

FOR SALE

329 FOUR MILE CREEK RD. | NIAGARA-ON-THE-LAKE | ON
±127,298 SF Fully Tenanted Income Property



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**Sales Representative*



Accelerating Success.

Property Highlights



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±127,298 SF
Total Building Area



±10.0 Acres
Lot Size



19.9 ft.
Clear Height



Ship Doors
5 Truck Level & 6
Drive-In Doors



Fully Tenanted
Well-Maintained
Income Property



E-17
Enterprise Zone

130M People
Within 1-Days' Drive

Listing Specifications



Civic Address329 Four Mile Creek Road, Niagara-on-the-Lake, ON

Lot Size±10 Acres

Lot DimensionFrontage: ±749.56 ft. | Depth: ± 863.17 ft.

Building AreaTOTAL: ±127,298 SF
Industrial: ±82,061 SF
Warehouse: ±31,831 SF
Office/Retail: ±13,406 SF

Sale Price\$23,500,000

Taxes (2024)\$239,836.13

ZoningE-17 Enterprise

Clear Height19.9 ft.

Doors6 Drive-In & 5 Truck Level

OccupancyFully tenanted

Financial

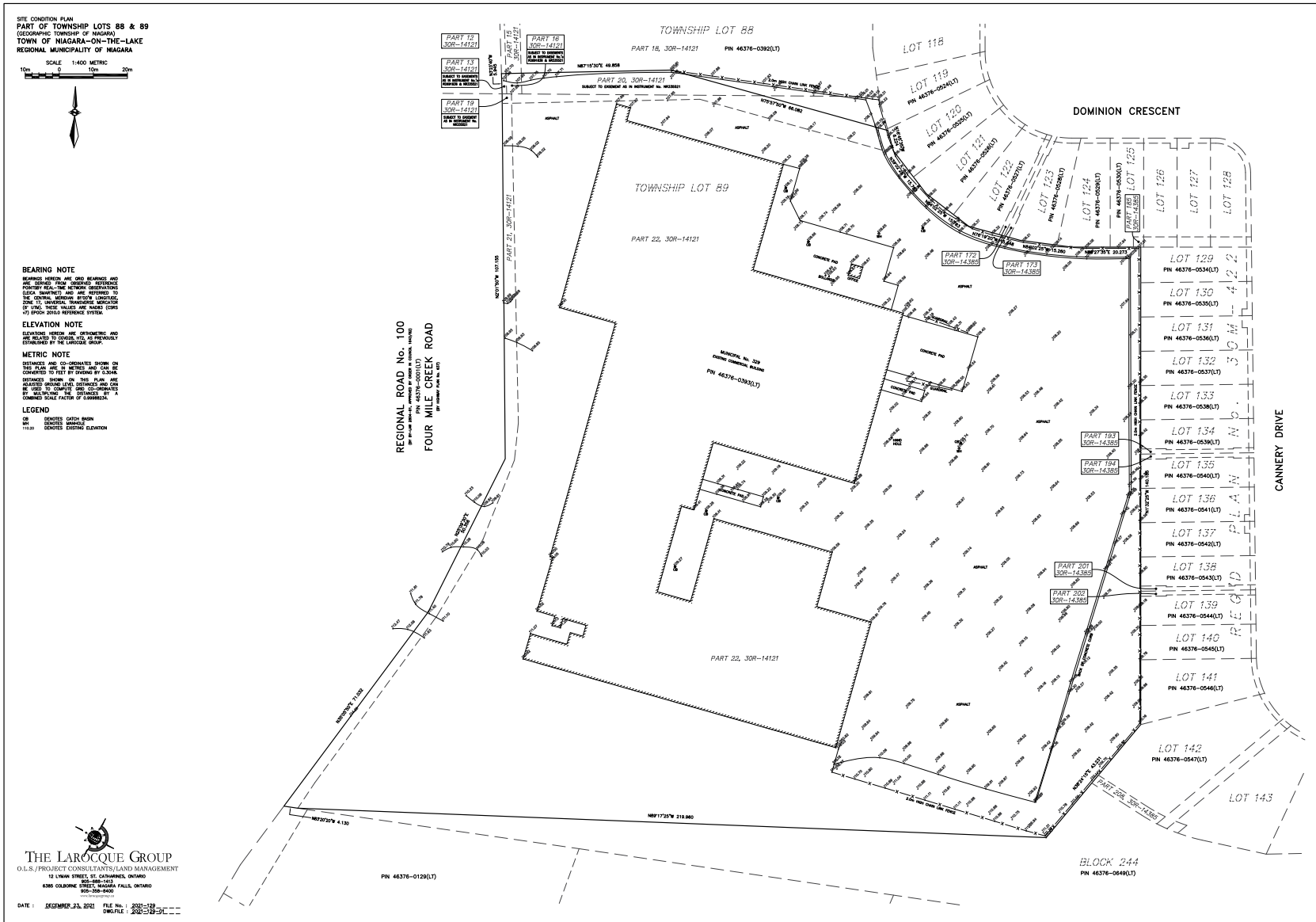
Financial information can be available with a fully executed CA

