

VACANT INDUSTRIAL LAND FOR SALE



Queen Elizabeth Wy

0 Winger Road



Stevensville
Pumping Station



VIEW DRONE
VIDEO

0 WINGER ROAD | FORT ERIE | ONTARIO

±41.4 acres of vacant industrial land with ±28.37 acres developable.

RALPH ROSELLI* SIOR

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**Sales Representative*

LIST
PRICE

\$6,999,000

Listing Specifications

0 WINGER ROAD | FORT ERIE | ON

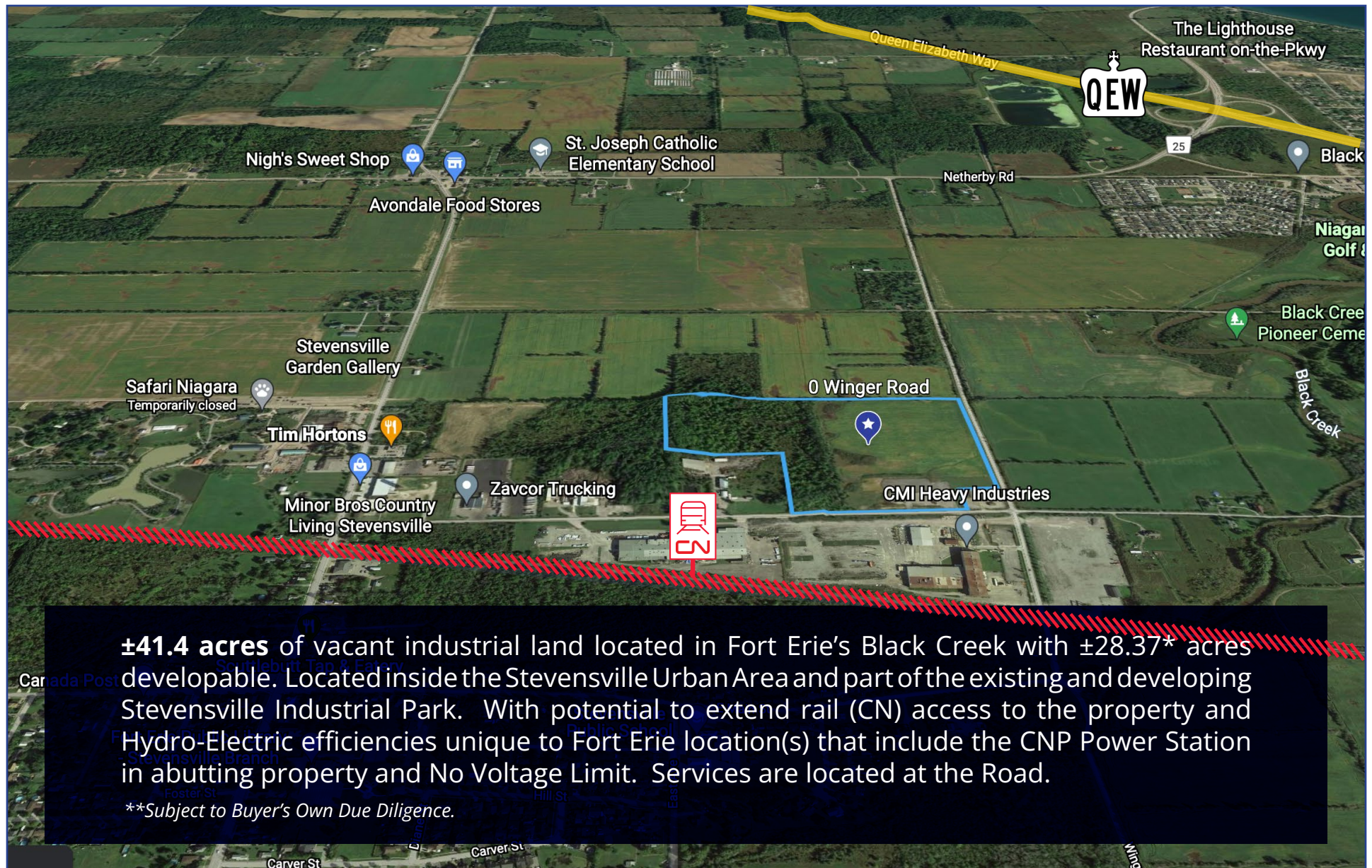
Address	N/A Winger Road, Fort Erie, ON
Location	NW corner of Eagle Street & Winger Road
P.I.N./A.R.N.	642450055/ 270302002905704
Total Site Area	±41.44 Acres (± 16.77 hectares)
Developable Area	±28.37 acres <i>**Subject to Buyers Own Due Diligence.</i>
Price	\$6,999,000
Current Zoning	IN - Industrial; EP - Environmental Protection; EC - Environmental Conservation Overlay
Official Plan	Industrial; Environmental Conservation (Overlay)
Services	All services are available at the property line
Access	Potential for access from Winger Road & Eagle Street
Completed Reports	Environmental Phase 1 - Clear
Additional Info	To further promote the development of Stevensville Employment Lands (Industrial), eligible employment development can utilize incentives offered through the Town's Gateway Economic Zone Community Improvement Plan
Comments	<ul style="list-style-type: none">• Located inside the Stevensville Urban Area and part of the existing and developing Stevensville Industrial Park• Potential to extend rail (CN) access to the property and Hydro-Electric efficiencies unique to Fort Erie location(s) that include the CNP Power Station in abutting property and No Voltage Limit• The property is surrounded by Industrial, Commercial and Rural Residential uses• The subject is within the Stevensville Secondary Plan (OPA 24)



