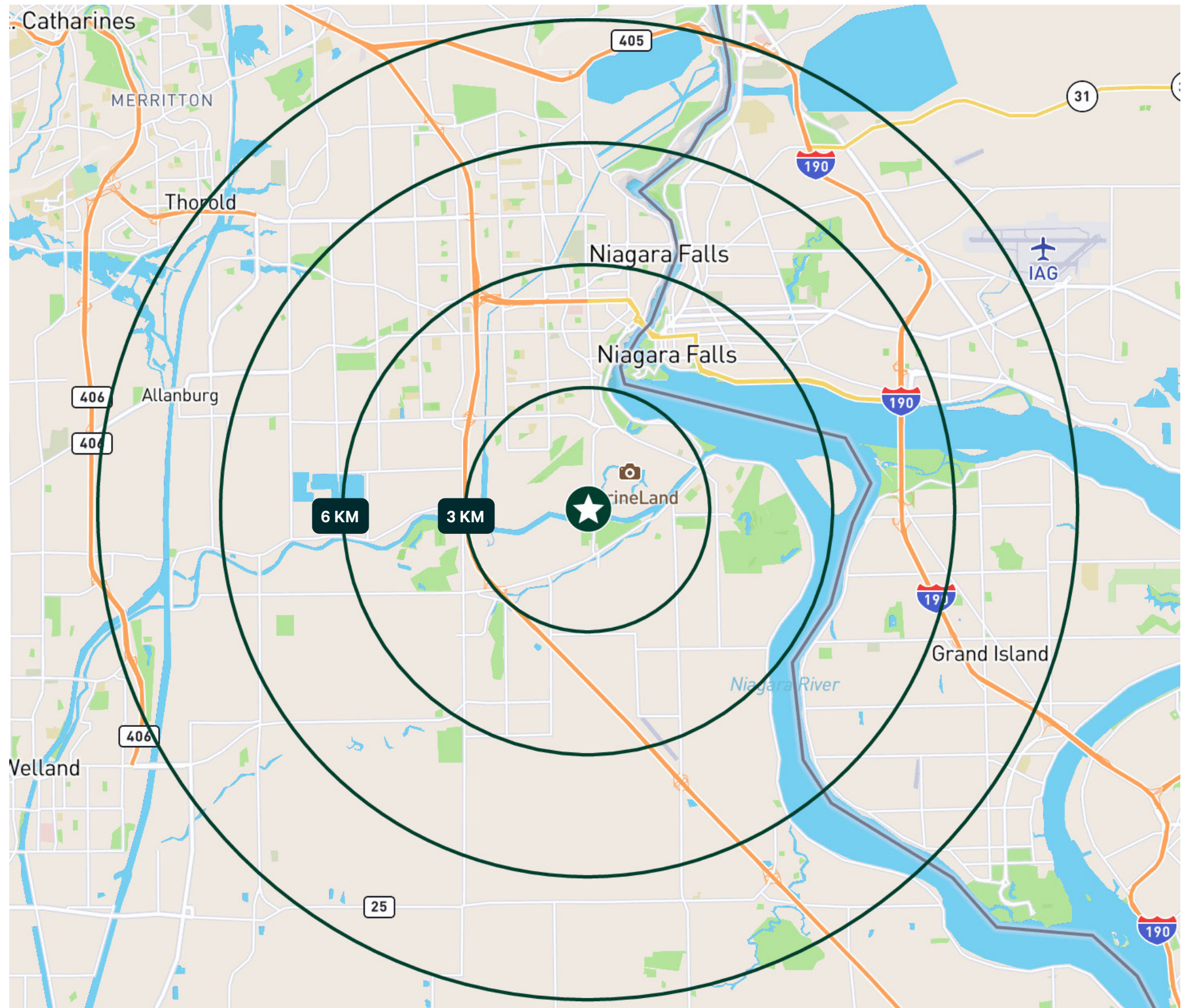


# Demographic Overview

Demographics	3 KM	6 KM	9 KM	12 KM
Total Population	9,433	53,176	88,188	106,064
Labour Force	8,131	43,241	73,223	88,680
Median Age	45.9	43.3	44.2	45.1
Average Household Income	\$84,190	\$83,127	\$86,016	\$91,152

