

UNIT 3 AVAILABLE  
FOR LEASE



#3 | 315 Garrison Road | Fort Erie | ON

±1,286 SF Retail Space  
Available in Peace Plaza

LIST  
PRICE

**\$24.00**/SF NET  
**\$13.30**/SF TMI  
+ HST + Utilities



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# Listing Specifications

#3 | 315 Garrison Road | Fort Erie | ON

**Location** Along Garrison Road, East of Concession Road

**Available Area** UNIT 3:  $\pm 1,286$  SF

**Lot Size**  $\pm 1.75$  Acres

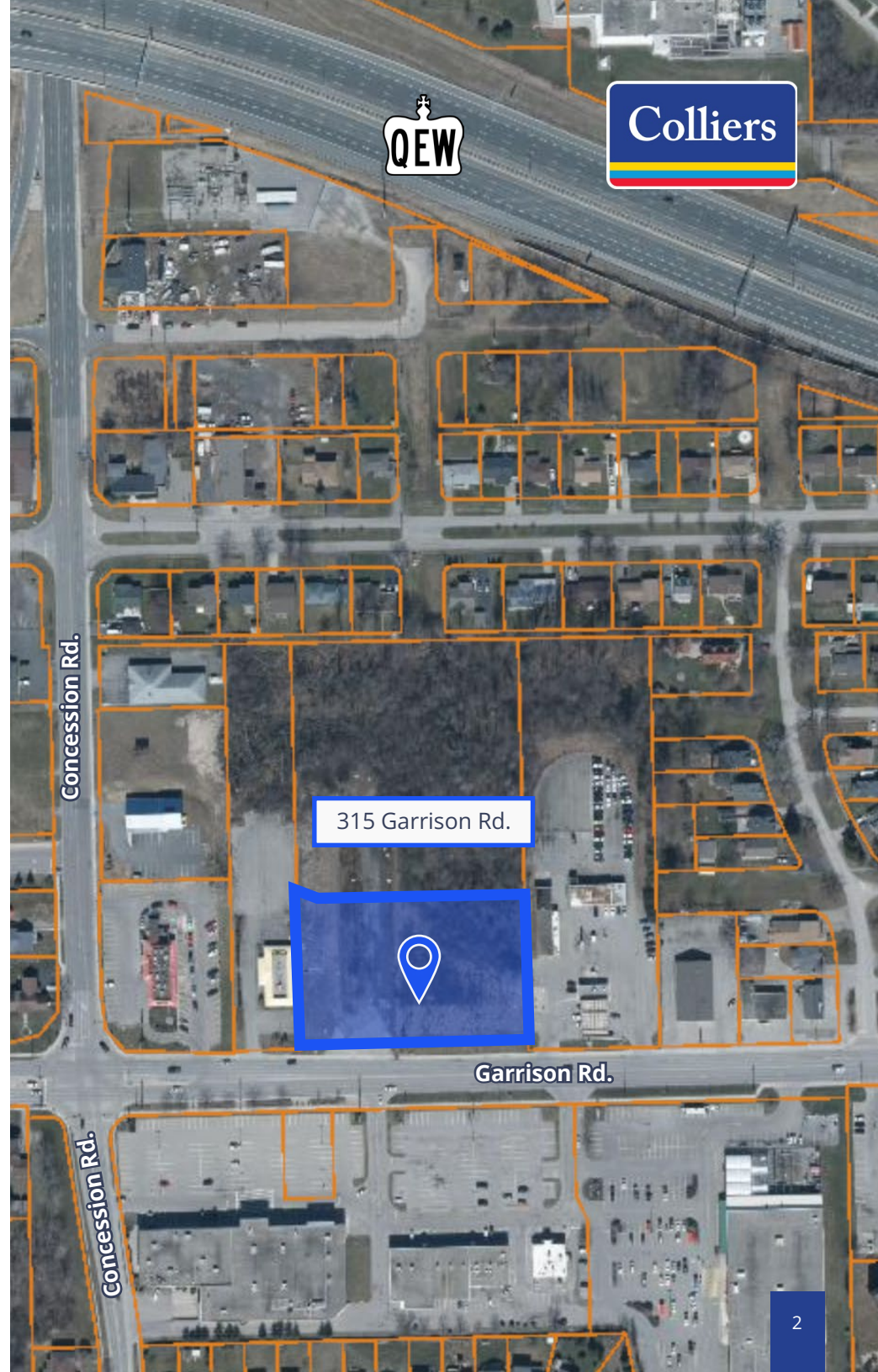
**Zoning** **CMU1-447** | Core Mixed Use 1

