

**PRICE REDUCED**  
**TURN-KEY OPPORTUNITY**

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**FOR SALE | #2 - 4025 Dorchester Road | Niagara Falls | ON**

**Well-Established Health Food Business in Monroe Plaza**

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# Property Highlights

LIST PRICE:

## \$350,000.00



±990 SF Commercial Unit in a High Traffic Monroe Plaza



Turn-Key Opportunity for a Successful Health Food Store



Trusted Business with Loyal Customer Base



Stable Business Model with Consistent Revenue



Store Features a Carefully Curated Selection of High Quality, Canadian Made Health Products



## #2 - 4025 Dorchester Road | Niagara Falls | ON

Looking to own a successful business in the thriving health and wellness industry? Naturally Healthy, a well-established health food store at 4025 Dorchester Rd, Unit 2, Niagara Falls, is now available for sale. This trusted business has a loyal customer base and a reputation built on quality and integrity. Located in a high-traffic plaza with a strong mix of neighboring businesses, it offers a prime location for continued success. The store features a carefully curated selection of high-quality, Canadian-made health products and operates under a proven, stable business model with consistent revenue. This is a turnkey opportunity for anyone looking to enter or expand within the industry.

*Contact Bryan today for more details.*

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# Listing Specifications

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**Civic Address** 4025 Dorchester Road, Niagara Falls

**Location** SW Corner of Thorold Stone Rd & Dorchester Rd

**Available Unit** Unit 2

**Unit 2 Area** ±990 SF

**Sale Price** \$350,000

**Zoning** NC - Neighbourhood Commercial

**Comment**

- Landlord is willing to sign a new long term lease with a qualified buyer
- Training available
- Sale price doesn't include inventory
- Knowledgeable employees willing to stay on
- This is a turnkey opportunity for anyone looking to enter or expand within the industry.