Comments

- Income property with six long-term tenants
- Inside Niagara-on-the-Lake’s beautiful Village of St. Davids, bordering the town of Niagara-on-the-Lake & the City of Niagara Falls
- Located on a main arterial tourist route to Niagara-on-the-Lake
- Featuring many upgrades, including new front facades, new mechanical & electrical throughout
- a 33,000 SF pre-engineered building added in 2011
- Units 6, 7, & 8 (7,237 SF) built in 2010/2011
- Two rooftop solar photovoltaic systems added in 2011 & 2018
- Gated & secure rear yard with two access points
- Several drive-in and truck-level loading doors throughout.



Site Condition Plan



Location

329 Four Mile Creek Road is ideally situated in close proximity to the QEW & 405 Highways. With 5 International border crossings nearby and easily accessible for transportation and logistics, it offers strategic advantages for the facilitation of efficient distribution and trade.



FIVE Intl. Border Crossings



130M People Within 1-Days' Drive



Canada Foreign Trade Zone Point



Located in the Village of St. Davids



Close & Easy Access to QEW & 405 Highways

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Niagara Region

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With 130 million people located within a one-day drive, Niagara is an ideal location to easily connect with customers and suppliers.

Niagara was designated as Ontario's first Foreign Trade Zone Point, speaking to the important role it plays both provincially and nationally in the county's importing and exporting efforts.

Strategically situated in the midst of Canada's industrial heartland and on the cusp of the US urban northeast, Niagara is located within 800 km (500 miles) of 130 million people. Load up your products, send the trucks on the road and within a day they can be ready to unload in your choice of cities located within 2 provinces and 9 states with a GDP worth \$5.6 trillion. The region is expansive and made up of 12 municipalities including Niagara Falls and St. Catharines, its largest urban centre.

Between 2016 and 2021, the population of the Niagara Region saw a 6.7% increase, rising from 447,888 to 477,941 individuals. Looking ahead, the Province has forecasted a population of 610,000 persons by 2041. Additionally, the projected employment stands at 265,000 jobs for the same timeframe.



5 International Bridge Crossings
within 30-minute drive



Key Transport Link
between the Great Lakes and the Atlantic Ocean



130 Million Population
is within a 1-day drive



3 International Airports
within a 1-hour drive

Source:
· <https://niagaracanada.com/niagara-advantage/economic-trade-corridor/>
· <https://www12.statcan.gc.ca/census-recensement/2021/as-sa/jogs-spg/page.cfm?dguid=2021A00033526&lang=E&topic=1>

St. Davids | Niagara-on-the-Lake, ON

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St. Davids, a historic village in Niagara-on-the-Lake, is ideally positioned at the base of the Niagara Escarpment with easy access to the QEW. This prime location offers efficient transportation routes to the Greater Toronto Area and the U.S.A. border—making it well-suited for industrial businesses that rely on streamlined logistics and regional connectivity.

The Niagara Region is experiencing strong demand for industrial space, with rental rates for modern facilities reaching new highs. St. Davids benefits from this regional

momentum while offering a unique setting that blends economic growth with small-town character—an attractive combination for both business owners and investors.

In recent years, St. Davids has seen rapid residential expansion, growing from about 300 homes to over 1,000. This population growth signals a thriving, supportive community and a growing local workforce—factors that contribute to the area's long-term potential as a hub for industrial development.