**List Price** \$24.00/SF NET + TMI + HST + Utilities

**TMI (2025)** \$13.30/SF

**Power** 100 Amp electrical service

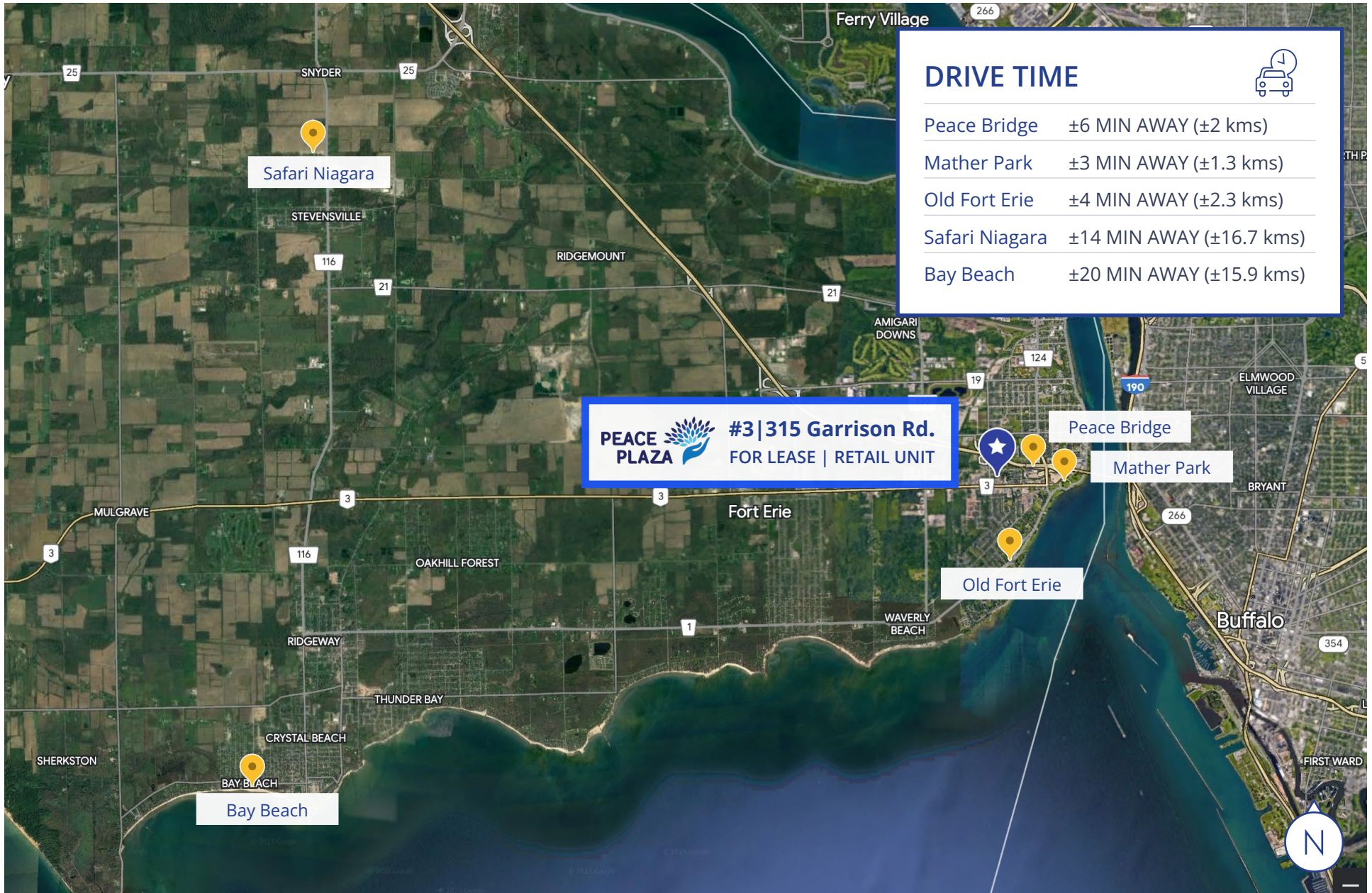
- Comments**
- Join a thriving the 'Peace Plaza' alongside well-established tenants including a daycare, Firehouse Subs, Pita Pit, Red Swan Pizza, and a dental office
  - This vanilla box unit is a blank canvas, ready to bring your business concept to life
  - Excellent visibility in a high-traffic location
  - Ideal for retail, service, or professional use
  - Don't miss this opportunity to position your business in a growing and vibrant community hub
  - Condo Fees includes in TMI