# Location Overview



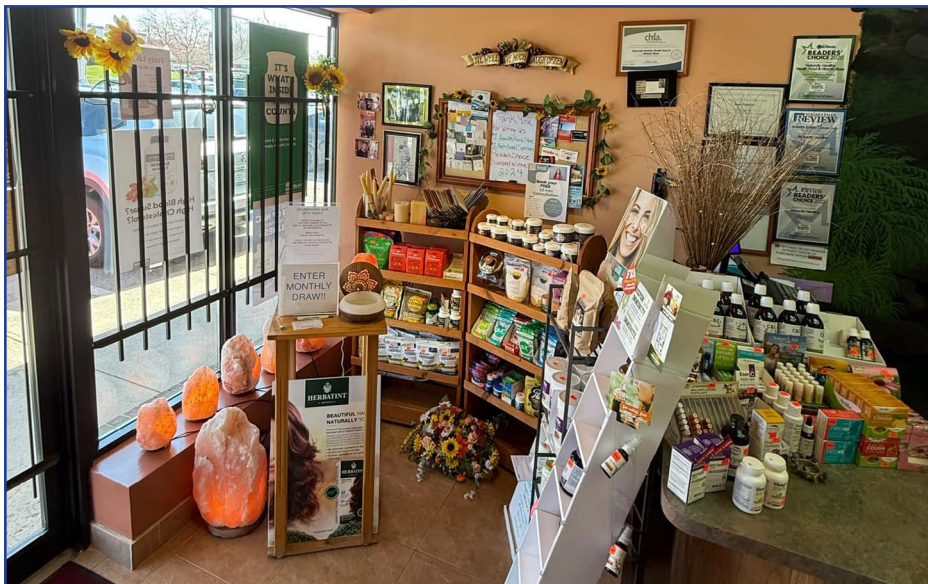


# Property Photos



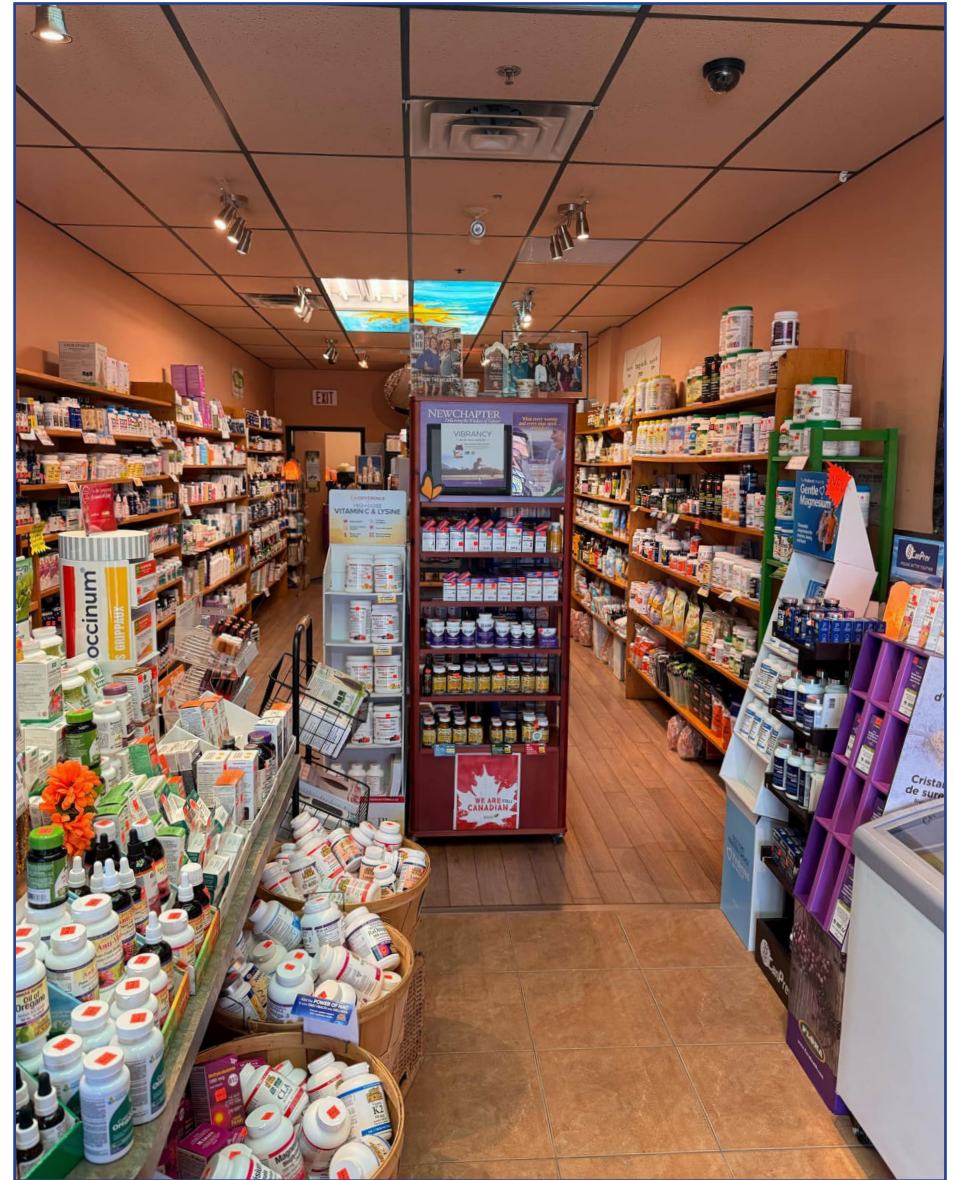


# Property Photos



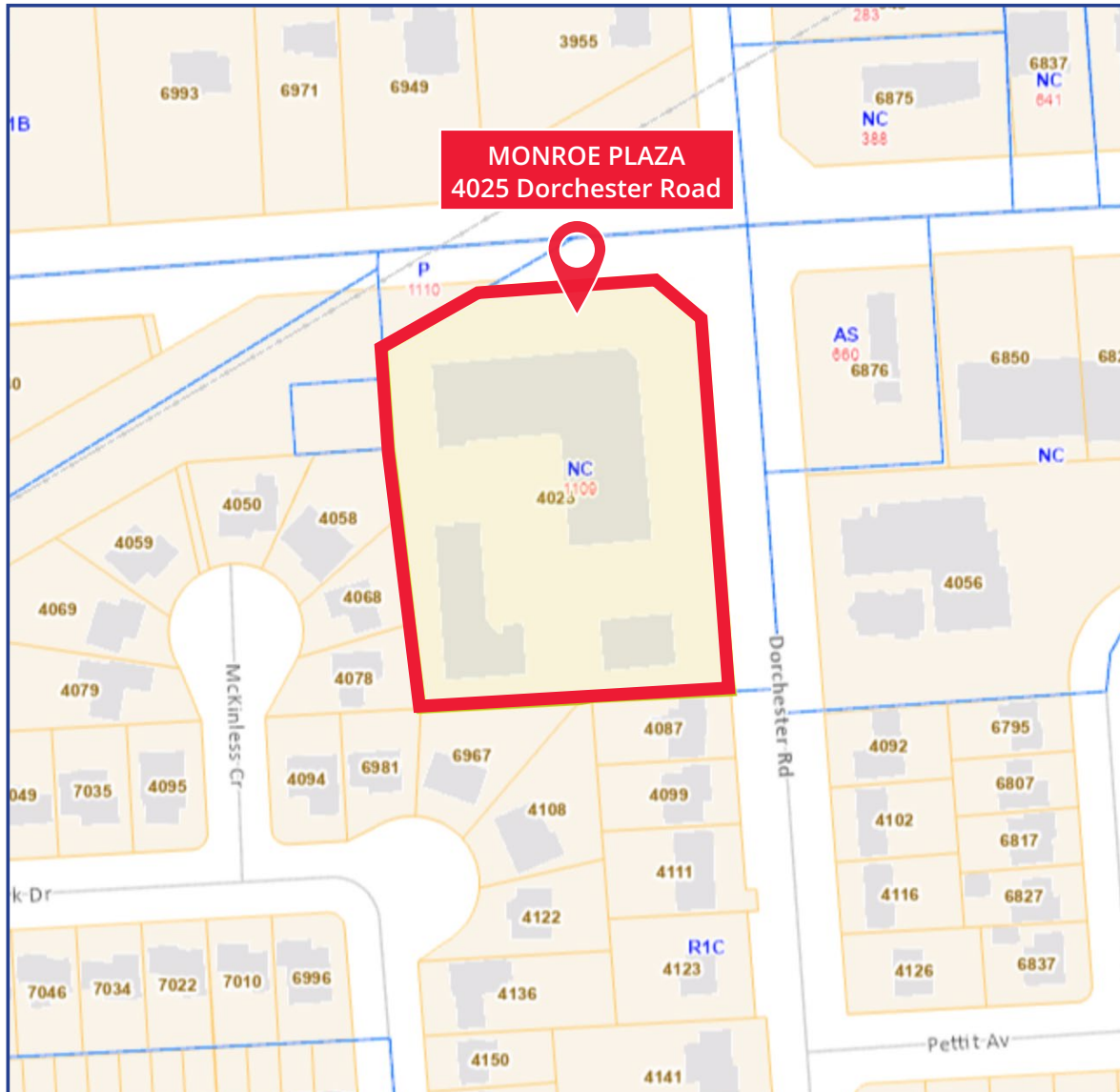


# Property Photos





# NC – Neighbourhood Commercial

## PERMITTED USES

No person shall within any NC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Bake shop
- Bank, trust company, credit union, currency exchange (2002-061)
- Clinic
- Library
- Office
- Personal service shop
- Restaurant
- Retail store
- Service shop
- Animal clinic (2011-136)
- Adult store provided the adult store is separated from another adult store by a minimum distance of 100 metres and from an adult entertainment parlour or body- rub parlour by a minimum distance of 300 metres. (2002-199)
- Dwelling units in a building in combination with one or more of the uses listed in clauses a to j inclusive above, provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
- Day nursery (2008-148)
- Health centre (2008-148)
- Outdoor patio which is an accessory use to a restaurant, in accordance with section 4.25A (2016-03)



# Area Neighbours





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

## CONTACT:

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