

INCOME OPPORTUNITY



5001 VICTORIA AVE. | NIAGARA FALLS | ON

±17,000 SF Fully Tenanted
Two-Storey Commercial Building
in Downtown Niagara Falls

FOR
SALE: **\$2,995,000**

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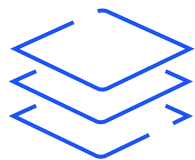
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Property Highlights

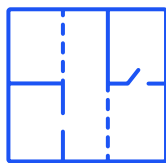
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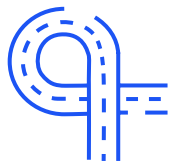
2-Storey
Commercial
Building



Fully Tenanted
Income
Opportunity



±17,000 SF Total Space
2 Ground Floor Retail Units: ±8,500 SF
2nd Floor Office Unit: ±8,500 SF



Close & Easy
QEW Highway
Access



General
Commercial
Zoning



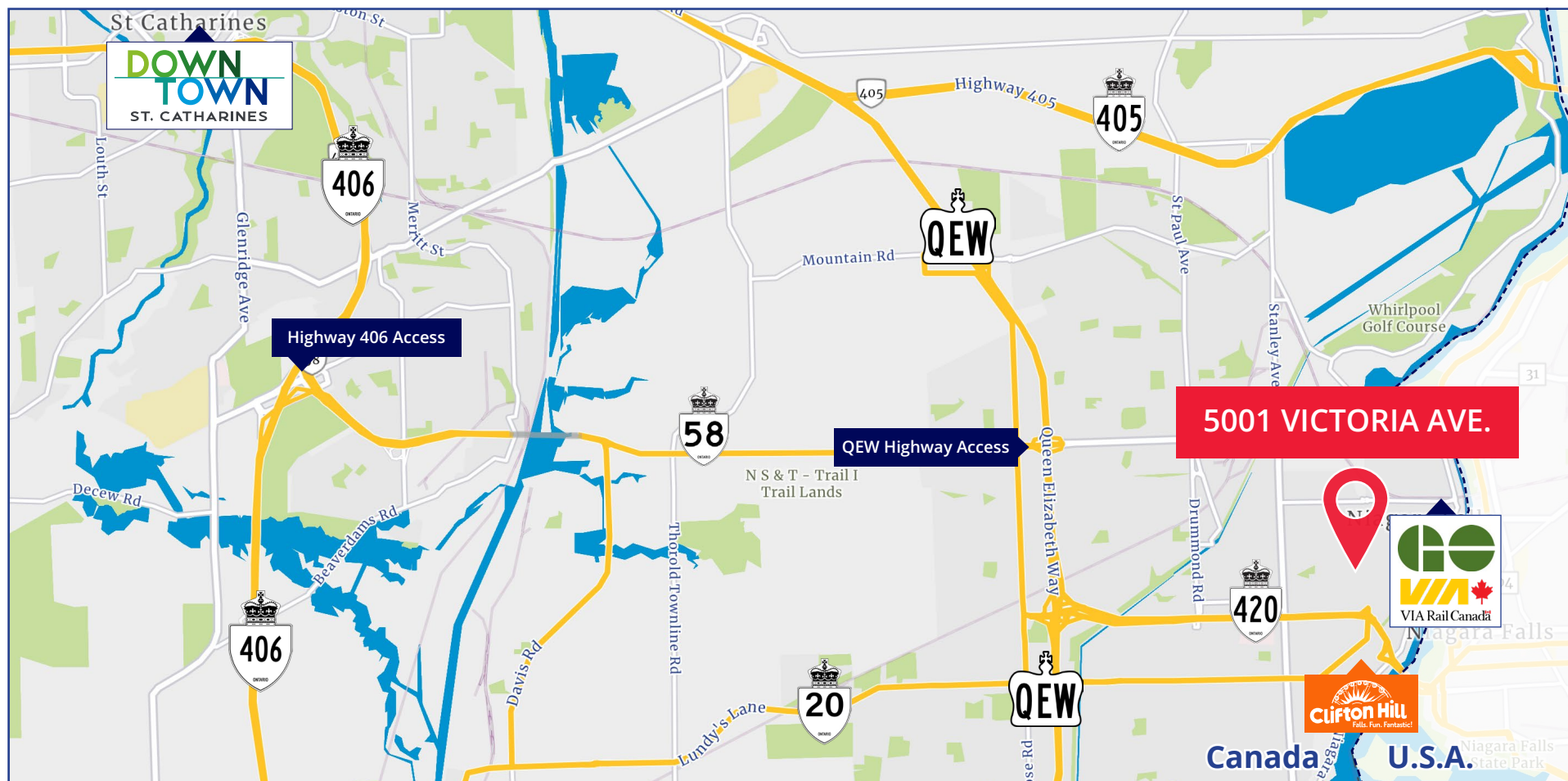
Property Details

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Location	SW Corner of Simcoe Street & Victoria Avenue
Lot Size	±0.496 Acres (Frontage: ±143 ft. Depth: ±150 ft.)
Building Size	TOTAL SIZE: ±17,000 SF Ground Floor Retail Area: ±8,500 SF 2nd Floor Office Area: ±8,500 SF
List Price	\$2,995,000
Taxes (2024)	\$39,477.83
Zoning	GC - General Commercial
Comments	<ul style="list-style-type: none">• Fully tenanted two-Storey commercial building• Well-maintained brick building with ample on-site paved parking• NEW lighting, flooring, hardware, fire & HVAC, and bathroom• Natural light from glass windows across the north and east exposures and a portion of the south & west exposures• Ground floor retail space w/ great exposure fully leased to two retail tenants.• 2nd Floor fully finished professional office space with a large full kitchen, full appliances, walkout patio, two large board rooms, large separate reception entrance, bullpens with approximately 15 workstations, 11 executive offices plus 3 additional offices, a training room with five executive offices, large printer/scanner room, separate male/female bathrooms, ample space for additional workstations & plenty of file storage• Close & easy access to the QEW Highway and two USA Border crossings• Seller is willing to lease back the 2nd floor office space, terms & conditions TBD.

