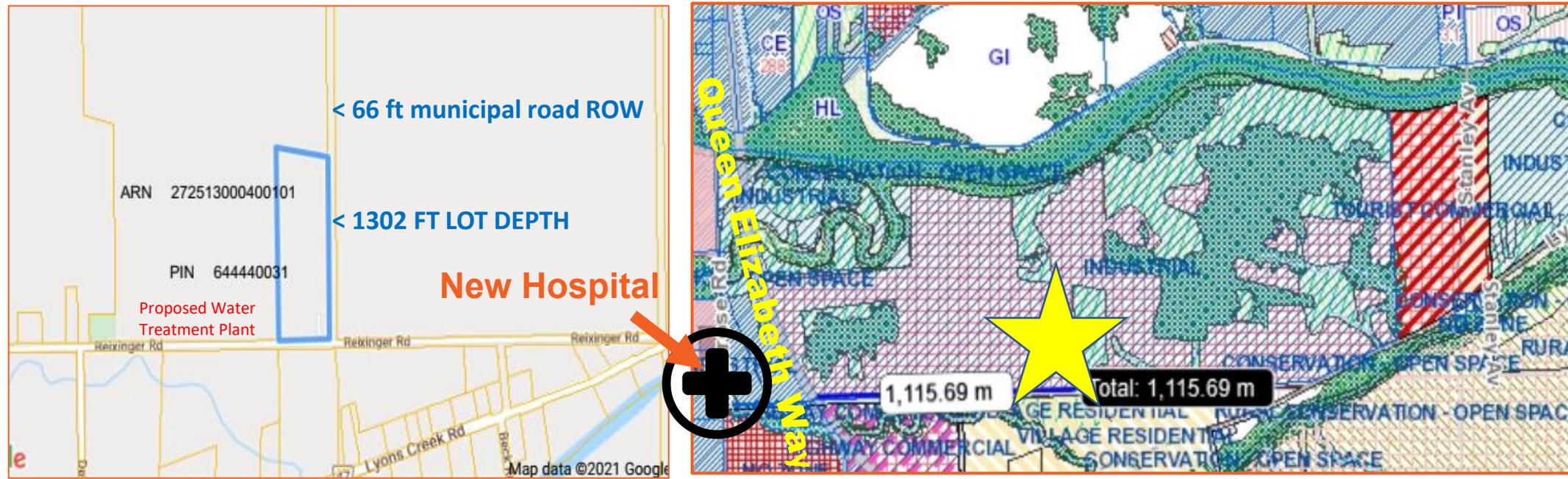
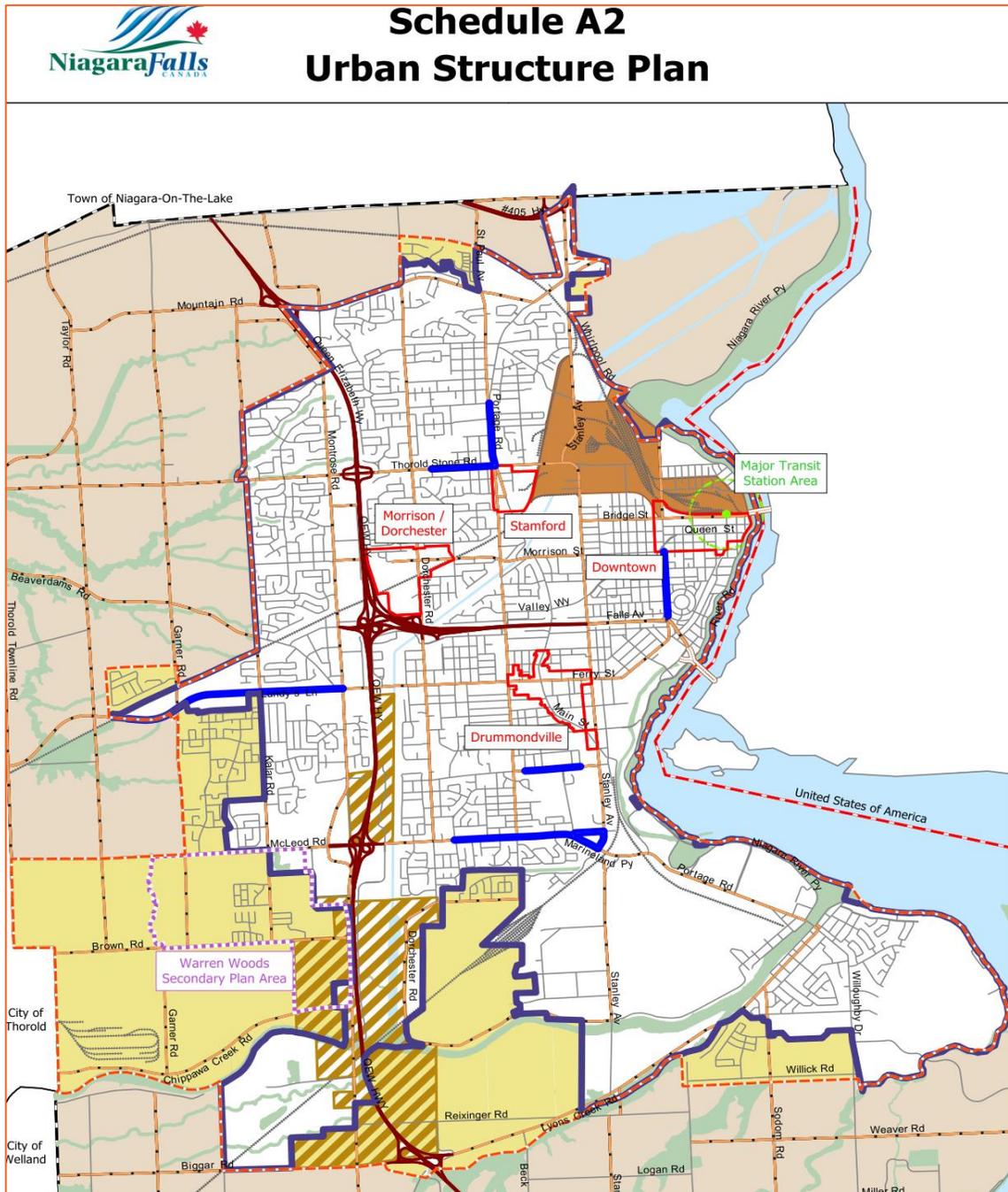


**QEW @ Lyons Creek Rd. east of Stanley Ave. for sale. All Terms & Conditions T.B.N.**

**13 ACRES INDUSTRIAL ZONE LAND** with existing 10,000 SF BUILDING (as is) In the URBAN BOUNDARY – Services Available QEW EMPLOYMENT AREA . Next to New Water Treatment Plant. 66 foot municipal road right of way abutting south property line New Regional Hospital under construction 1 kilometre +/- next to expanding residential & commercial development and new schools





Niagara Falls Zoning Bylaw: Planning & Building  
<https://niagarafalls.ca/city-hall/planning/zoning.aspx>  
<https://niagarafalls.ca/pdf/planning/official-plan/schedule-a2-urban-structure-plan.pdf>

New South Niagara Health Centre Hospital:  
 intersection of Biggar Road and Montrose Road  
<https://www.niagarahealth.on.ca/site/south-niagara-about>

