



Fort Erie

The Peace Bridge

Buffalo



Garrison Rd.



237, 241 Garrison Rd. and 362 Mather Blvd., Fort Erie, ON

# Commercial Portfolio For Sale

- 3 Commercial Properties in High Traffic Location
- Corner Lot on ±0.52 Acres

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# Location Highlights

- Corner Lot situated along Fort Erie's primary commercial corridor on Garrison Road
- Minutes to the Peace Bridge and U.S. border
- Excellent access to the QEW and regional transportation network
- Surrounded by national retailers, restaurants, professional services, and everyday amenities
- Located within a densely populated residential and commercial trade area
- Strong cross-border traffic and year-round consumer activity



# The Opportunity

## 237 Garrison Rd., Fort Erie, ON

- Fully equipped restaurant ready for immediate operation
- Established commercial location with excellent exposure to Garrison Road traffic
- Dining area, kitchen facilities, and customer parking in place
- Opportunity for owner-operators or restaurant investors
- High-visibility location within Fort Erie's main retail corridor
- Strong customer draw from surrounding residential neighbourhoods and nearby businesses



## 241 Garrison Rd., Fort Erie, ON

- Large-format commercial building offering flexible retail, showroom, or service commercial uses
- Prominent frontage and signage opportunities along Garrison Road
- Open floor plan allows for a variety of business configurations
- Ideal for owner-occupiers seeking a flagship location
- Potential to generate rental income from commercial tenants



## 362 Mather Blvd., Fort Erie, ON

- Detached building currently used as professional office space
- Property includes a detached 2 car garage
- Residential-style layout creates a comfortable and welcoming work environment
- Suitable for professional services, administrative offices, or client-facing businesses
- Separate building provides flexibility for owner occupancy or tenant use
- Ample natural light and dedicated parking area
- Opportunity to complement operations in the adjoining Properties



**In Summary:** Rare opportunity for an owner-occupier, investor, or mixed-use user seeking multiple income streams

# 237 Garrison Rd.



## Overview

Civic Address	237 Garrison Rd., Fort Erie, ON
PIN	642200153
Price (All 3 Properties)	\$2,500,000
Taxes	\$8,745.28
Land Area	±0.166 SF
Building Size	±1,350 SF
Power	600 Volts, 200 Amps, 3 Phase
Washrooms	2
Signage	Front Facade and Pylon Signage
Parking	Ample Surface Parking
Zoning	CMU1-447 - Core Mixed Use 1

Fully equipped and ready for immediate operation, this turnkey restaurant offers an excellent opportunity for owner-operators or investors. Located along Fort Erie's busy Garrison Road commercial corridor, the property benefits from strong visibility, ample customer parking, and consistent traffic generated by surrounding residential neighbourhoods, businesses, and nearby amenities.



# Interior Photos



237 Garrison Rd., Fort Erie, ON



# Interior Photos



237 Garrison Rd., Fort Erie, ON



# 241 Garrison Rd.



## Overview

Civic Address	241 Garrison Rd., Fort Erie, ON
PIN	642200152
Price (All 3 Properties)	\$2,500,000
Taxes	\$8406.03
Land Area	±0.182 SF
Building Size	±3,100 SF
Power	100 Volts, Single Phase
Washrooms	2
Parking	Ample Surface Parking
Zoning	CMU1-447 - Core Mixed Use 1

This large-format commercial building offers exceptional flexibility for retail, showroom, office, or service commercial uses. Featuring prominent frontage along Garrison Road, excellent signage exposure, and an adaptable floor plan, the property is well suited for owner-occupiers or investors seeking a high-profile location with potential for rental income in Fort Erie's established commercial corridor.



# Interior Photos



241 Garrison Rd., Fort Erie, ON



# 362 Mather Blvd.



## Overview

Civic Address	362 Mather Blvd., Fort Erie, ON
PIN	642200150
Price (All 3 Properties)	\$2,500,000
Taxes	\$4,588.00
Land Area	±0.172 SF
Building Size	±1,328 SF
Detached Double Car Garage	±1,200 SF
Zoning	CMU1-447 - Core Mixed Use 1

Currently configured as professional office space, this detached building offers a comfortable and functional work environment with a residential-style layout. Well suited for professional services, administrative offices, or client-facing businesses, the property provides flexibility for owner occupancy or tenancy, with dedicated parking and the ability to complement operations within the adjoining commercial properties.