# Location Overview



#3 | 315 Garrison Road | Fort Erie | ON



# Property Photos

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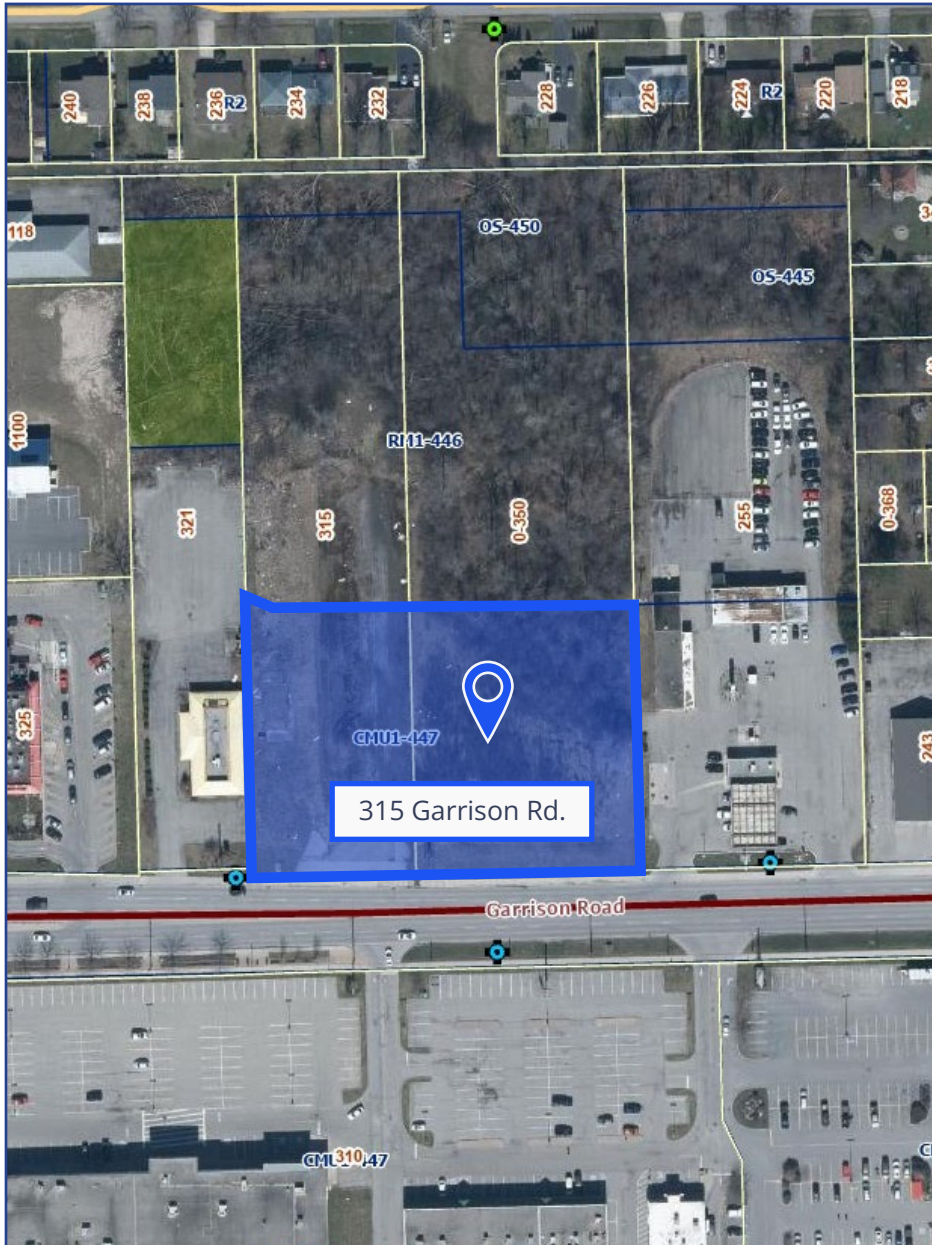
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# Zoning CMU1-447 Core Mixed Use 1



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## PERMITTED USES:

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer's Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Brokers
- Custom Workshops
- Day Nursery
- Department Stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden Centres
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Motels
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private parking lots
- Private or Commercial Clubs
- Public Libraries
- Public Parking Garages
- Public Parking Lots
- Public Transportation depots including Bus Stations and Rail Stations
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Video Outlet Sales and Rental Establishments
- Dwelling Units
- Uses, buildings and structures accessory to any permitted commercial use

# Property Site Plan

#3 | 315 Garrison Road | Fort Erie | ON



## UNIT AREAS

Unit 1 ±1,282 SF

Unit 2 ±1,286 SF

**Unit 3 ±1,286 SF**

Unit 4 ±1,286 SF

Unit 5 ±1,286 SF

Unit 6 ±1,286 SF

Unit 7 ±1,286 SF

Unit 8 ±1,286 SF

Unit 9 ±1,307 SF

Unit 10 ±1,341 SF

Unit 11 ±1,300 SF

Unit 12 ±1,300 SF

Unit 13 ±1,330 SF

# Area Neighbours

#3 | 315 Garrison Road | Fort Erie | ON

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\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

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 May 2025

VIEW ONLINE 

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## About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

## CONTACT:

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