

INDUSTRIAL PROPERTY FOR SALE

56 Niagara Stone Road

56 NIAGARA STONE RD. | NIAGARA-ON-THE-LAKE | ON

±7,800 SF Industrial Property w/ Special Provision for Manufacturing Uses

LIST PRICE **\$2,800,000**

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Listing Specifications

56 Niagara Stone Road | Niagara-on-the-Lake | ON

Lot Size	±3.23 Acres
Lot Dimension	Frontage: ±786 ft. Depth: ±695 ft.
Building Size	Total Area: ±7,800 SF Main Shop Building: ±3,325 SF Cross Dock Shop Area: ±2,300 SF Drivers Room: ±2,175 SF (incl. ±500 SF Upper Level)
Zoning	A-78 Agricultural (allows industrial uses see p.8)
List Price	\$2,800,000
Taxes (2024)	\$14,050.75
Services	Septic municipal water
Features	Main Shop Building: <ul style="list-style-type: none">• 18ft. Clear height• FOUR 14'x16' Drive-in Doors• Heavy load cement floor• Floor drain w/ oil separator• Piped in compressor• Exhaust system• Finished office, shop office & washroom with HVAC• 25+ outdoor plugs• T8 Lighting & suspended heat Cross Dock Area: <ul style="list-style-type: none">• 15ft. Clear height• THREE 9'6" x 10' Truck level doors• ONE 9'6" x 12' Truck level doors• T8 Lighting & suspended heat• 3-Phase 600V 200A power service