Source: Sitewise Tetrad, Q3 2023

Drive Times	
QEW Access	• 3.6 KM
Highway #20	• 10.3 KM
GO Transit/ VIA Rail Train Station	• 8.1 KM
Greater Niagara General Hospital	• 5.4 KM
Brock University	• 23.8 KM
Rainbow Bridge USA Border Crossing	• 8.4 KM
Lewiston Bridge USA Border Crossing	• 17.1 KM
Peace Bridge USA Border Crossing	• 27.0 KM
Buffalo Niagara International Airport	• 50.3 KM
John C Munro Hamilton International Airport	• 78.9 KM



# Location Overview

## Niagara Falls, ON

Niagara Falls is an iconic destination known for its breathtaking natural beauty and vibrant tourism industry. Home to over 94,415 residents, Niagara is globally recognized for its majestic waterfalls, comprising the American Falls, Bridal Veil Falls, and the awe-inspiring Horseshoe Falls. These natural wonders attract millions of visitors each year, a significant draw for tourism and a substantial economic driver.

Situated in the southern region of Ontario, Canada, Niagara Falls is located along the international border with the United States. The City is positioned on the Niagara River, which connects Lake Erie to Lake Ontario. Its strategic location between major urban centers such as Toronto, Ontario, and Buffalo, New York, makes it a prime destination for tourists and residents alike.

### ECONOMY

The Niagara Region's economy is largely supported by their industrial and tourism sectors, which offers numerous attractions, including casinos, wineries, museums, and entertainment venues, ensuring a constant influx of tourists throughout the year. Niagara Falls boasts a diverse and robust economy. The region has experienced steady economic growth, supported by key sectors such as manufacturing, healthcare, education, and technology. The presence of well-established industries, along with ongoing infrastructure development projects, ensures a stable and favorable business environment.

### REGIONAL GROWTH

Niagara's regional growth is fueled by its strategic location, economic diversification, investment in infrastructure, and focus on innovation and sustainability. With a steady influx of tourists and a growing population, demand for quality housing remains high, making this an opportune time to invest in the region's real estate market.

### EDUCATION & WORKFORCE DEVELOPMENT

Niagara boasts renowned educational institutions, including Brock University and Niagara College, providing a skilled workforce to meet the demands of evolving industries. The region prioritizes workforce development programs and initiatives to align educational offerings with industry needs, ensuring a talent pool that is well-equipped for the future.



CLIFTON HILL

### INNOVATION & ENTREPRENURSHIP

Niagara has fostered a culture of innovation and entrepreneurship, promoting the growth of startups and small businesses. The region offers business incubators, accelerators, and support programs, creating an ecosystem that encourages innovation, collaboration, and the development of groundbreaking ideas.