Property Overview

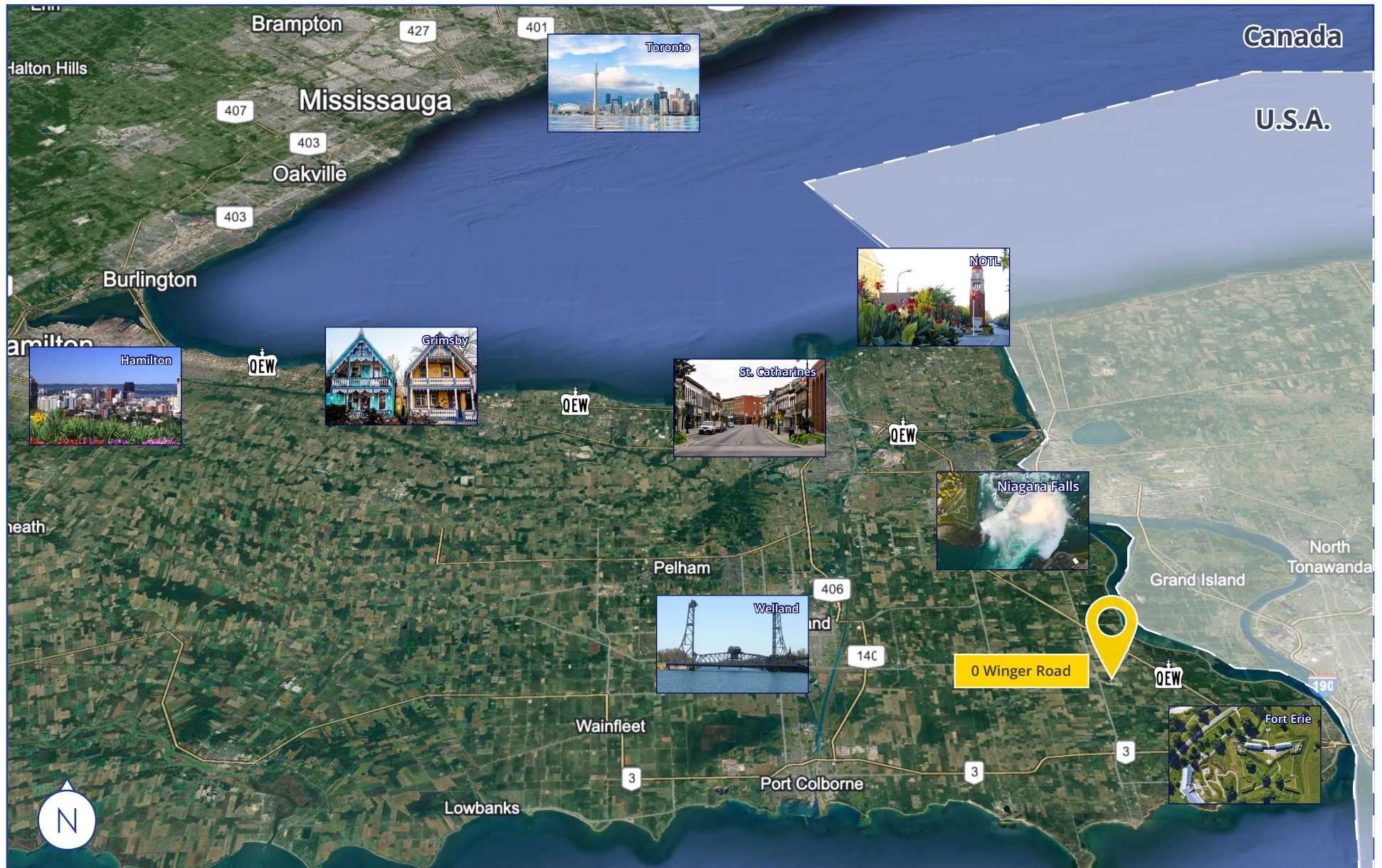
Colliers

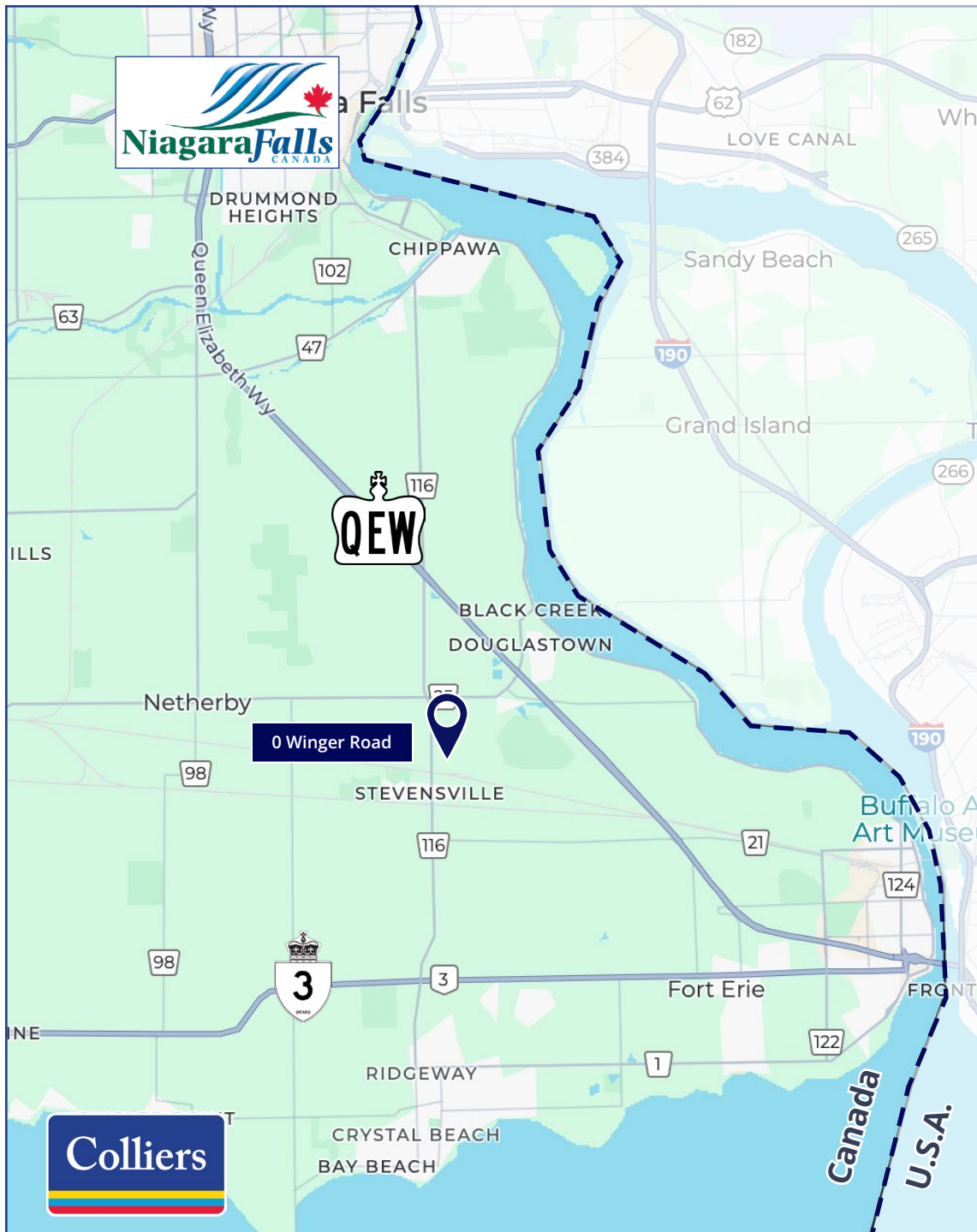
0 WINGER ROAD | FORT ERIE | ON



Location Overview

0 WINGER ROAD | FORT ERIE | ON





Drive Times

0 WINGER ROAD
FORT ERIE | ON



3

minutes to
QEW Highway

12

minutes to
U.S.A. Border

17

minutes to
Niagara Falls

33

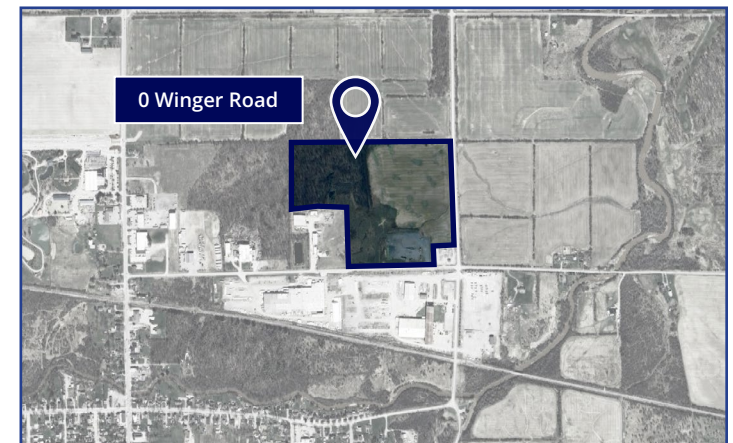
minutes to
St. Catharines

63

minutes to
Hamilton

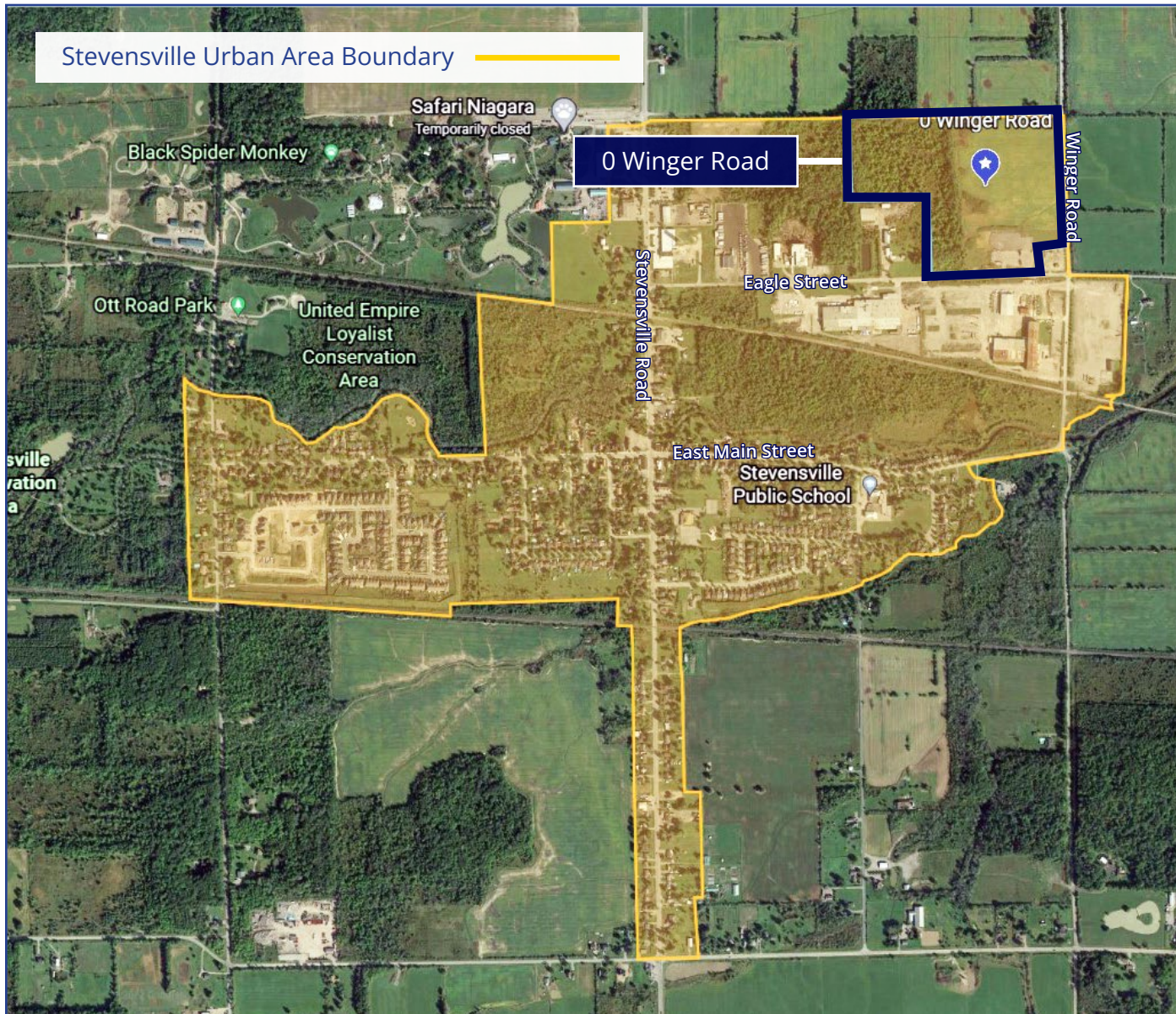
92

minutes to
Toronto



Urban and Property Boundaries

0 WINGER ROAD | FORT ERIE | ON



The property is located on the west side of Winger Road and the north side of Eagle Street inside the Stevensville Urban Area. The QEW Highway is a ± 3 minute drive along Netherby Road or ± 7 minutes along Sodom Road. The property is surrounded by Industrial, Commercial and Rural Residential uses. The subject is within the Stevensville Secondary Plan (OPA 24), originally adopted by the Town of Fort Erie on May 11, 2015.