Location Highlights

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4

minutes to
GO Train Station

4

minutes to
Clifton Hill

9

minutes to
QEW Highway

16

minutes to
Highway 406

20

minutes to Downtown
St. Catharines

Property Location

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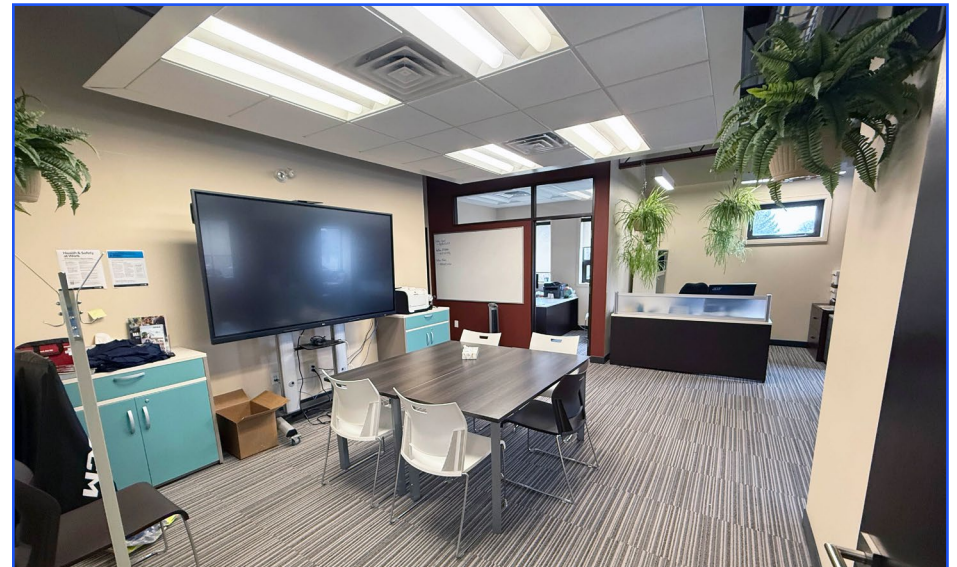
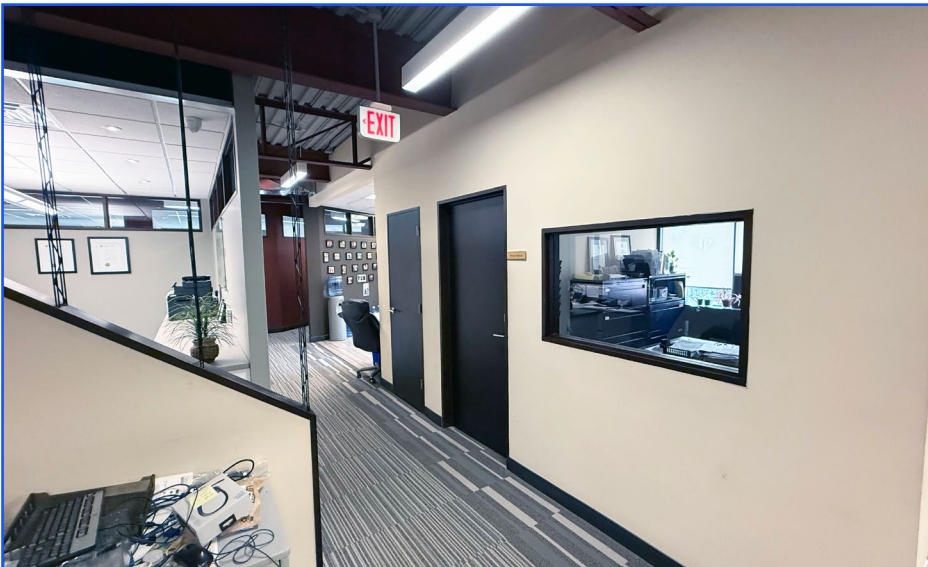
Property Photos

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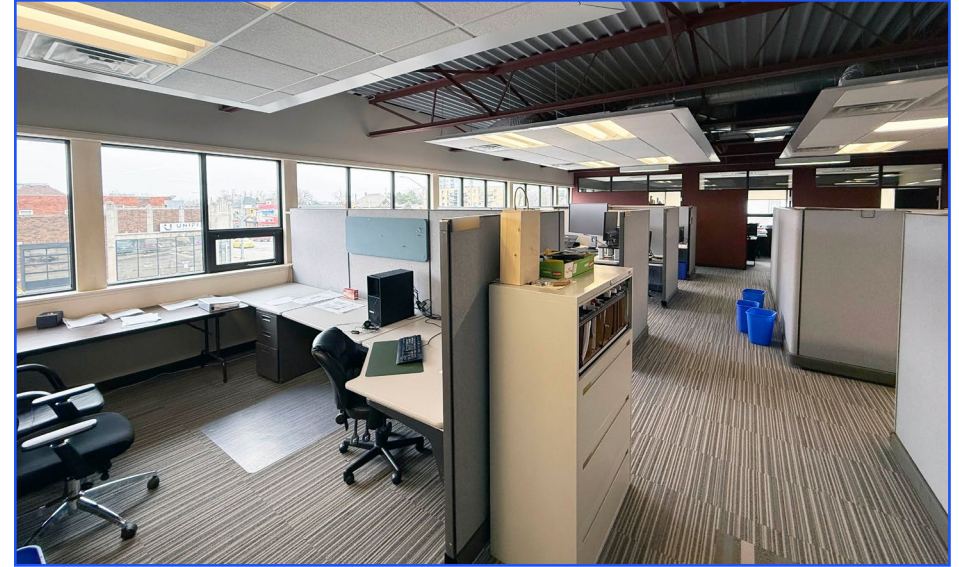
Property Photos

