

# PRESTIGE INDUSTRIAL LAND FOR SALE

Fort Erie Airport 

Colliers 

1468 Pettit Road

Queen Elizabeth 

QEW 

QEW 

## 1468 PETTIT ROAD | FORT ERIE | ONTARIO

±4.36 Acres Along QEW Highway with Excellent QEW Exposure

LIST PRICE **\$1,399,000**

Colliers International Niagara Ltd., Brokerage  
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*\*Sales Representative*

# Listing Specifications

1468 PETTIT ROAD | FORT ERIE | ON

Location	Along QEW Highway, East of Pettit Road
Lot Size	±4.36 Acres
Lot Dimension	Frontage: ±404 ft.   Depth: ±169 ft.
Zoning	PI - Prestige Industrial
List Price	\$1,399,000
Taxes (2023)	\$3,912.40
Services	<ul style="list-style-type: none"><li>• Serviced with Hydro-electric</li><li>• Buyer to complete own due diligence for gas, water / cistern, sewer / septic bed service</li></ul>
Comments	<ul style="list-style-type: none"><li>• Excellent location just minutes from the U.S.A. border at Peace Bridge</li><li>• Great QEW Highway exposure</li><li>• PI zoning allows many permitted uses including industrial warehousing, light manufacturing, self-storage, and more</li></ul>

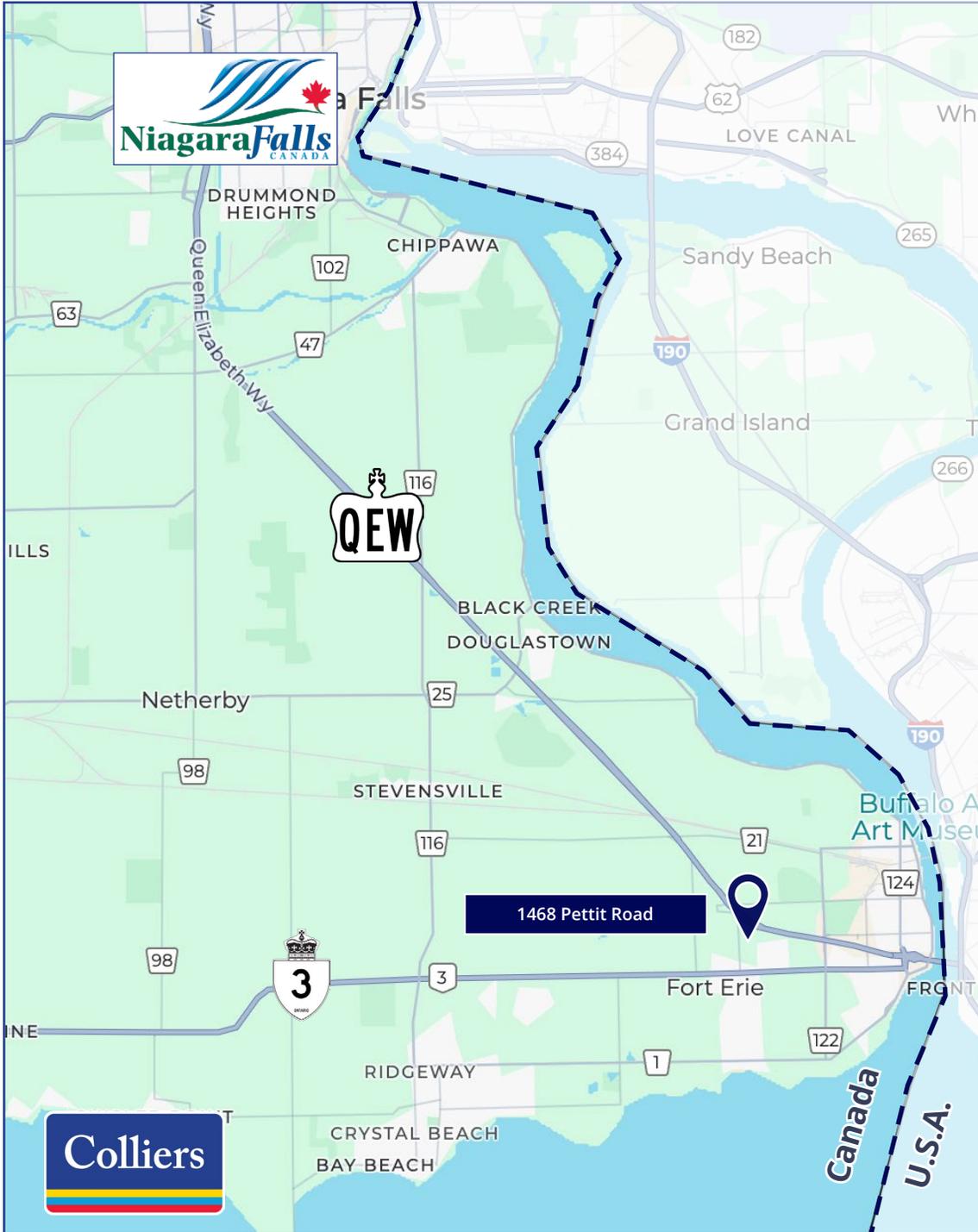
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# Property Highlights



±4.36 Acres Vacant Prestige Industrial-zoned land available along QEW Highway along Pettit Road with great QEW exposure in Fort Erie, ON. Excellent location just minutes from the U.S.A. border at Peace Bridge.