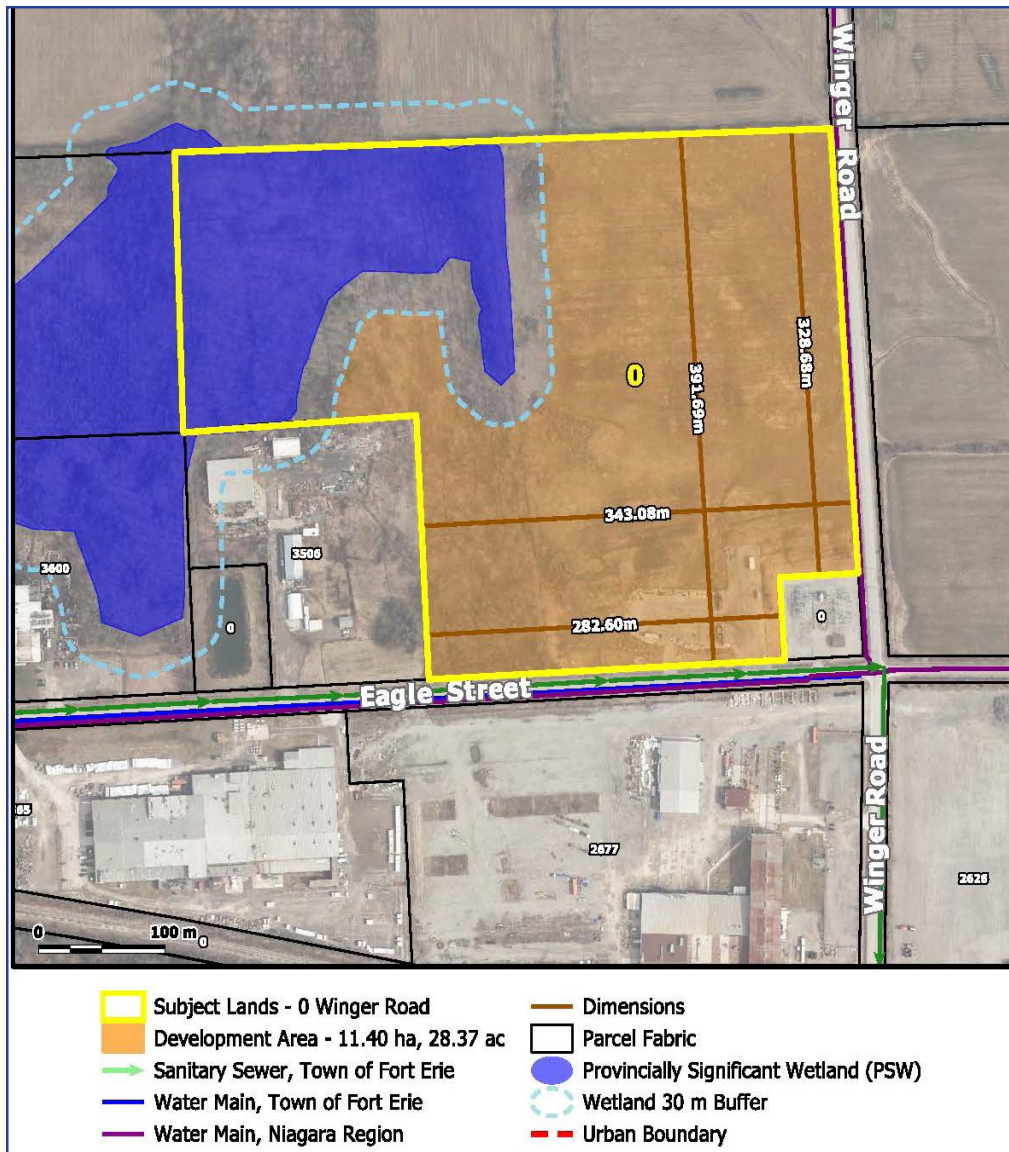
The Stevensville Secondary Plan (OPA 24) area is located in northwest Fort Erie. The Plan area has an irregular boundary and stretches from Bowen Road in the south to north of Eagle Street; and from west of Ott Road to the east of Winger Road. The Stevensville Secondary Plan comprises approximately 209 hectares (516 acres) of land that is designated as Built-up Area by Provincial and Regional Policies.

