



## Attention Hockey Enthusiast!

**FOR SALE** | PRIVATE INDOOR 80' x 40' ICE RINK W/ ZAMBONI

# ±3,000 SF Custom Built Luxury Home w/ Ice Rink



Colliers International Niagara Ltd., Brokerage  
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2350 Gainer Street  
Allanburg | ON

SALE PRICE:

# 3,450,000

**BRYAN SAELENS**  
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# Listing Specifications

2350 Gainer Street, Allanburg, ON

**Location** North of Gainer Street, East of Henderson Street

**Lot Size** ±5.977 Acres

**Lot Dimension** Frontage ±79.00 ft. | Depth ±516.00 ft.

**Zoning** **R1A-9:** Residential First Density A  
**D:** Development

**Building Size** Home: ±3,000 SF  
Ice Rink: 80 ft. x 40 ft.

**List Price** \$3,450,000

**Taxes (2022)** \$8673.35

- Comments**
- A custom built ±3,000 SF luxury home, private indoor year round 80' x 40' ice rink with Zamboni and a fitness training centre
  - Located in Allanburg, zoned Residential & Development
  - The City of Thorold site-specific zoning allows for operation of the rink, a business and a private personal program that does not have to close for restrictions like municipal area complexes
  - Water & Sewer allowing the potential for multiple development opportunities
  - Located close to Hwy 20/Lundy's Lane on the Niagara Falls side of Allanburg Bridge at the Welland Canal

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2350 Gainer St.



# Building Details

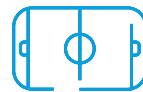
2350 Gainer Street, Allanburg, ON

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## Home (Residential)

Solid brick 4-Bedroom, 3-Bathroom home with accessory apartment is surrounded by landscaping, 2-car attached garage, an 86 ft. 3-tier deck, patios, an inground pool & an expansive yard with private pond.



## Ice Rink

The rink facility includes a fitness center, bathroom, dressing room, outdoor shower, Zamboni room and the 80' x 40' real ice surface. Out back is a 40 ft. container for storage and a puck shooting area for hockey players.