Source:
https://exploringniagara.exploringniagara.ca/places_to_explore/towns_cities/st_davids.html

**11**

minutes to
U.S.A. Border

15

minutes to GO/VIA
Transit Station

16

minutes to
Niagara Falls

20

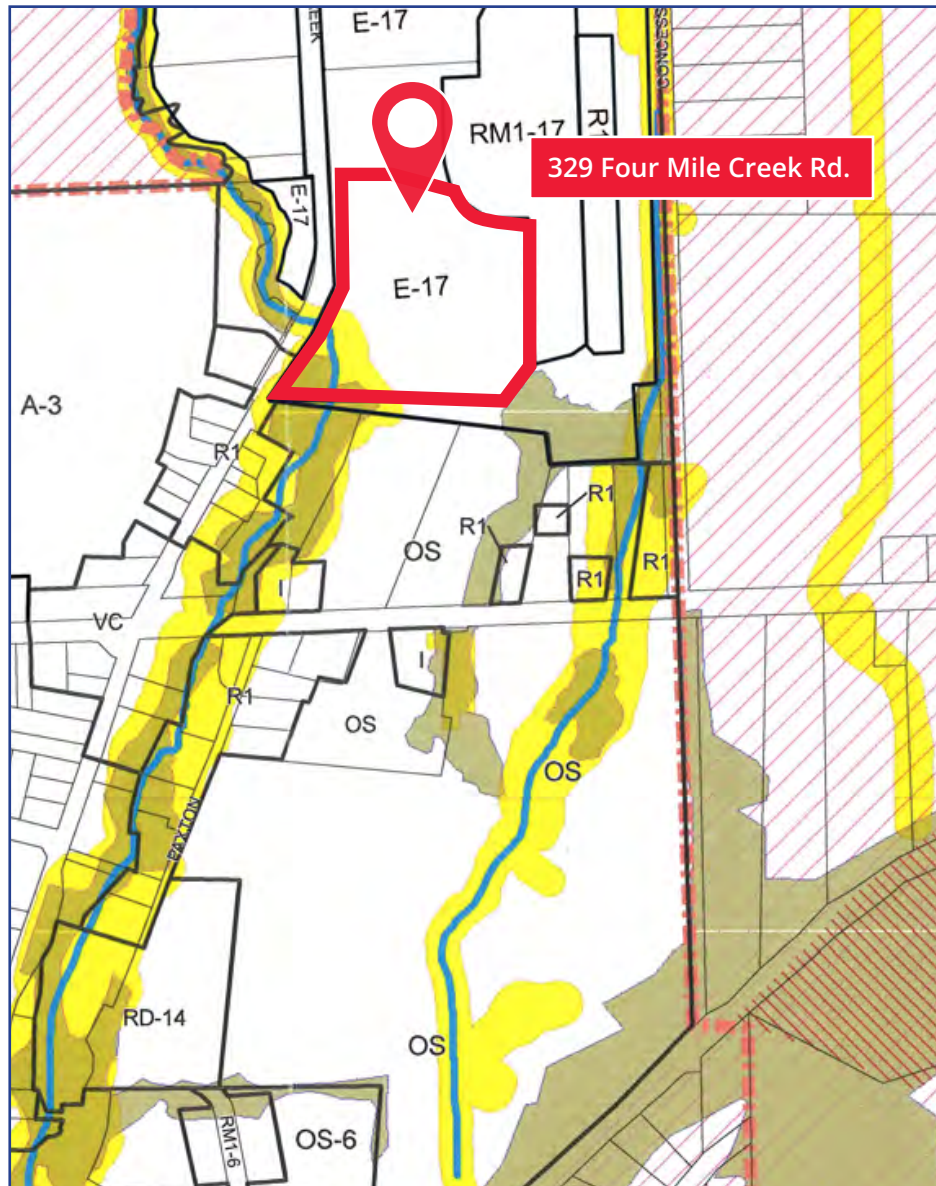
minutes to
St. Catharines

90

minutes to
Toronto

E-17 Enterprise Zoning

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PERMITTED USES

- Accessory buildings and structures
- Business office
- Commercial recreation facility
- (Grocery store)
- Manufacturing establishment excluding metal fabrication and obnoxious uses
- Medical clinic
- Medical office
- Microbrewery
- Office complex
- Public market
- Research and development establishment
- Restaurant
- Retail store
- Retail use in conjunction with a main use
- Service establishment
- Veterinary office
- Wine production facility

ZONES

- A Agricultural
- R1 Residential
- R2 Residential
- R3 Residential
- RM1 Residential Multiple
- RM2 Residential Multiple
- ER Estate Residential
- RD Residential Development
- VC Village Commercial
- SC Service Commercial
- E Enterprise**
- I Institutional
- OS Open Space
- H Holding Zone