Development Opportunities



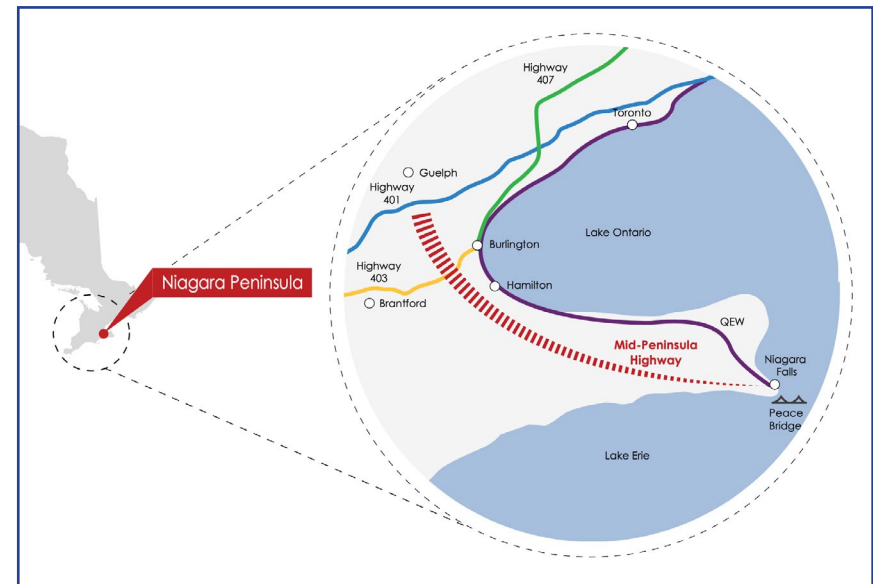
0 WINGER ROAD | FORT ERIE | ON

DEVELOPABLE AREA & SERVICING



NIAGARA-HAMILTON TRADE CORRIDOR, FUTURE 400 SERIES HIGHWAY

The Provincial Government is undertaking an Environmental Assessment (EA) to establish a Preferred Corridor and Right-of-Way for a 400 Series Highway connecting link between Highway 406 in Welland and the QEW between Netherby and Bowen Rd.



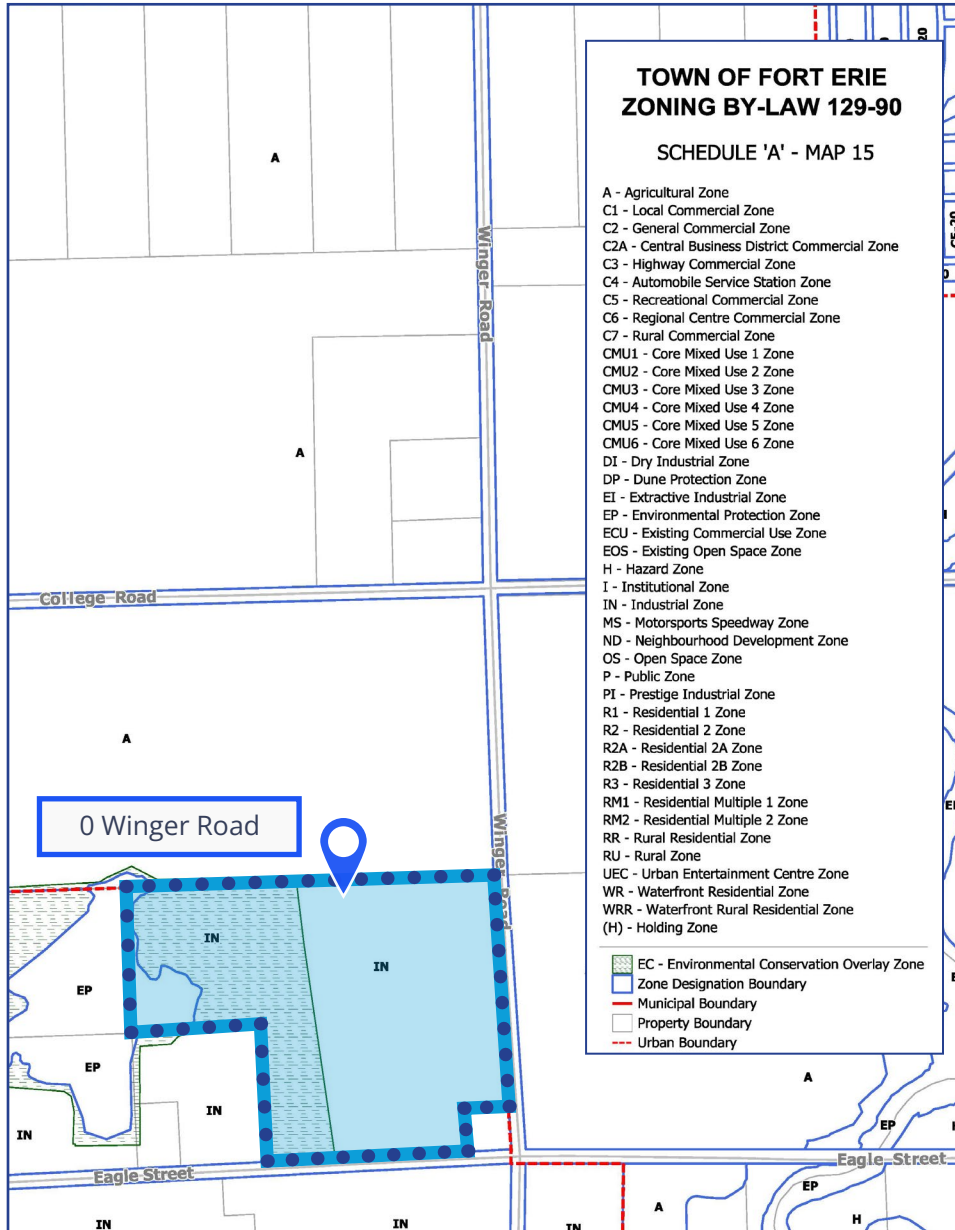
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Zoning IN - Industrial

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The property is presently zoned Industrial, Environmental Protection, & Environmental Conservation Overlay in the Township's Zoning By-law No. 129-90 and designated Industrial; Environmental Conservation (Overlay); and Environmental Protection .