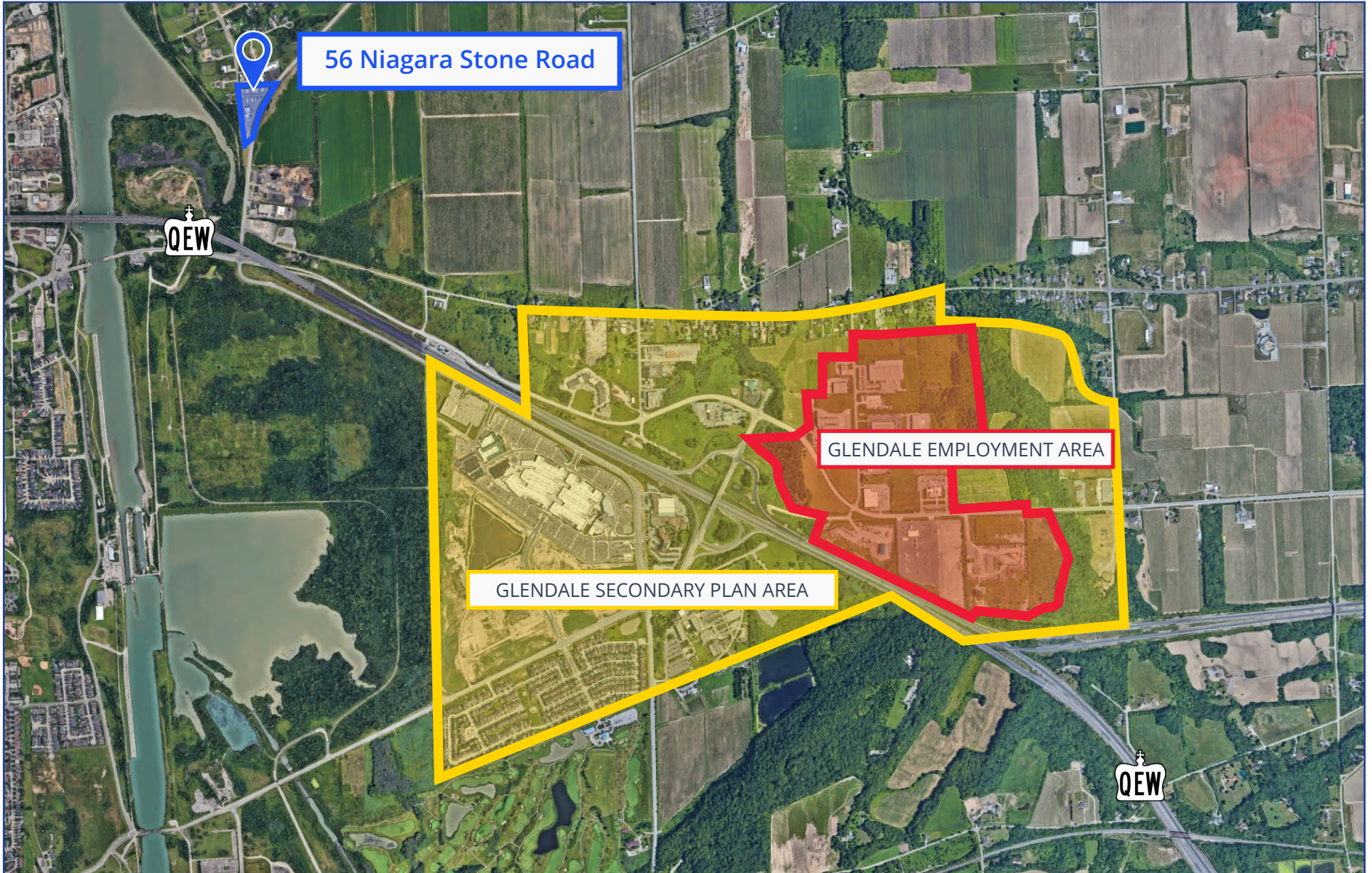
Comments

- Currently used as a trucking facility
- Located just outside the Glendale Secondary Plan & Glendale Employment Area
- Situated along the Niagara-on-the-Lake/St. Catharines municipal boundary, close to Welland Canal
- Roof 9 years old
- Paved yard in fully secured fenced and gated compound with remote access gate (1 year old) plus alarm system
- Shop furnaces (9 year old)
- Underground Diesel tanks w/ above ground additive station



Property Location Overview

56 Niagara Stone Road | Niagara-on-the-Lake | ON



Property Photos



56 Niagara Stone Road | Niagara-on-the-Lake | ON



Property Photos

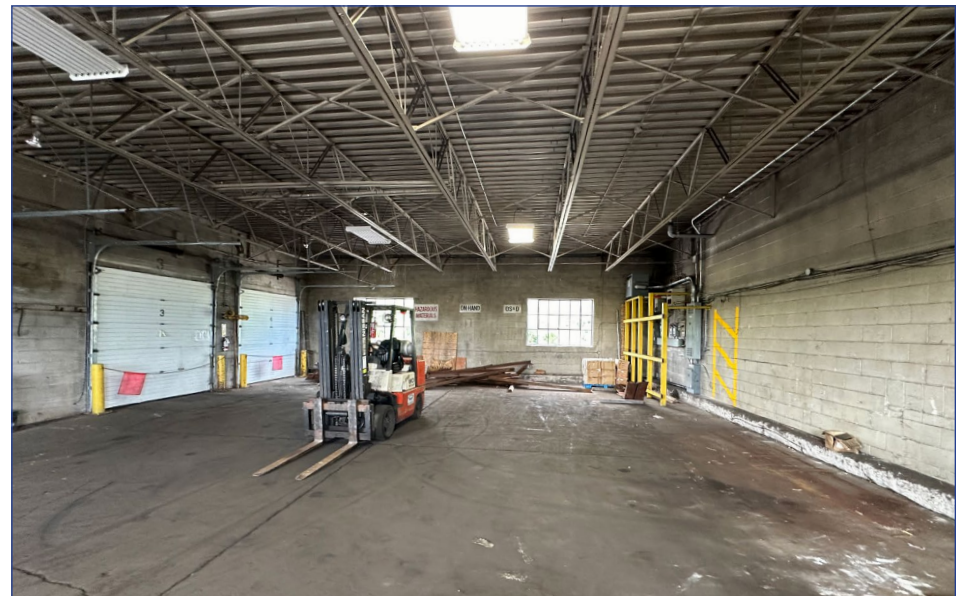
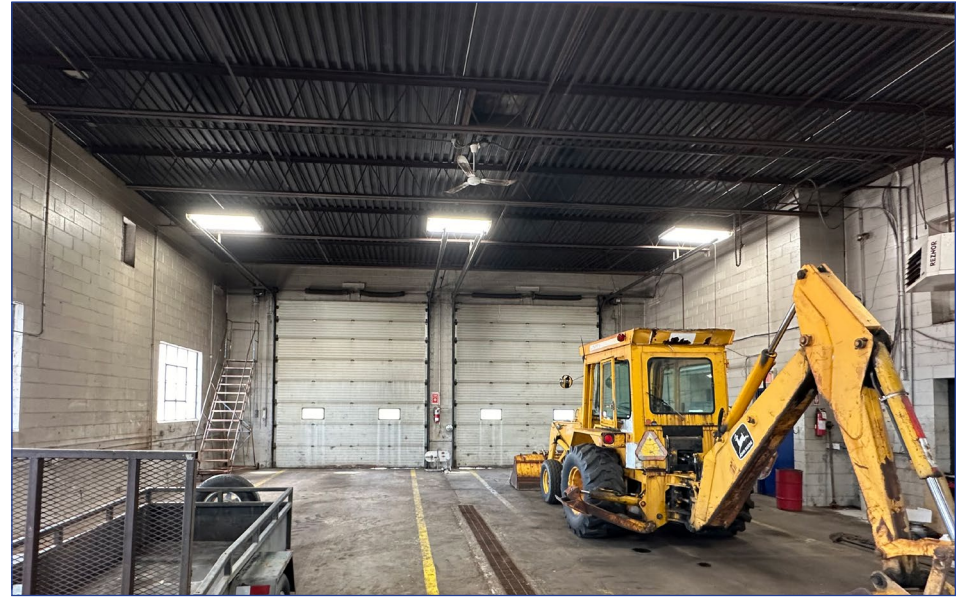


