



Industrial Land For Lease

# 3807 Stanley Avenue, Niagara Falls

1 - 17 Acres

**Lennard:** Real estate for your successful business.

[lennard.com](http://lennard.com)

# 3807 Stanley Avenue, Niagara Falls



Areas Available	
1 acre	\$950 per acre
2 acres	\$950 per acre
5 acres	\$950 per acre
17 acres	\$950 per acre



Taxes

**\$3,000/acre (annual) - Based on vacant land rate**



Zoning

**LI-800 - Site specific zoning permits open storage**



Possession

**Available for immediate occupancy**

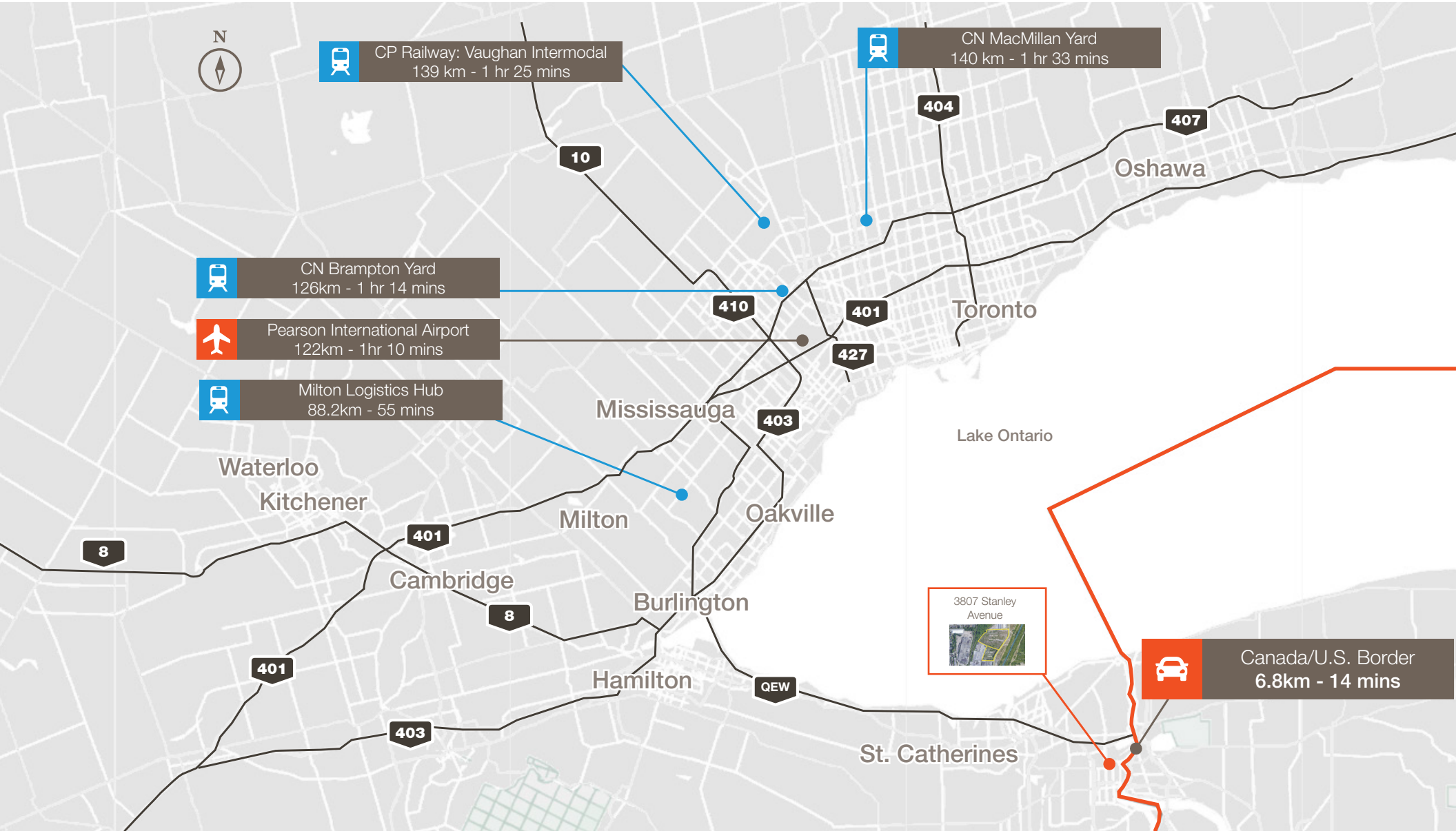
**Lennard:**

Albert Maierhofer\*, Executive Vice President  
905.247.9232 • amaihofer@lennard.com

\*Sales Representative

[lennard.com](http://lennard.com)

# 3807 Stanley Avenue, Niagara Falls



**Lennard:**

Albert Maierhofer\*, Executive Vice President  
905.247.9232 • amaihofer@lennard.com

\*Sales Representative

[lennard.com](http://lennard.com)