Permitted Uses

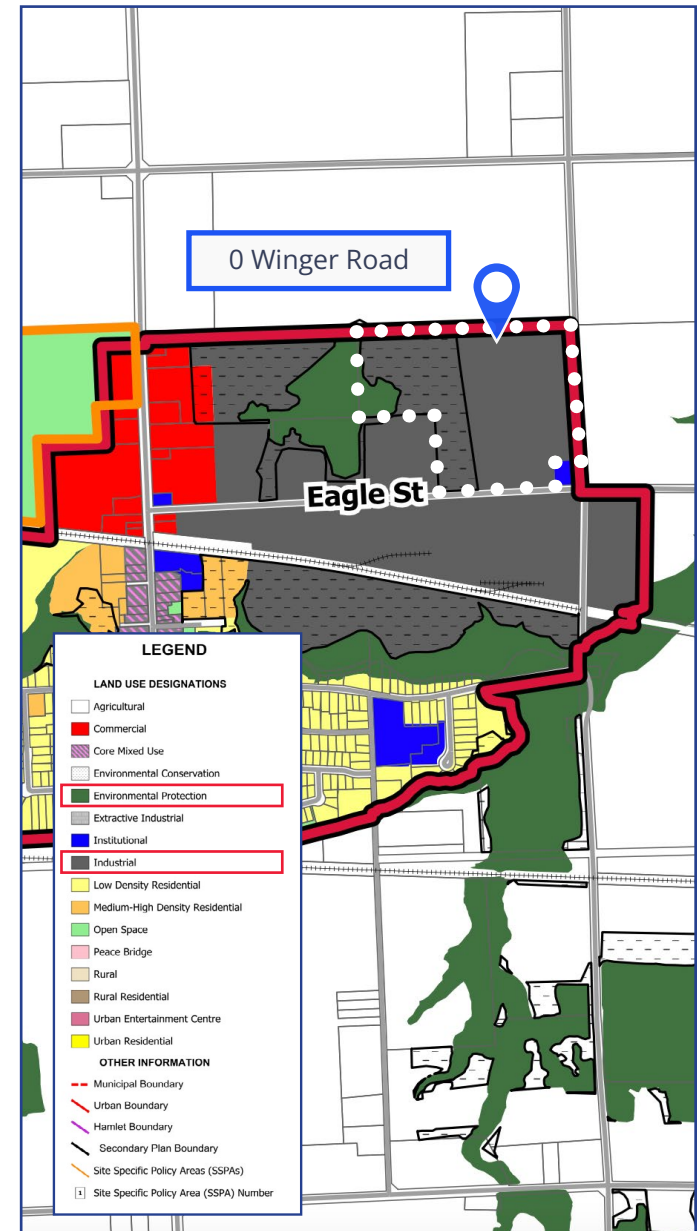
- Automotive uses
- Business or commercial trades school
- Catering establishments
- Construction trades establishment
- Commercial refueling stations
- Communication facilities
- Courier and delivery service
- Dry cleaning plants
- Equipment rentals and servicing
- Factory outlet
- Food processing establishment
- Gasoline bars
- Industrial uses
- Laundries
- Machine shops
- Medical Marihuana Grow and Production Facilities
- Motor Vehicle Body Shops
- Motor Vehicle Repair Shops
- Manufacturing
- Pet Day Care Establishments
- Plumbing shops
- Printing establishments
- Public storage
- Public uses and operations
- Scientific or medical laboratories
- Service shops
- Tradesperson's shops
- Transportation depots
- Transport truck terminals
- Veterinarian Clinic in wholly enclosed building
- Warehousing
- Wholesale establishments
- Uses, buildings and structures accessory to the foregoing, except human habitation.

Property Official Plan

0 WINGER ROAD | FORT ERIE | ON

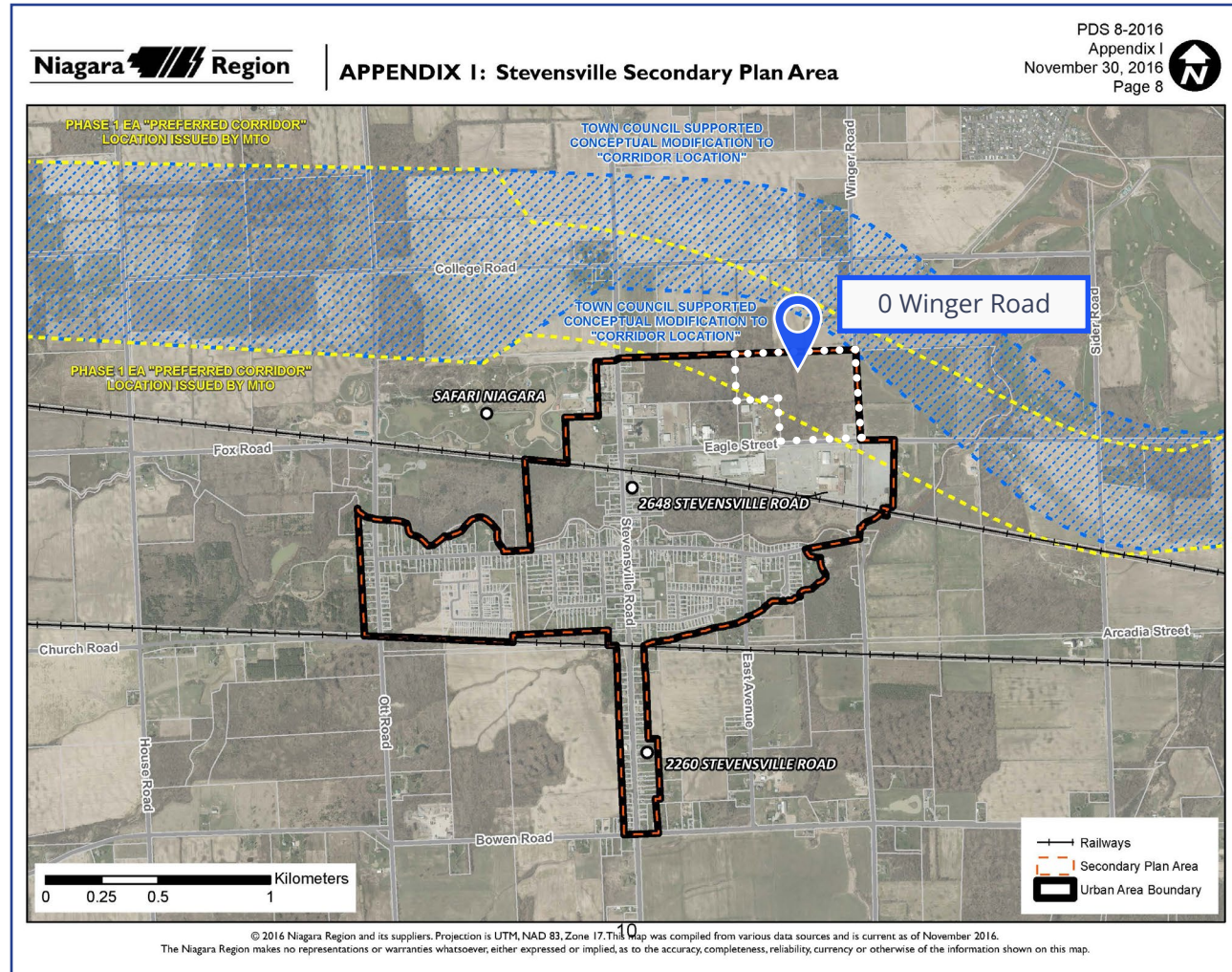
4.19.10. EMPLOYMENT LANDS (INDUSTRIAL)