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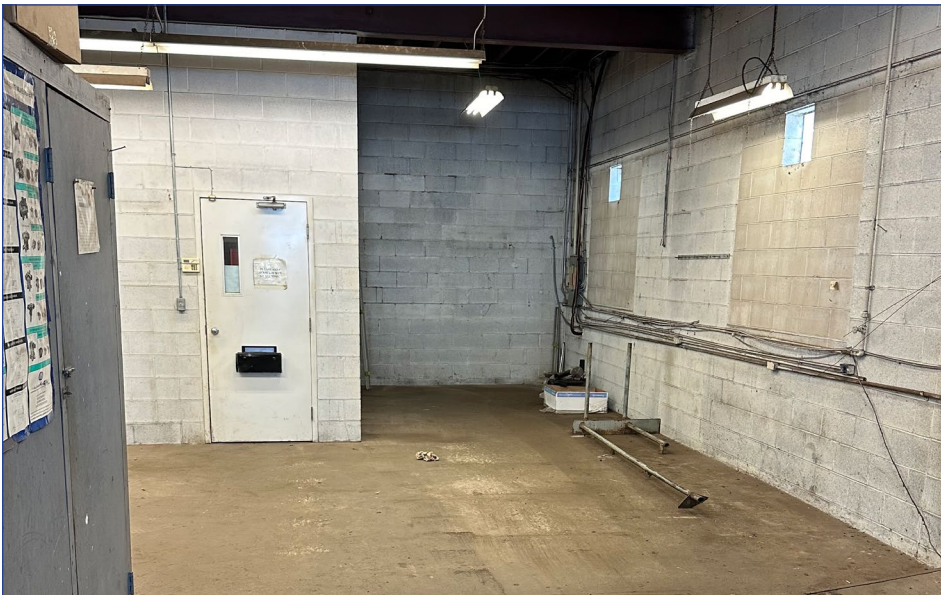
Property Photos

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Property Photos

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Zoning A-78 Agricultural

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PERMITTED USES

- An agricultural use or farm
- Agriculturally-related uses
- A agricultural market
- An agricultural stand or seasonal home grow produce stand secondary to an agricultural use in accordance with Section 6.2
- A nursery
- A greenhouse, commercial
- A single detached dwelling on an existing lot of record, provided it was zoned for such as of December 16, 2004
- A bed and breakfast establishment in accordance with Section 6.5
- A group home in accordance with Section 6.20
- A home industry in accordance with Section 6.23
- A home occupation or home profession in accordance with Section 6.24
- Accessory buildings and structures in accordance with Section 6.1
- All permitted uses are permitted on existing lots of record of ten (10) acres or more, provided it was zoned for such as of December 16, 2004

SPECIAL PROVISION 78

12.7.78 Wolverine Truck Terminal – 56 Niagara Stone Road, See Schedule 'A-20' (A-78)

Notwithstanding the provisions of the agricultural area, the following special provisions shall apply to the lands identified as A-78 on Schedule "A-20".

