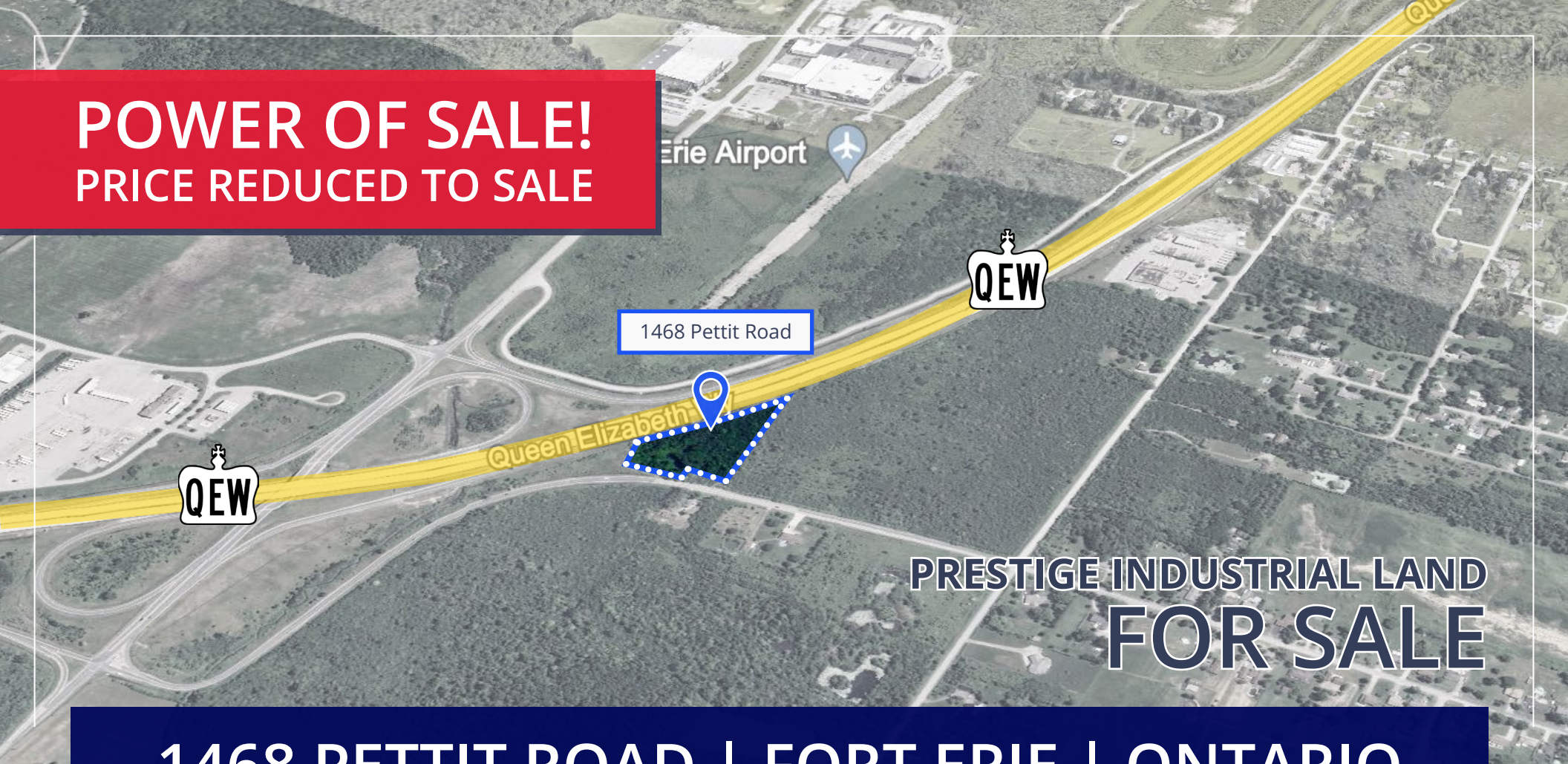


**POWER OF SALE!
PRICE REDUCED TO SALE**



**PRESTIGE INDUSTRIAL LAND
FOR SALE**

1468 PETTIT ROAD | FORT ERIE | ONTARIO

±4.36 Acres Along QEW Highway with Excellent QEW Exposure

LIST PRICE **\$995,000**

CONTACT:

RALPH ROSELLI* SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

**Sales Representative*



Colliers International Niagara Ltd., Brokerage
82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4
Tel: +1 905 354 7413 | Fax: +1 905 354 8798
collierscanada.com/niagara

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 \$995,000

Taxes (2023) \$3,912.40

Services

- Serviced with Hydro-electric
- Buyer to complete own due diligence for gas, water / cistern, sewer / septic bed service

Comments

- Excellent location just minutes from the U.S.A. border at Peace Bridge
- Great QEW Highway exposure
- PI zoning allows many permitted uses including industrial warehousing, light manufacturing, self-storage, and more

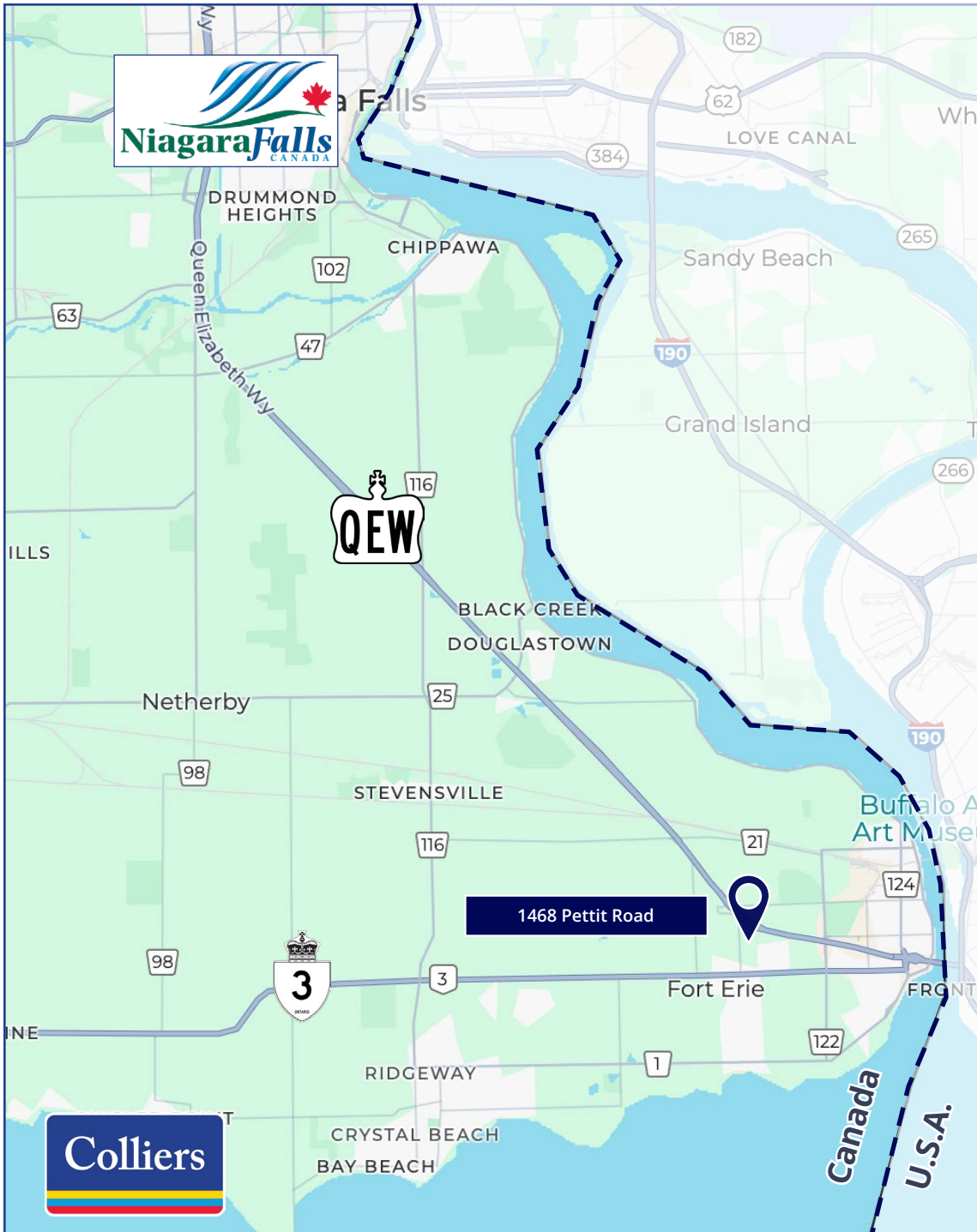
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Property Highlights