- a) The development of employment lands in Stevensville will significantly contribute to the long-term sustainability as a complete community. In this respect ample designated employment lands have been provided for in Stevensville within the urban area boundary. These employment lands can **take advantage of quick direct access to the QEW, existing rail corridor and future MTO corridor.**
- b) To further promote the development of Stevensville employment lands, eligible employment development can utilize incentives offered through the **Town's Gateway Economic Zone Community Improvement Plan.**
- c) Industrial development occurring in the northeast area of this Plan shall have regard for transportation policies, particularly policy 4.19.14.1.
- d) Policies of Section 4.10 shall apply to all Industrial lands within the Stevensville Secondary Plan Area. Section 4.10 provides general comprehensive policy coverage for Industrial lands within the Plan Area and shall be relied upon for guidance when development is being considered.
- e) Notwithstanding the policies of Section 4.10:
 - i. Industrial lands with an Environmental Conservation overlay south of the C.P Rail, as shown on Schedule STV-2, shall develop for prestige and/or light industrial uses. Development shall be subject to the Natural Heritage policies of Section 8 and the types of Industrial uses shall comply with the D6 Guidelines of the Ministry of the Environment; and
 - ii. New Development of the Industrial lands just east of Stevensville Road, south of Eagle Street and north of CP Rail, as shown on Schedule STV-2, shall comply with the D6 guidelines relative to Institutional and Medium Density designated residential lands south of the CP Rail right-of-way.
 - iii. Outside storage of materials or goods shall only be permitted in areas screened from residences or public realm and the nature of the storage does not cause compatibility issues to more sensitive lands uses.
- f) New development shall be subject to Accessibility for Ontarians with Disabilities Act, 2005 and any relevant Regulations made thereunder concerning full accessibility and barrier free design where required.
- g) Lands designated Industrial lying south of the CP Rail lands, east of Winger Road are part of a much larger agricultural land holding. The Town would consider a consent for that portion falling within the urban area to be in keeping with the Plan's intent and objectives. Sanitary sewer is available in the road allowance; however a municipal water supply or potable water supply solution would still be required prior to any Site Plan or construction approvals.



Stevensville Secondary Plan (OPA 24)

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The Stevensville Secondary Plan (OPA 24) area is located in northwest Fort Erie. The Plan area is consistent with the urban area boundary of Stevensville as identified in the Regional Official Plan and the Town's Official Plan. The Plan area has an irregular boundary and stretches from Bowen Road in the south to north of Eagle Street; and from west of Ott Road to the east of Winger Road. The Stevensville Secondary Plan comprises approximately 209 hectares (516 acres) of land that is designated as Built-up Area by Provincial and Regional Policies. A location map of the Stevensville Secondary Plan area is attached as Appendix 1.

The Stevensville Secondary Plan area has 479 existing dwelling units and provides for an overall target of 879 units at build out. The Plan expects that the 400 additional dwelling units will increase the population from 1240 people to 2250 over the long term. The existing land uses predominately consists of single detached dwellings. The Stevensville Secondary Plan area has a considerable amount of designated industrial lands in the north east portion and also includes a variety of other land uses including commercial uses, institutional uses and open space/environmental areas. Safari Niagara, a major attraction, is located immediately adjacent to the Stevensville urban area with a small portion fronting onto Stevensville Road being within the urban area.

Please contact the agents for more details:

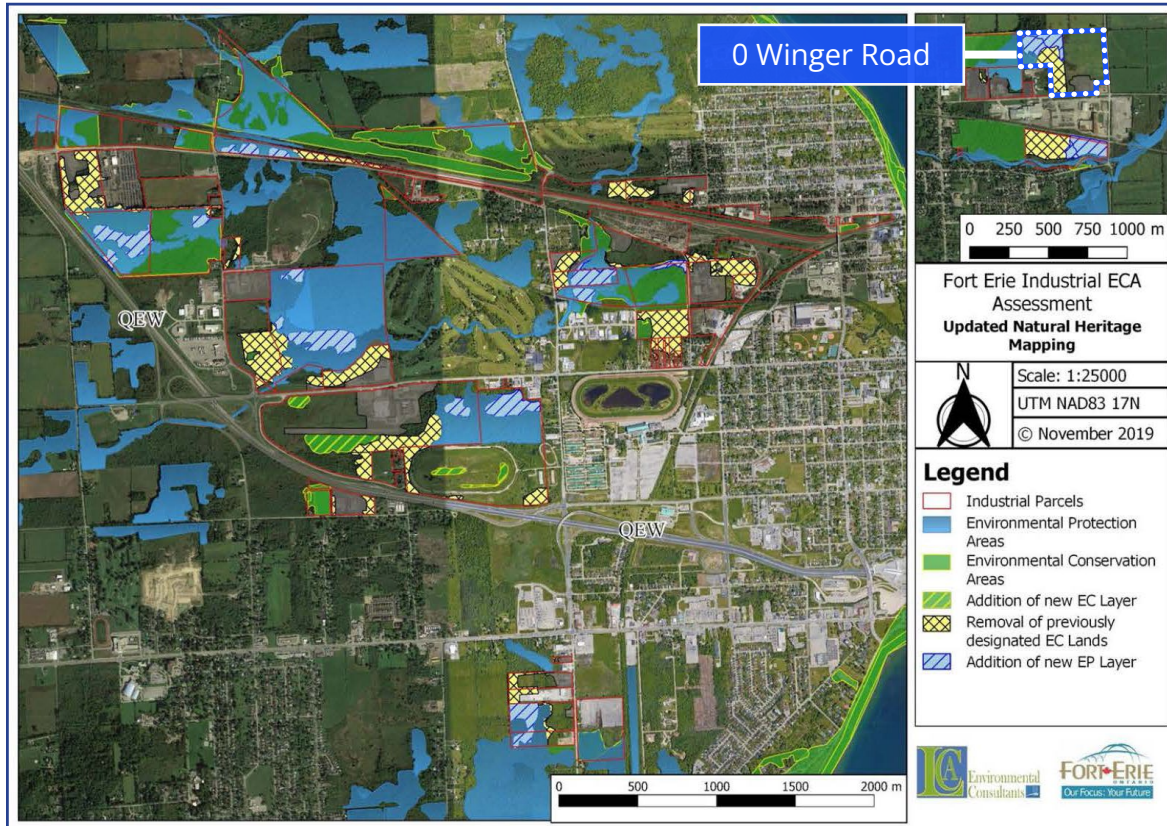
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Fort Erie Gateway Community Improvement Plan