# 3807 Stanley Avenue, Niagara Falls

Zoning: LI-H 800

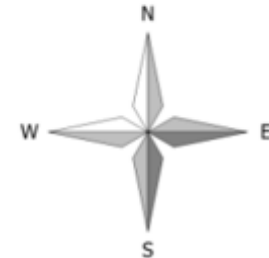
## ZONING BY-LAW 79-200



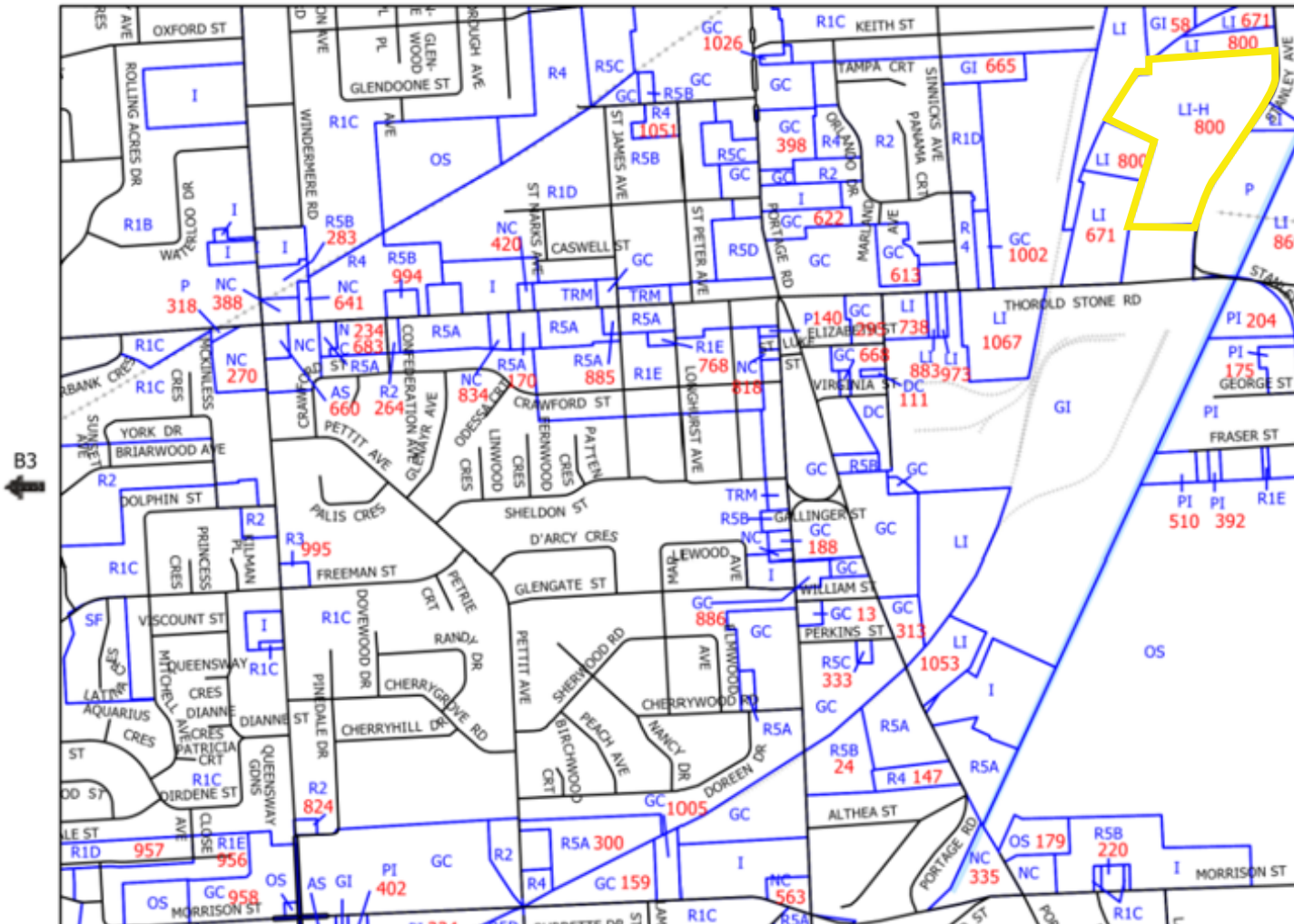
— ZONE LINES

EXCEPTIONS & SPECIAL PROVISION NO.  
SEE SECTION 19

97-126	04-136	08-053	13-001
98-052	04-191	08-128	13-005
99-166	04-209	08-109	13-126
00-059	05-007	08-071	14-033
03-037	05-035	08-134	14-036
03-038	05-104	09-062	14-053
03-075	05-136	09-127	14-076
03-121	06-024	09-184	16-068
03-198	06-106	09-185	17-123
04-082	07-021	09-150	17-136
04-123	07-120	12-031	18-053



CONSOLIDATION  
MAY 2018



**Lennard:**

Albert Maierhofer\*, Executive Vice President  
905.247.9232 • amaihofer@lennard.com

\*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.

[lennard.com](http://lennard.com)