12.7.78.1 Permitted Uses:

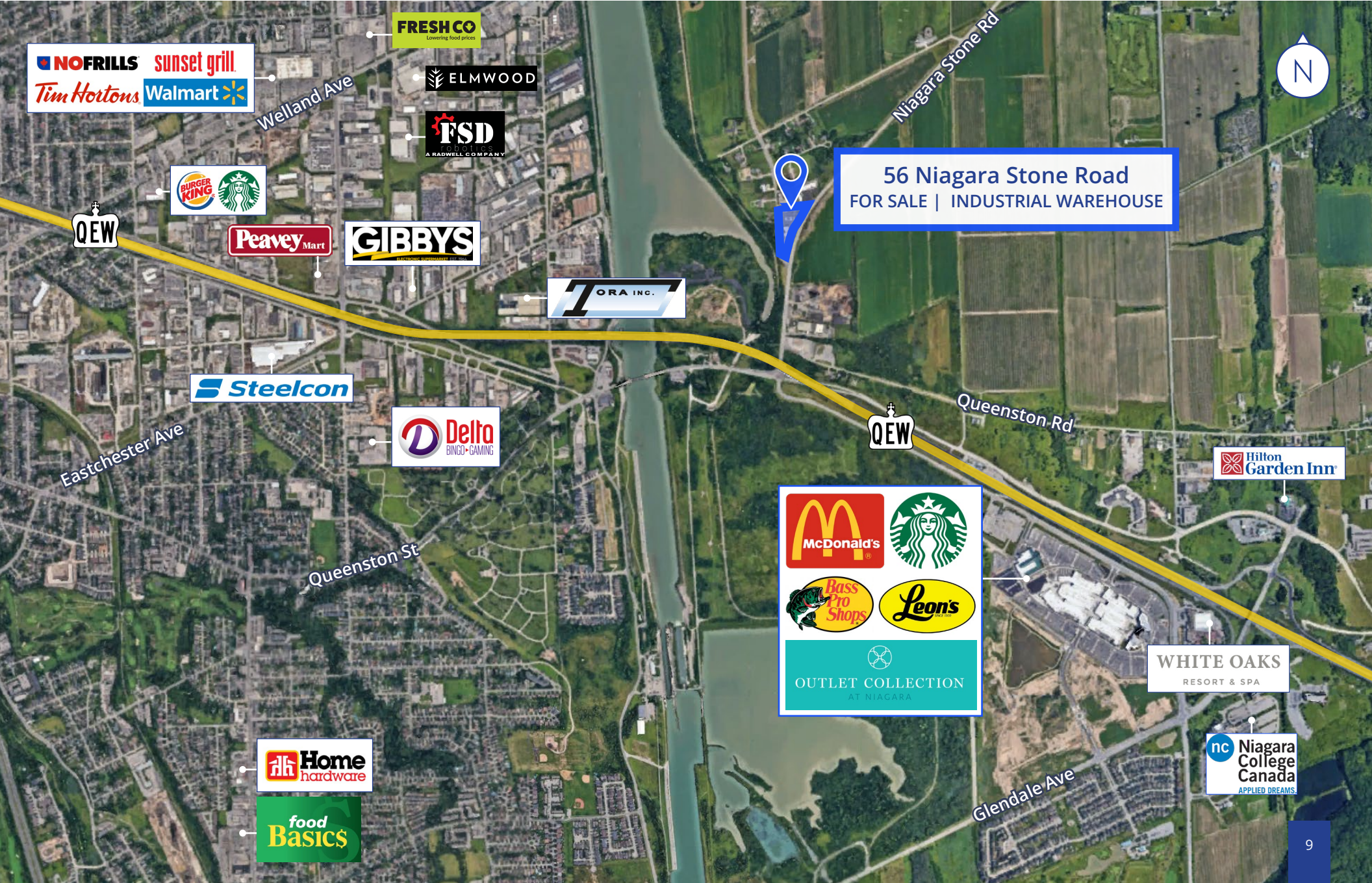
- a) Manufacturing
- b) Wholesale
- c) Machine shop
- d) Service establishment
- e) Repair service
- f) Transportation terminal

12.7.78.2 Zone Requirements:

- a) As existing

Area Neighbours

56 Niagara Stone Road | Niagara-on-the-Lake | ON



56 Niagara Stone Road
FOR SALE | INDUSTRIAL WAREHOUSE

NOFRILLS **sunset grill**
Tim Hortons **Walmart**

FRESH CO
Lowering food prices

ELMWOOD

FSD
FSD OF ONTARIO
A RADWELL COMPANY

BURGER KING **Starbucks**

Peavey Mart

GIBBYS
Home Improvement

TORA INC.

Steelcon

Delto
BINGO-GAMING

McDonald's **Starbucks**
Bass Pro Shops **Leon's**
OUTLET COLLECTION
AT NIAGARA

Hilton Garden Inn

WHITE OAKS
RESORT & SPA

Home hardware

food Basics

nc **Niagara College Canada**
APPLIED DREAMS

\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2024

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