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The Niagara Gateway Economic Zone and Centre Final Report identified incentives within a CIP as a way to make employment lands in the Gateway Economic Zone and Centre more attractive and accelerate the process of bringing these employment lands to market. The Niagara Gateway Economic Zone and Centre Final Report highlights the use of a CIP to accomplish these objectives because the Province's Growth Plan designated the Niagara Gateway Economic Zone and Centre as the only Gateway Zone and Centre in Ontario.

The Fort Erie Gateway Community Improvement Plan (Fort Erie Gateway CIP) is similar to the Niagara Gateway Economic Zone and Centre (Region Gateway CIP) Community Improvement Plan endorsed by Regional Council in order to maximize incentive programs for development. The Fort Erie Gateway CIP, like the Regional plan, generally applies to employment lands within the urban area, although the Fort Erie Gateway CIP applies to the Canadian Motor Speedway lands as a "significant location for investment".

Existing EC Designated Industrial Lands

The Town of Fort Erie Industrial District is approximately 618 hectares in size. According to the Town of Fort Erie Official Plan, approximately 170 hectares of the identified Industrial Lands are also identified as Environmental Conservation (EC) Lands. EC lands represent those areas identified as Locally Significant Natural Areas (LSNAs) based on the ecological features and functions originally identified in the Fort Erie Natural Areas Inventory (Dogan & Associates 2003) and other historical reports. These lands do not meet the criteria for provincial designation (i.e. PSW or Significant Woodland) but do contain inherent features of hydrological or ecological value.

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Fort Erie Overview



Projected >214,000
New Residents in
Niagara by 2051



Fort Erie, ON Total
Population 32,901
2016 to 2021 (+7.1%)



\$76,000 Median
Total Household
Income (2020)

0 Winger Road Fort Erie | On



Lot Size ±41.4 Acres



Industrial Zoning



Potential to extend
Rail (CN) access to
the property



QEW Hwy. Access
<5 min.



Fort Erie, Ontario, Canada

Fort Erie is a town on the Niagara River in the Niagara Region, Ontario, Canada. Fort Erie is a peninsula within a peninsula, surrounded on the south by Lake Erie, and to the east and north by the Niagara River.

It is directly across the river from Buffalo, New York, a cosmopolitan city of over 1 million just across the Niagara River that is home to; the Buffalo Bills (NFL), Buffalo Sabres (NHL), Buffalo Bisons (AAA baseball), Bandits (NLL), Albright-Knox Art Gallery, Buffalo Zoo, Shea's Performing Arts Centre, Erie Basin Marina, State University of New York at Buffalo, etc. and is the site of Old Fort Erie which played a prominent role in the War of 1812.

More than 55 per cent of the entire population of the United States and 62 per cent of the Canadian population is within a 500-mile radius of Fort Erie.

Approximately 20 per cent of all the commodities traded between Canada and the U.S. pass through Fort Erie via the Peace Bridge.

Fort Erie's economic base is rooted primarily in advanced manufacturing (aero-space, pharmaceuticals, advanced machining, alternative energy, etc.).

Fort Erie is one of Niagara's fastest growing communities, and has experienced a high level of residential and commercial development in the past few years. Garrison Road (Niagara Regional Road 3) is the town's commercial corridor, stretching east to west through Fort Erie. Fort Erie has a seasonal influx of approximately 10,000 seasonal residents during the months of June through September.

Fort Erie **Key Advantages**

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin red and yellow horizontal stripe at the bottom.

01

Proximity to markets:

More than 55 per cent of the entire population of the United States and 62 per cent of the Canadian population is within a 500-mile radius of Fort Erie. Buffalo, New York is just meters away, and Toronto is just a short 90 min drive along the QEW.

02

Transportation infrastructure:

Home to the Peace Bridge, North America's second busiest international land border crossing, Fort Erie is also in close proximity to two other international crossing just minutes away in Niagara Falls and Queenston/Lewiston.

03

Quality of life:

Your employees will enjoy a low cost of living, a wonderful local culture and heritage, and access to all the cosmopolitan amenities Buffalo NY has to offer just across the Niagara River. Fort Erie truly is a great place to live, work & play!

04

Business minded municipal staff and Council:

Fort Erie is a community open for business, and the local municipal staff and Council, along with the Fort Erie Economic Development & Tourism Services work diligently to assist business and industrial stakeholders thrive within the community.

05

Available land:

Fort Erie has a number of greenfield sites ready for industrial and commercial development, as well as brownfield sites and existing industrial/commercial buildings ready for occupancy. Call the Fort Erie EDTS for more information.

06

Economic Development "Services":

Unlike in many communities where economic development is a function of the municipal government, Fort Erie has Economic Development Services, a stand-alone corporation, funded primarily by the Town of Fort Erie to deliver professional economic development services on behalf of the Town. As a stand-alone corporation, the Fort Erie Economic Development & Tourism Services is capable of delivering a full range of services to be a better advocate and assist business and industry in a more timely manner.

\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024



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