# Interior Photos



362 Mather Blvd., Fort Erie, ON

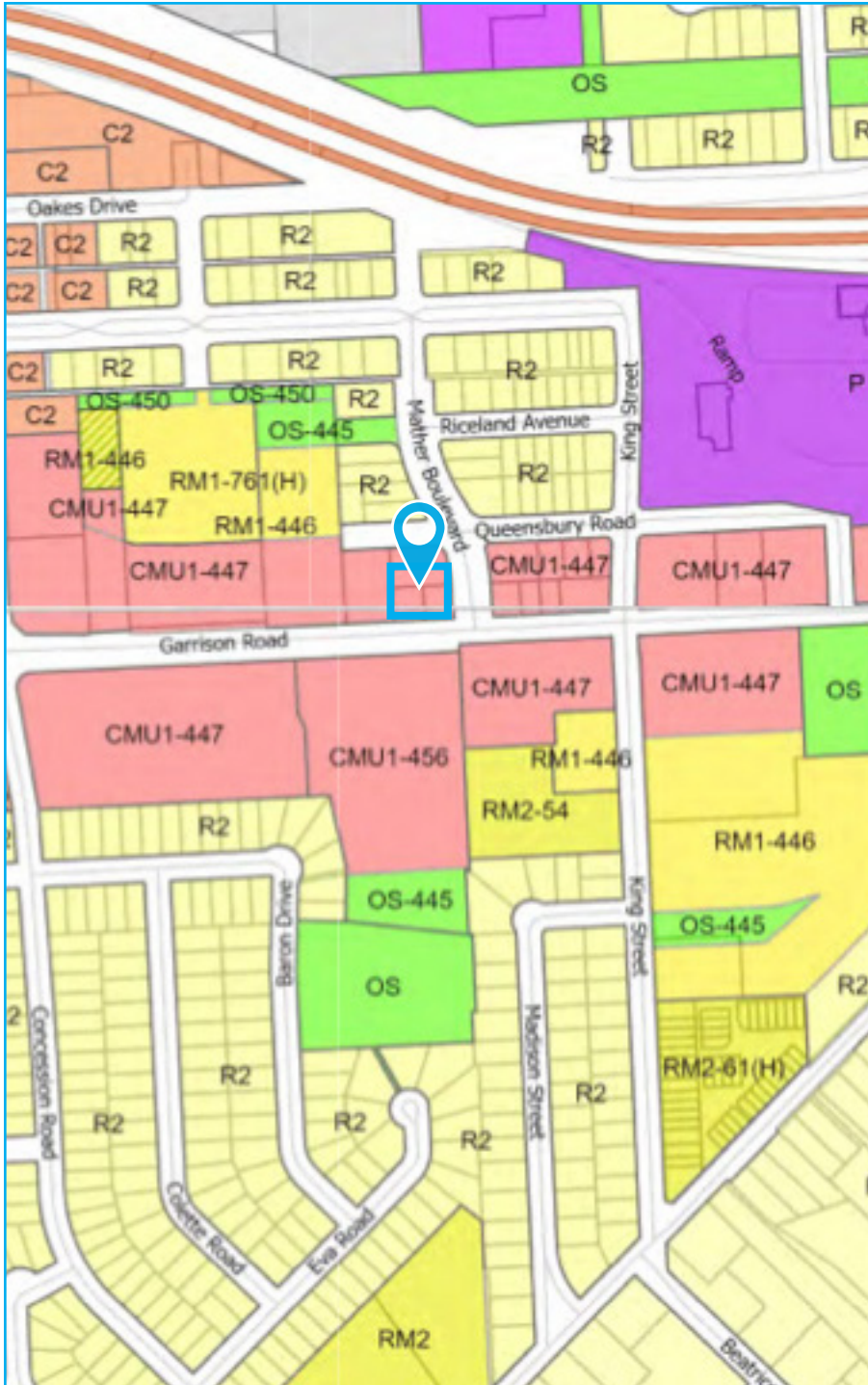


# Interior Photos



362 Mather Blvd., Fort Erie, ON





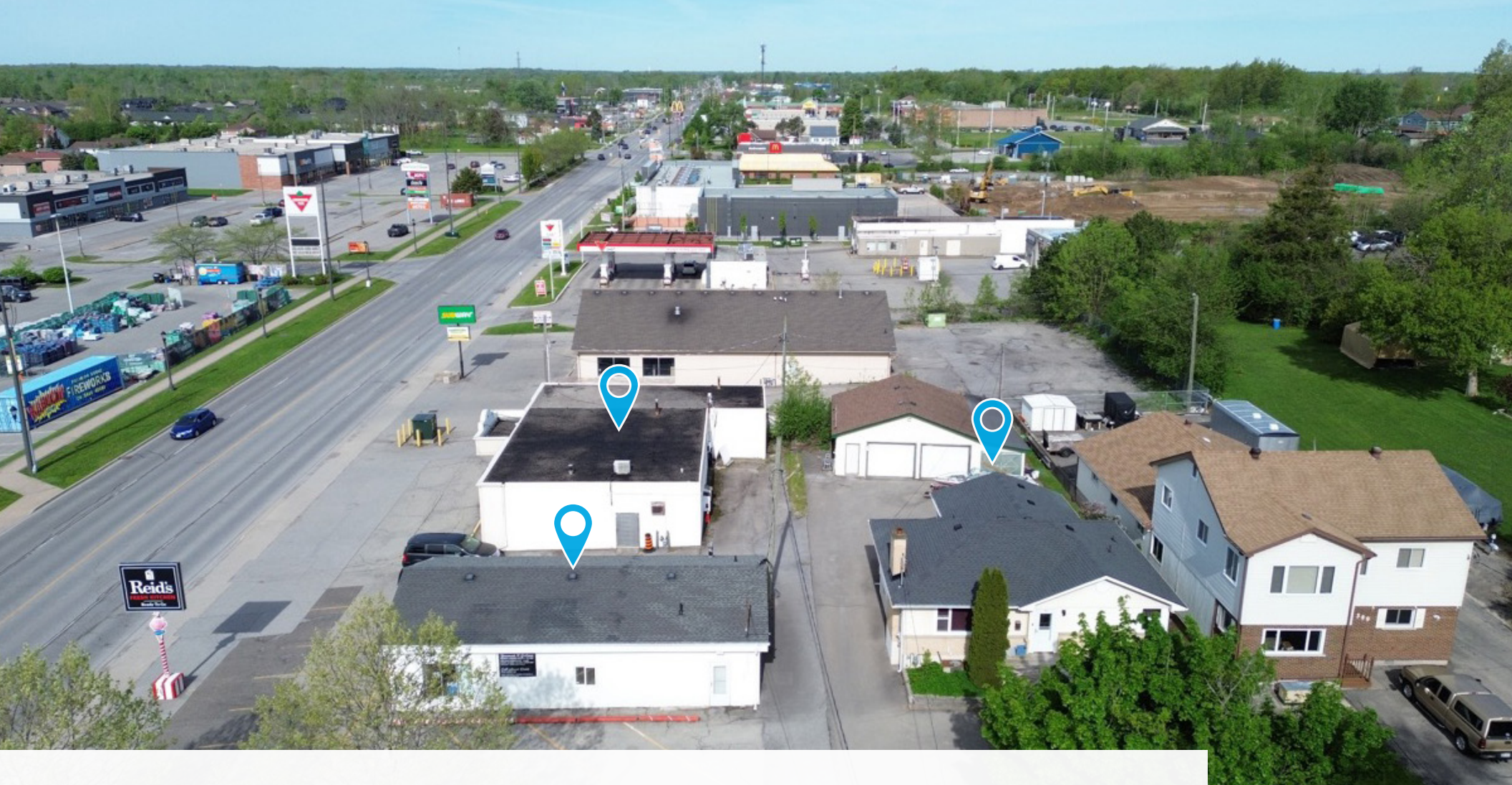
# Zoning - CMU1-447\*

## Core Mixed Use 1

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer's Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Brokers
- Custom Workshops
- Day Nursery
- Department Stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden Centres
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Motels
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private parking lots
- Private or Commercial Clubs
- Public Libraries
- Public Parking Garages
- Public Parking Lots
- Public Transportation depots including Bus Stations and Rail Stations
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Short-Term Rental, Dedicated
- Spa Services
- Studios
- Supermarkets
- Taverns
- Video Outlet Sales and Rental Establishments
- Dwelling Units
- Uses, buildings and structures accessory to any permitted commercial use

\* Please refer to the Fort Erie Zoning By-Law for complete comprehensive information





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