2

minutes to  
QEW Highway Access

5

minutes to  
U.S.A. Border

21

minutes to  
Niagara Falls

32

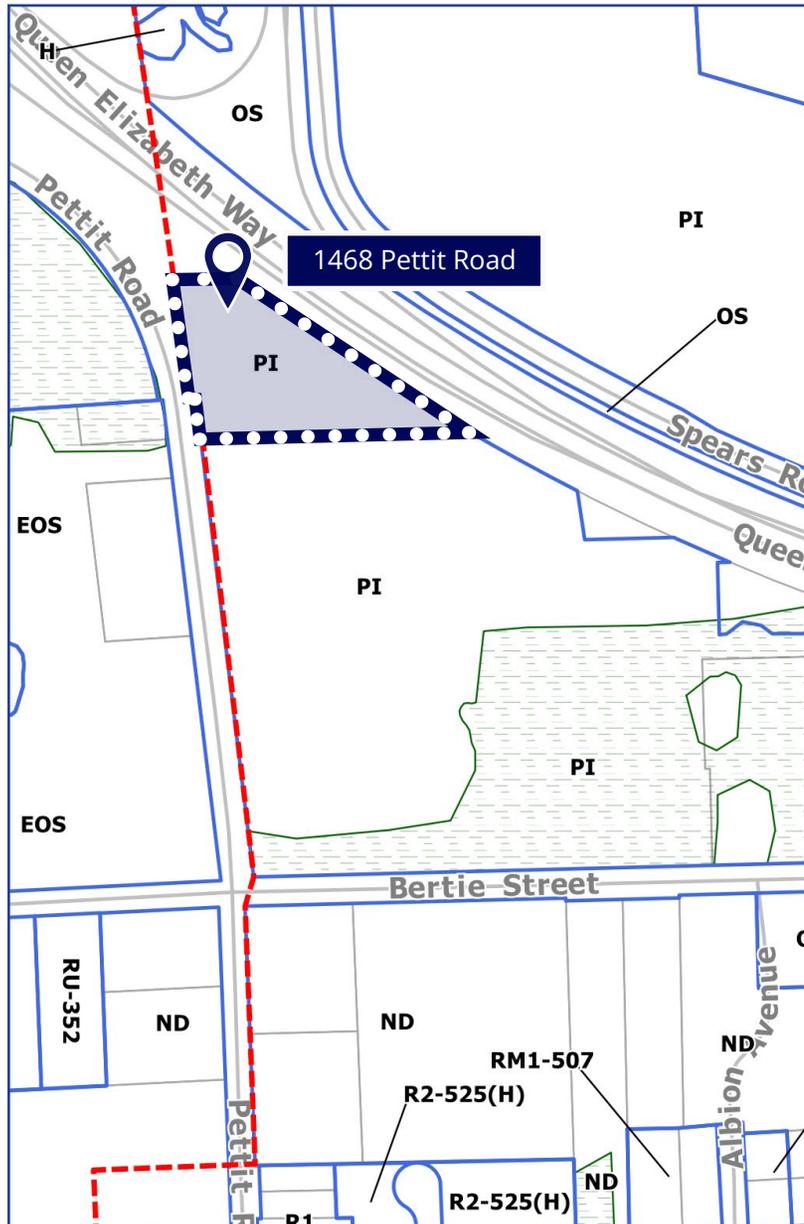
minutes to Downtown  
St. Catharines





# Zoning PI - Prestige Industrial

1468 PETTIT ROAD | FORT ERIE | ON



## Permitted Uses

- Any executive and administrative offices of any industrial use
- Animal hospitals and shelters Bakery
- Building, specialty or general contractor offices
- Business offices
- Business or commercial trades school
- Construction trades establishments
- Commercial refueling stations
- Communication Facilities
- Courier or delivery services
- Day nurseries
- Dry cleaning plants
- Establishments providing information and telecommunication services
- Establishments providing for quality control, research and/or product development services
- Equipment rentals and servicing
- Factory outlets
- Food processing establishments
- Gasoline bars
- Industrial uses
- Laundries
- Machine shops
- Medical Marihuana Grow and Production Facilities
- Motor vehicle body shops
- Motor vehicle repair shops
- Manufacturing
- Motion picture, audio and video production and distribution services
- Offices providing architectural, engineering, planning, surveying, industrial design, computer, accounting, interior design, printing, graphic advertising and/or marketing services
- Offices providing construction management and land development services
- 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
- Eating Establishments are permitted, provided they are not in a freestanding building, rather in the same building or connected to a building containing one of above permitted uses.
- Uses, buildings and structures accessory to the above permitted uses.

# Area Neighbours

1468 PETTIT ROAD | FORT ERIE | ON



1468 Pettit Road  
FOR SALE | PRESTIGE INDUSTRIAL LAND

**FORT ERIE**  
RACE TRACK

SHERWIN  
WILLIAMS

Esso

H



U.S.A. Border  
at Peace Bridge

Scotiabank LCBO  
NOFRILLS Walmart

Starbucks A&W RONA

Sobeys

Tim Hortons

CANADIAN  
TIRE

Delta  
BINGO-GAMING

Tim Hortons

PRIDE  
Group  
LOGISTICS



\$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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