

FOR SALE

6750 & 6782 MONTROSE RD.



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NIAGARA FALLS, ONTARIO

*Light Industrial Warehouse & Office on
±4.96 AC w/ Great QEW Hwy. Exposure*

Colliers

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**Sales Representative*

LIST PRICE:

\$5,400,000

Listing Specifications

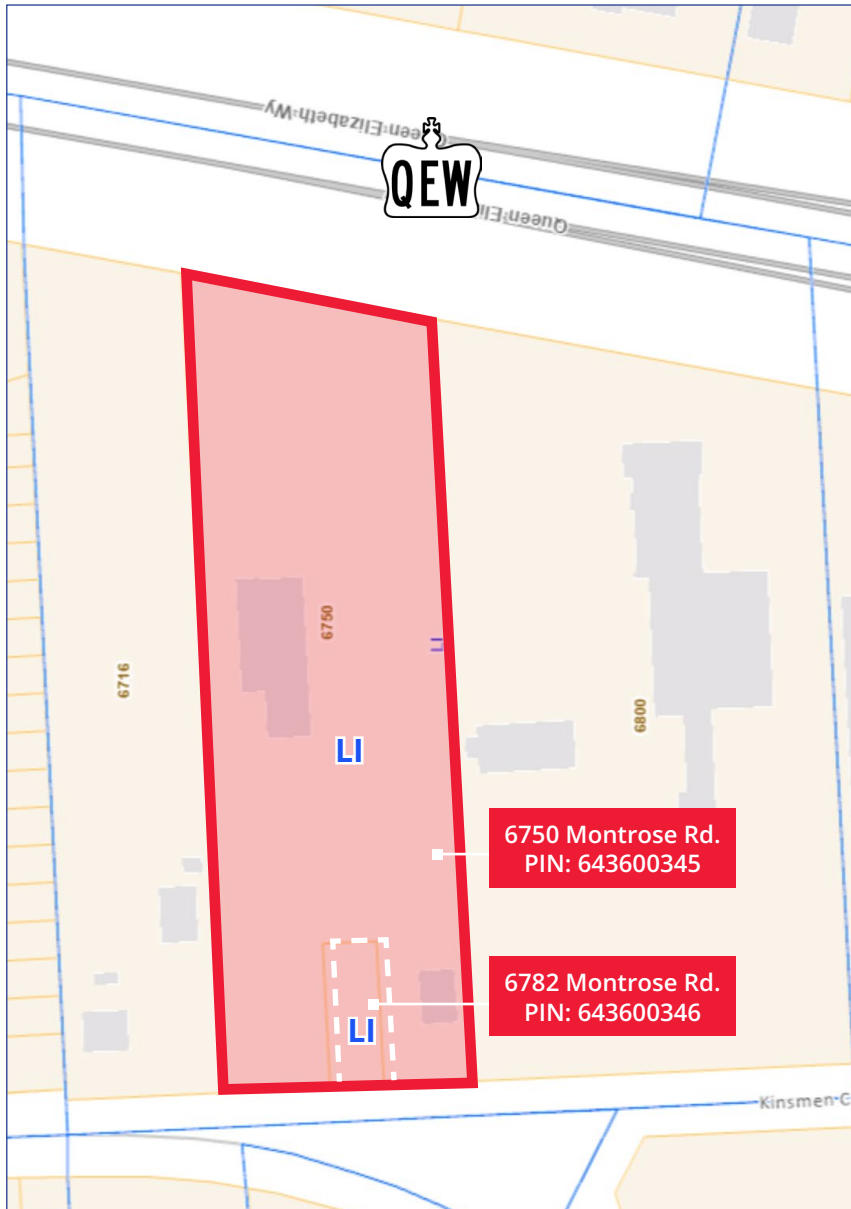
Address PIN	6750 Montrose Road 643600345 6782 Montrose Road 643600346
Lot Dimension	Frontage: ±264.9 ft. Depth: ±795.3 ft
Lot Size	±4.96 Acres (including ±0.193 AC vacant land parcel)
Building Area	TOTAL: ±12,450 SF Warehouse: ±5,200 SF Office: ±5,275 SF Quonset Hut: ±1,975 SF (additional storage)
Asking Price	\$5,400,000
Taxes (2024)	\$27,028
Zoning	LI - Light Industrial
Doors	FOUR drive-in doors
Clear Height	25 ft.
Comments	<ul style="list-style-type: none">• Light Industrial building backing onto the QEW Highway for excellent exposure• Fully fenced and includes two overhead cranes• Heated (radiant) shop area and A/C in offices• Ample parking• Quick & easy QEW Highway access at McLeod Road or Highway 420



NOTE

The building is currently tenanted & financial information can be provided with a signed CA

LI - Light Industrial Zoning & Permitted Uses

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- a) Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water-carried waste
- (b) Car rental establishment, truck rental establishment
- (c) Car wash
- (d) Carpenter shop
- (e) Cold storage plant
- (f) Commercial bakery
- (g) Commercial printing and associated services establishment
- (h) Contractor's or tradesman's shop, contractor's or construction equipment rental shop
- (i) Consulting engineering office
- (j) Grain and feed mill and storage
- (k) Ice manufacturing plant
- (l) Laboratory - experimenting, commercial or testing
- (m) Laundry plant
- (n) Machine shop
- (o) Monument, stone, clay or glass manufacturing plant
- (p) New car agency
- (q) Nursery for trees, shrubs, plants but excluding licensed cannabis production facilities and designated medical growth of cannabis
- (r) Public garage, auto body
- (s) Public garage, mechanical
- (t) Shop for the repair and servicing of goods, machinery and equipment
- (u) Silver plating and cutlery plant
- (v) Trucking or shipping terminal
- (w) Used car lot
- (x) Warehouse
- (y) Wholesale establishment
- (z) Winery
- (aa) Adult entertainment parlour
- (bb) Body-rub parlour
- (cc) An office which is an accessory use to one of the foregoing permitted uses

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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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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