ENVIRONMENTAL CONSERVATION ZONE & OVERLAY FEATURES

- Natural heritage system
- Woodlands
- Wetland
- Area of natural & scientific interest
- Water feature 1
- Water feature 2 / Agricultural infrastructure 2
- Agricultural infrastructure 3
- NPCA regulation area
- Water body

Property Photos

Frontage



Frontage



Warehouse



Warehouse



Property Photos

Ship Doors



Ship Doors



Ship Doors



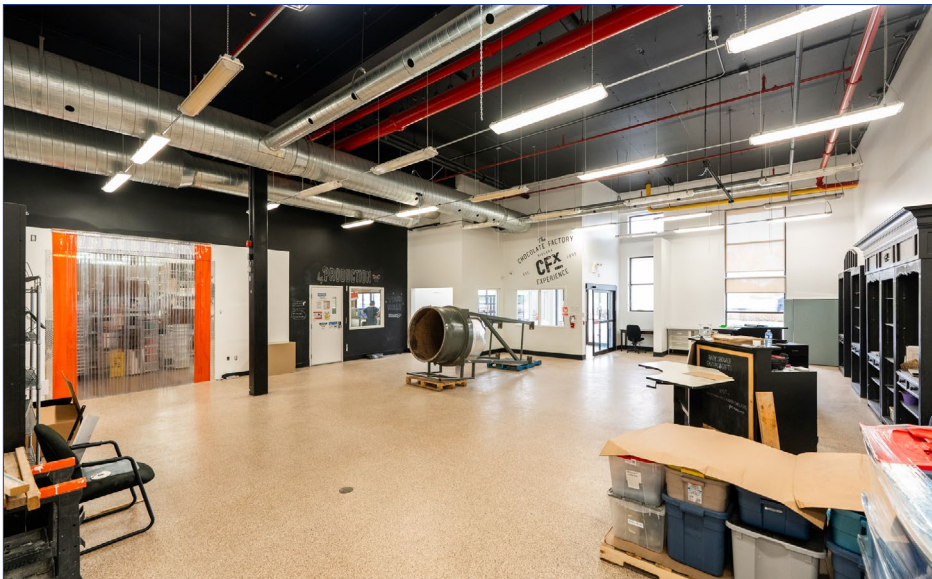
Ship Doors



Property Photos



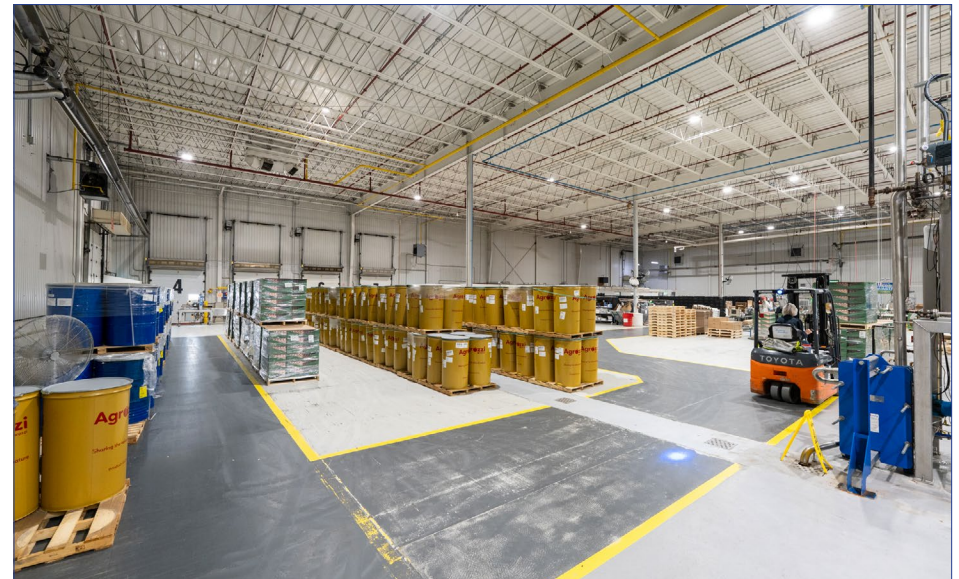
Property Photos



Property Photos



Property Photos



Area Neighbours

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\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

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 February 2025

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