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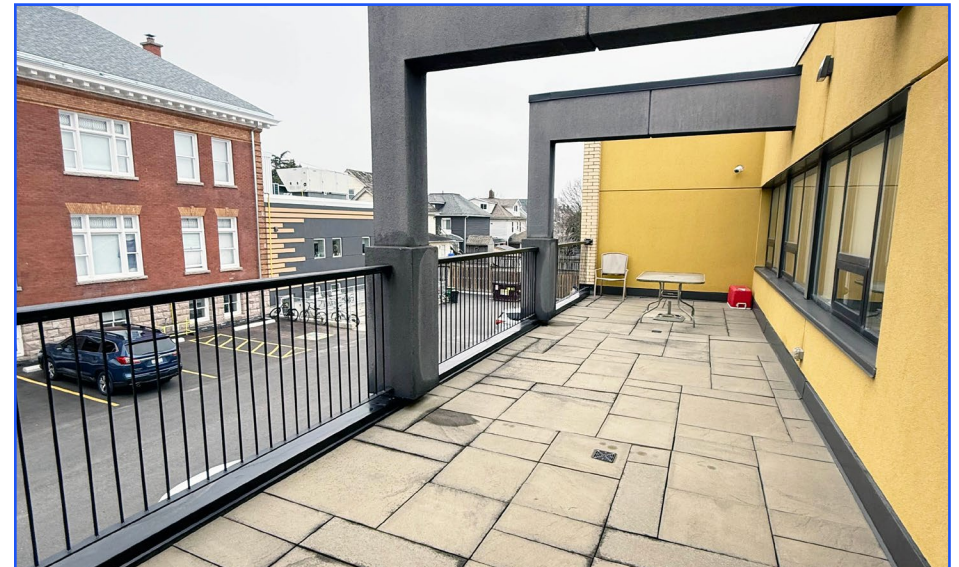
Property Photos

Colliers



Property Photos

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GC – General Commercial Zoning

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PERMITTED USES

- | | | |
|--|---|--|
| (a) Assembly hall | (y) Photographer's studio | (oo) Body-rub parlour |
| (b) Auctioneering establishment | (z) Place of entertainment | (pp) Dancing studio |
| (c) Bake shop | (aa) Place of worship | (qq) Tattoo studio |
| (d) Bank, trust company, credit union, currency exchange | (bb) Printing shop | (rr) Art gallery |
| (e) A building supplies shop and yard | (cc) Private club | (ss) Museum |
| (f) Car rental establishment, truck rental establishment | (dd) Public garage, mechanical | (tt) A garden centre which is an accessory use to a retail store |
| (g) Car wash, interior and exterior hand car cleaning | (ee) Receiving home within the meaning of The Child Welfare Act | (uu) Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment, a restaurant and a tavern, |
| (h) Clinic | (ff) Recreational uses | (vv) A bed and breakfast in an existing detached dwelling or dwelling unit |
| (i) Community building | (gg) Restaurant | (ww) Vacation rental unit within an existing detached dwelling or dwelling unit, |
| (j) Day nursery | (hh) Retail store | |
| (k) Drive-in restaurant | (ii) Service shop | |
| (l) Dry cleaning establishment | (jj) Tavern | |
| (m) Farmer's market | (kk) Used car lot | |
| (n) Funeral home | (ll) Animal clinic | |
| (o) Health centre | (mm) Adult store | |
| (p) Hotel | (nn) Dwelling units in a building in combination with one or more of the uses listed in this section provided not more than 66% 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. | |
| (q) Laundry | | |
| (r) Library | | |
| (s) Motel | | |
| (t) New car agency | | |
| (u) Nursing home | | |
| (v) Office | | |
| (w) Parking lot | | |
| (x) Personal service shop | | |

\$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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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment 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 annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 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, X @Colliers or LinkedIn.

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