



FOR SALE

5050167 ONTARIO INC

PRE-APPROVED DEVELOPMENT OPPORTUNITY FOR A BUYER TO PURSUE
————— 7958 Blackburn Parkway | Niagara Falls, Ontario —————

Contact Us

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CBRE

PRE-APPROVED DEVELOPMENT

What you are looking at is the sale of all of the shares in a corporation that owns the real estate asset at 7958 Blackburn Parkway in Niagara Falls. The corporation is a sole-purpose entity and does not own or operate any other assets. The real estate asset is 2.798 acres of vacant land with Prestige Industrial zoning, which is located within the Montrose Business Park. This parcel of land has approvals to develop an industrial building approximately 29,162 sq. ft. in size but may have opportunity to approve another type or size of structure. The business park is home to multiple new developments and established business, is located in close proximity to two highway interchanges for quick access to the QEW from McLeod Road and Lyon's Creek interchanges, close to Costco, shopping, banking, amenities, the new South Niagara hospital development, and features a nature reserve with trails at Heartland Forest down the street. The property may have eligibility for Niagara Gateway Economic Zone Community Improvement Plan funding (CIP). With three border crossings to the United States a short drive away, this property may also have eligibility for incentives offered through the Niagara Foreign Trade zone.

Property Details

Total Acreage	±2.798 Acres
Zoning	PI - Prestigious Industrial
Taxes (2024)	\$3,829.08
Price	\$1,850,000