# Exterior Photos

2350 Gainer Street, Allanburg, ON





# Exterior Photos

2350 Gainer Street, Allanburg, ON





# Interior Photos

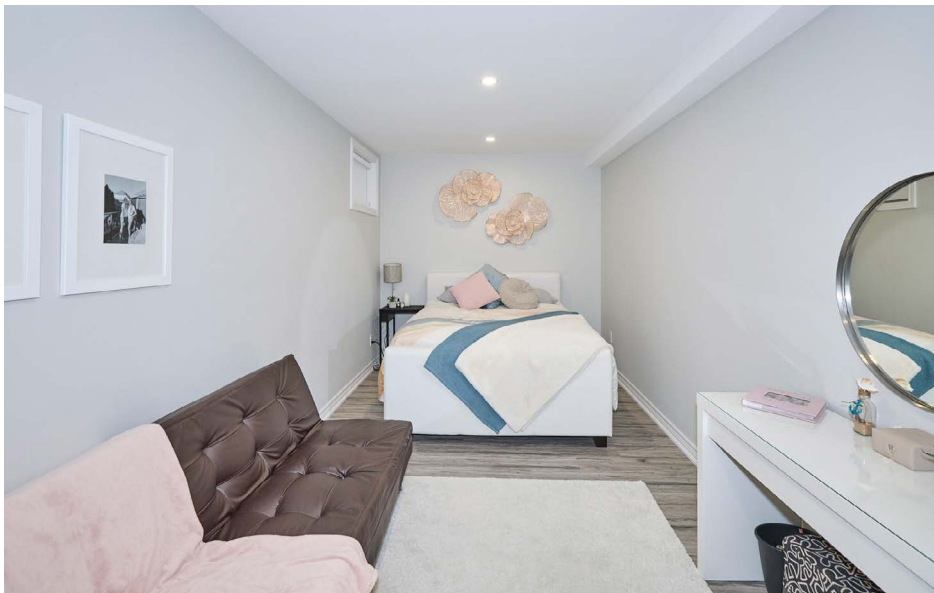
2350 Gainer Street, Allanburg, ON





# Interior Photos

2350 Gainer Street, Allanburg, ON





# Interior Photos

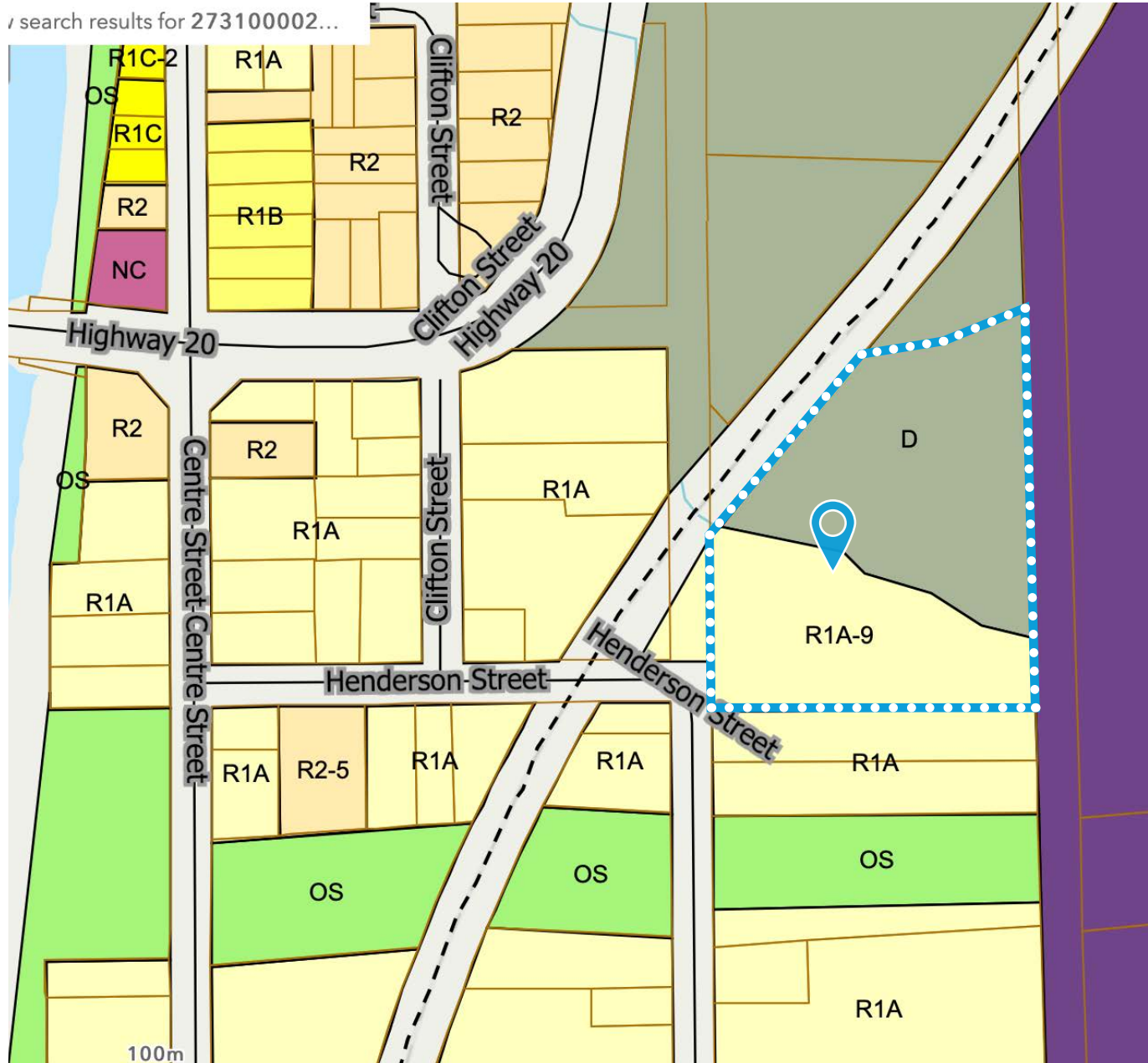
2350 Gainer Street, Allanburg, ON





# Zoning R1A-9 Residential First Density A & D Development

2350 Gainer Street, Allanburg, ON



## R1A-9 Residential First Density A Permitted Uses

The following uses are permitted in Residential First Density R1A Zone:

- single detached dwelling;
- a home occupation, in accordance with the provisions of section 6.21;
- a group home, in accordance with the provisions of Section 6.24;
- accessory buildings and structures to thee foregoing permitted uses and in accordance with the provisions of Section 6.25.

## D Development Permitted Uses

The following uses are permitted in a Development D Zone:

- existing uses and additions and reconstruction thereto;
- uses, buildings and structures accessory to existing uses in accordance with the provisions of Section 31.3;
- agriculture, save and except buildings and structures



# Area Neighbours

2350 Gainer Street, Allanburg, ON



Rotary Niagara Bridge

Welland Canal

Holland Rd.



Allanburg Baseball Field#2

Allanburg Community Centre



Allanburg Bridge

**2350 Gainer Street**  
FOR SALE | HOME W/ ICE RINK



**CC Rx C** Canadian Cannabis Rx Consultants

Rick's Mobile Auto Repair



Autostyling  
Barron Rd.

McDow Landscaping & Maintenance

Ladson Creative Millworks



VIEW ONLINE 

[collierscanada.com/niagara](https://collierscanada.com/niagara)

\$4.5B

Annual revenue

2B

Square feet managed

18,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

Lease/sales transactions

*Statistics are for May 2023 and in U.S. dollars.  
Number of countries include affiliates.*

## About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 65 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and more than \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at [corporate.colliers.com](https://corporate.colliers.com), Twitter @Colliers or LinkedIn.

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### CONTACT:

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