### AMENITIES

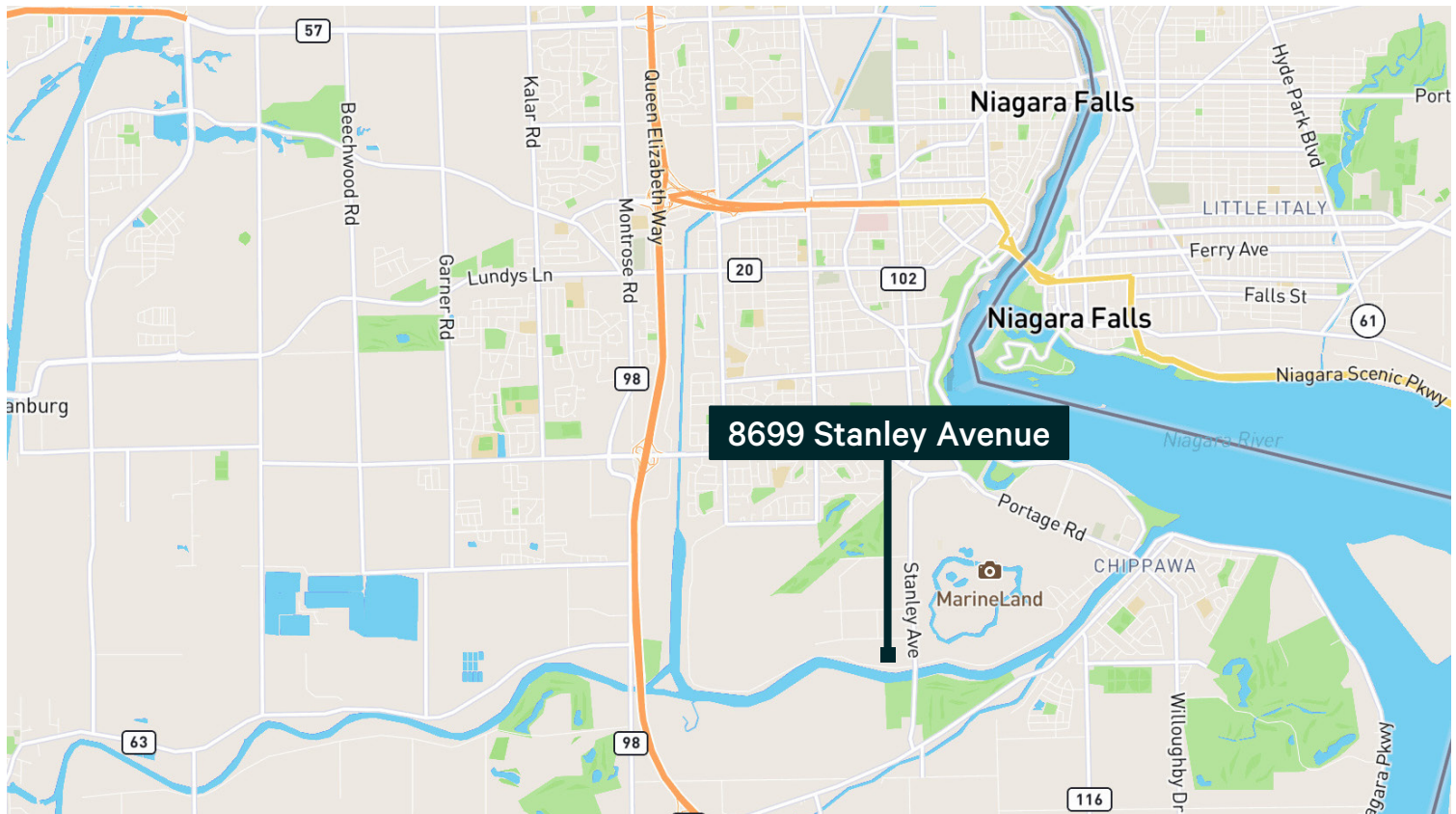
Niagara boasts an exceptional quality of life, combining natural beauty with urban conveniences. Residents enjoy access to parks, recreational trails, and waterfront activities. The region also offers a rich cultural scene, including theaters, galleries, and festivals, providing ample opportunities for entertainment and leisure.



FALLSVIEW CASINO



NIAGARA REGION GOLF COURSE



## Zoning Permitted Uses

### PI/GI - Prestige/ General Industrial

- + Administrative Offices for Industrial Use
- + Animal Hospital and Shelters/ Vet Clinic
- + Business Offices
- + Business or Commercial Trades School
- + Construction Trades Establishment
- + Commercial Refueling Stations
- + Communication Facilities
- + Courier or Delivery Services
- + Day Nurseries
- + Dry Cleaning Plants
- + Telecommunication Services
- + Equipment Rentals and Servicing
- + Factory Outlets
- + Food Processing Plants
- + Gasoline Bars
- + Industrial Uses
- + Laundries
- + Machine Shops
- + Medical Marijuana Grow and Production Facilities
- + Motor Vehicle Body / Repair Shops
- + Manufacturing
- + Motion Picture, Video Production
- + Offices
- + Printing Establishments
- + Public Storage
- + Scientific or Medical Laboratories
- + Tradesperson's Shops
- + Transportation Depot
- + Transport Truck Terminals
- + Warehousing
- + Wholesale

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