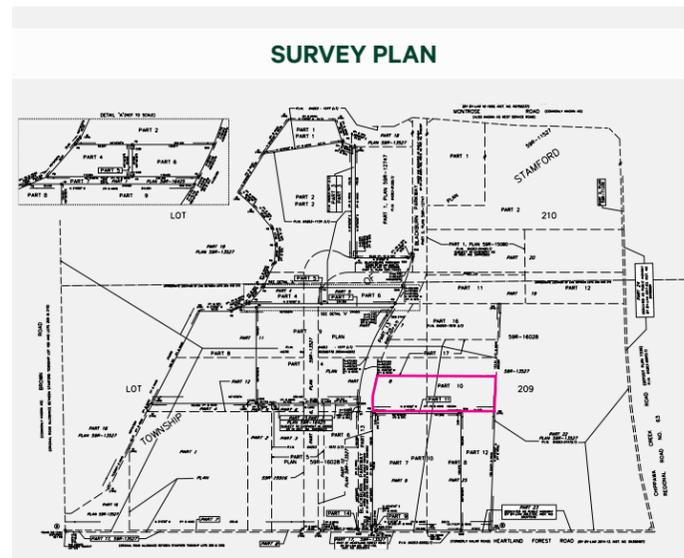
Drive Times | Border Crossings

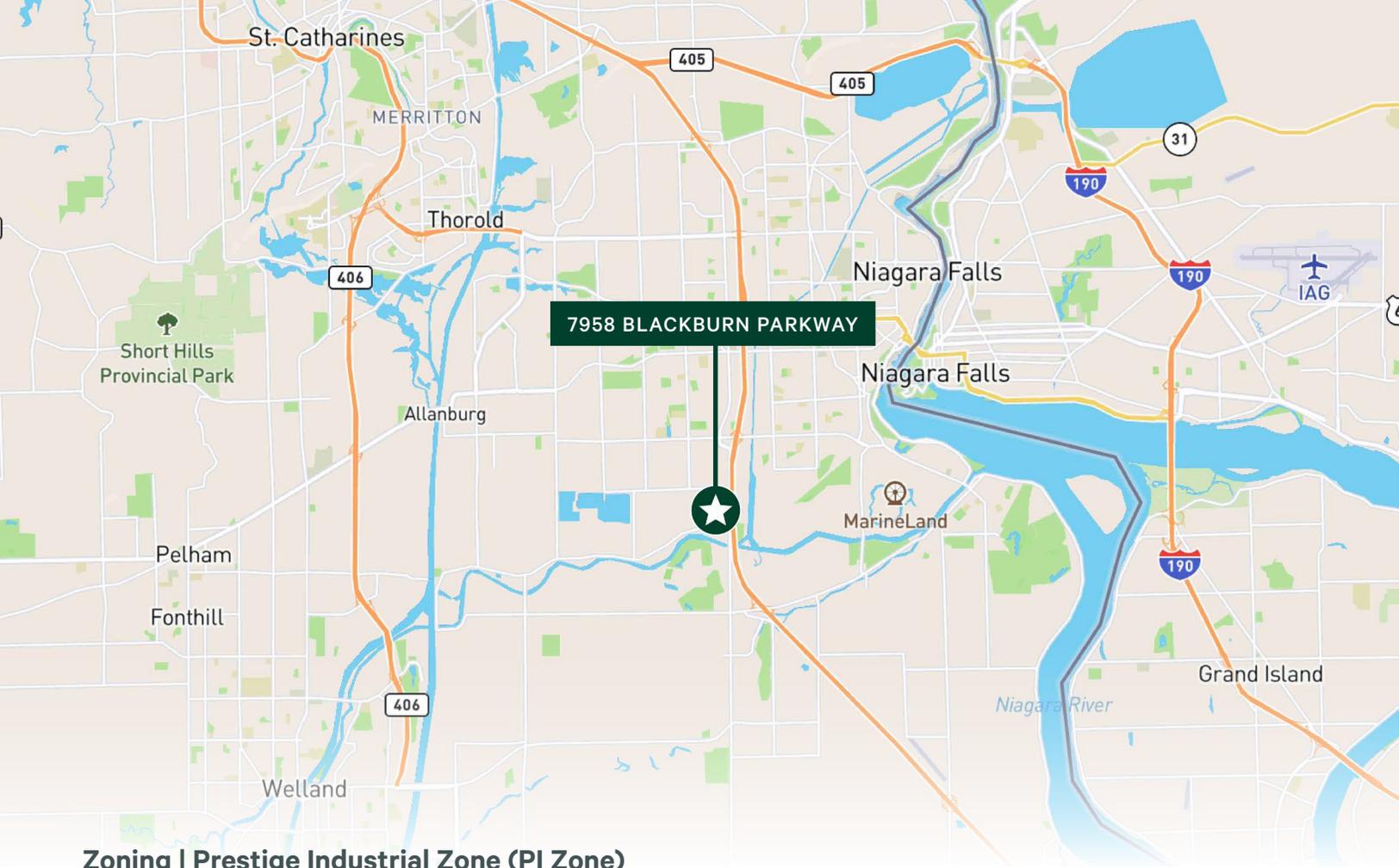
	Km	Mins
Rainbow Bridge, Niagara Falls	10.2 Km	14 Mins
Peace Bridge, Fort Erie	26.8 Km	21 Mins
Queenston-Lewiston, Niagara-on-the-Lake	25.2 Km	21 Mins

QEW Interchanges

QEW/Mcleod Road Interchange	3.1 Km	4 Mins
QEW/Lyon's Creek Interchange	4 Km	5 Mins

* the above distances and drive times are approximate





Zoning | Prestige Industrial Zone (PI Zone)

PERMITTED USES: No person shall within any PI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses, provided that each such use except the uses described in clauses (b), (i), (j) and (l) is conducted within a completely enclosed building and is not prohibited under section 4.8:

- Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water carried waste
- Car rental establishment, truck rental establishment
- Car wash
- Cold storage plant
- Commercial printing and associated services establishment
- Consulting engineering office
- Ice manufacturing plant
- Laboratory - experimenting, commercial or testing
- New car agency
- Nursery for trees, shrubs, plants but excluding licensed cannabis production
- facilities and designated medical growth of cannabis
- Public garage, mechanical
- Used car lot
- Warehouse
- Wholesale establishment
- Winery

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