±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

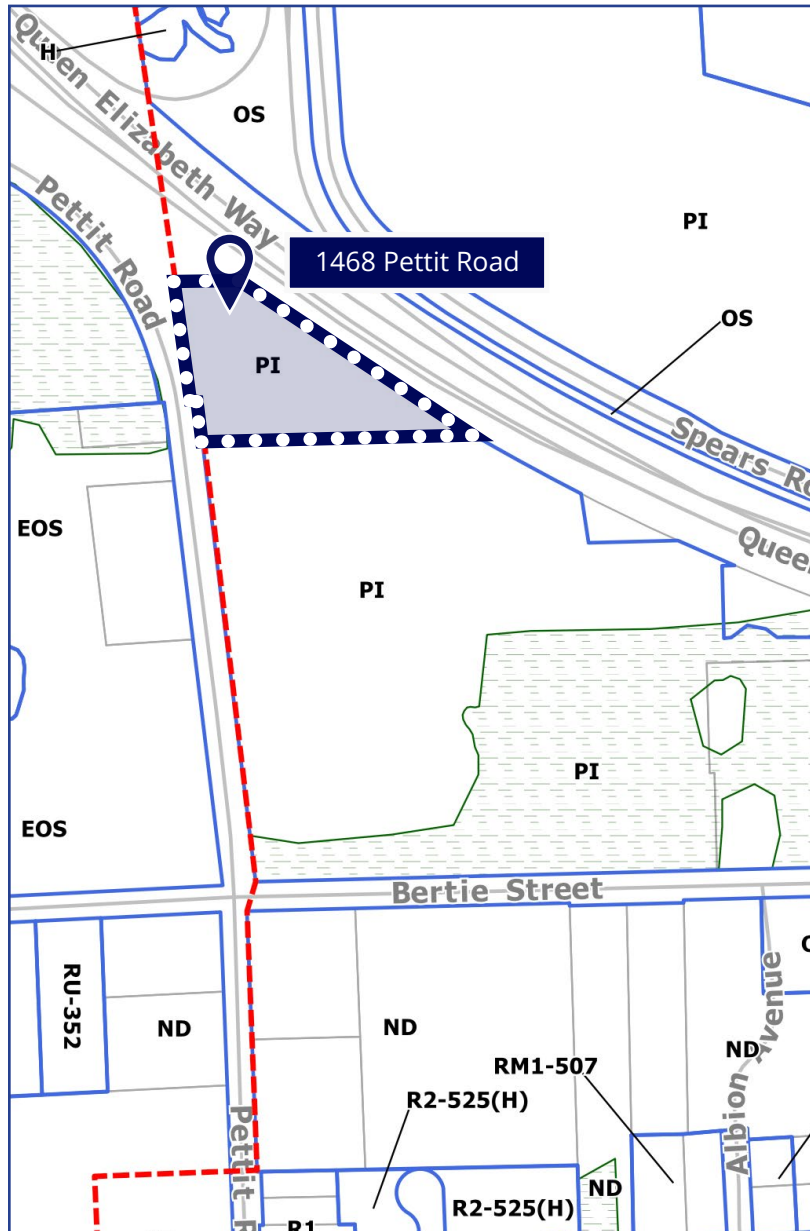
32

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



\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

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

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Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 22,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of more than \$4.4 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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