

**351 GARRISON ROAD
FORT ERIE, ONTARIO**

Must be sold with adjoining
parcel (PIN: 642180076)

±0.80 Acres Commercial Development Land



Please contact an agent for additional information:

ANDREW ROSELLI*

+1 905 327 7579
andrew.roselli@colliers.com

RALPH ROSELLI* SIOR

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

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

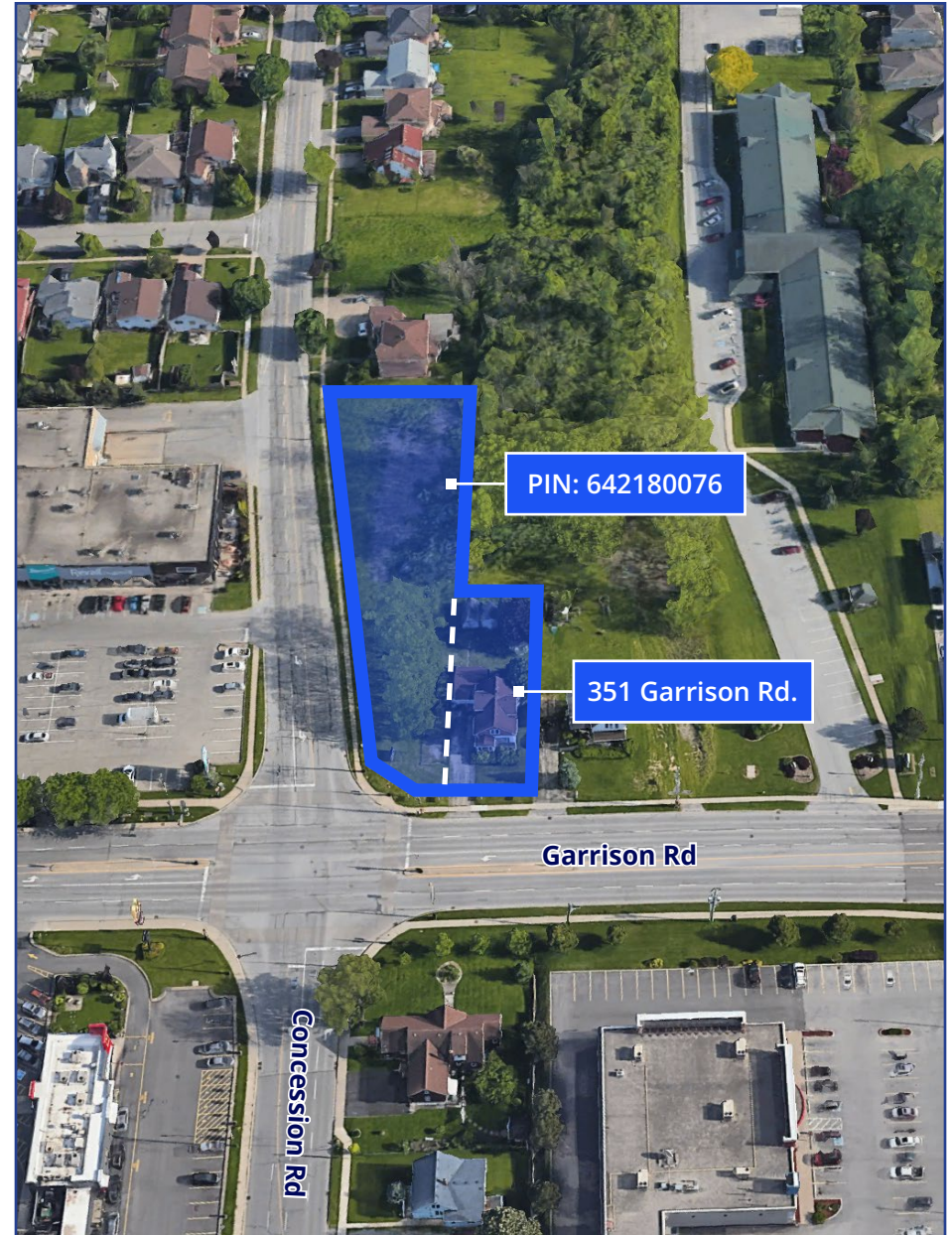
**Sales Representative*

Listing Specifications



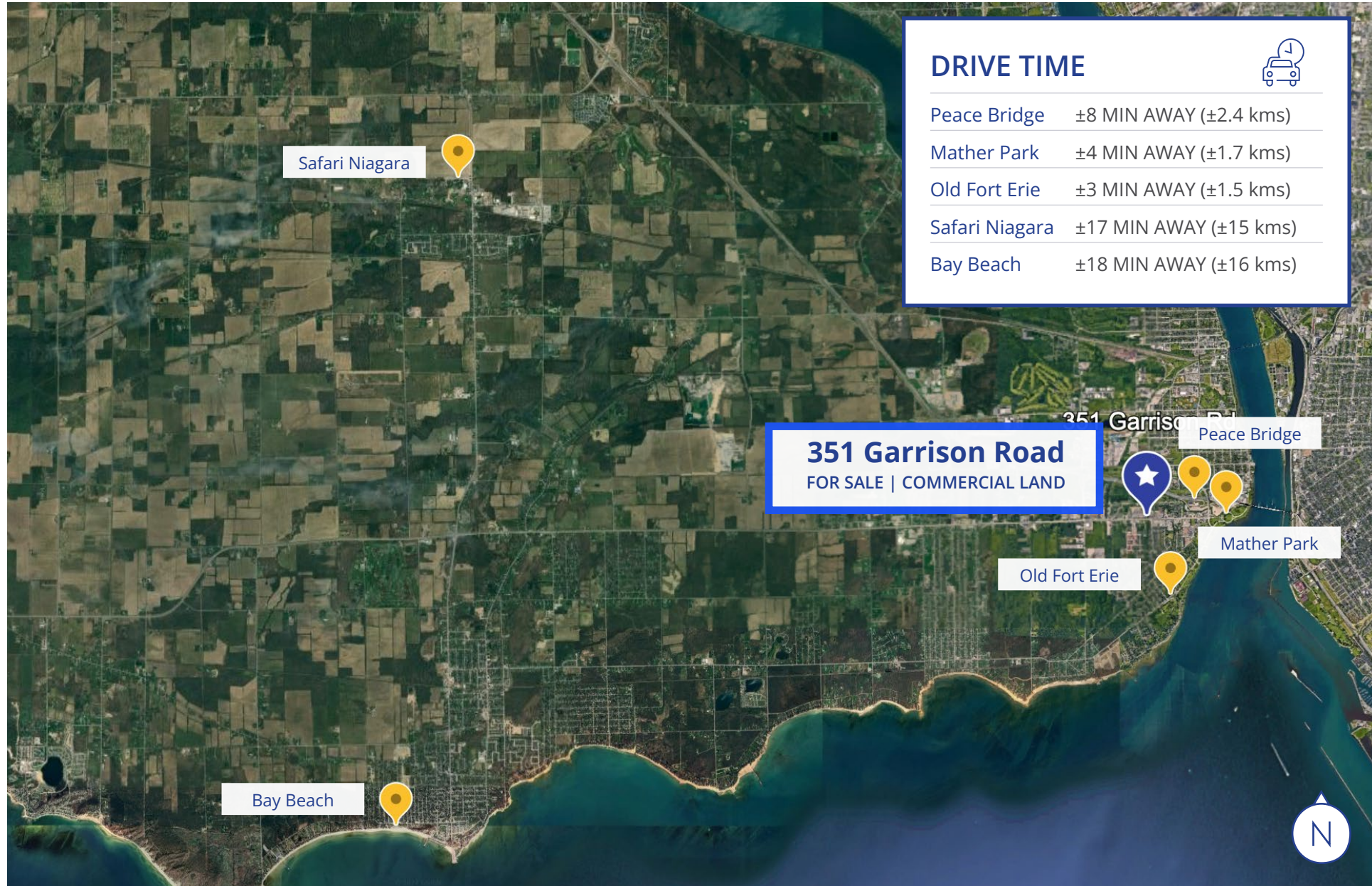
351 GARRISON ROAD | FORT ERIE | ON

PIN	642180070 & 642180076
Lot Size	TOTAL: ±0.8 Acres 351 Garrison Road: ±0.18 Acres Adjoining Parcel (PIN 642180076): ±0.62 Acres
Lot Dimension	351 Garrison Road: 45' x 170' Adjoining Parcel (PIN 642180076): 56' x 335'
Building Area	±1,800 SF Residential on 351 Garrison Road
Zoning	C2 - General Commercial C3 - Highway Commercial
Asking Price	\$649,999 (351 Garrison Road) \$449,999 (Adjoining Parcel - PIN 642180076)
Taxes (2024)	TBD
Comments	<ul style="list-style-type: none">• Commercial Development Land Opportunities• Next door to brand new retail plaza• Surrounded by shopping centres including Sobeys, Shoppers Drug Mart, Canadian Tire & Winners• Great exposure at the corner between Garrison Road and Concession Road• Across from McDonald's



Location Overview

351 GARRISON ROAD | FORT ERIE | ON



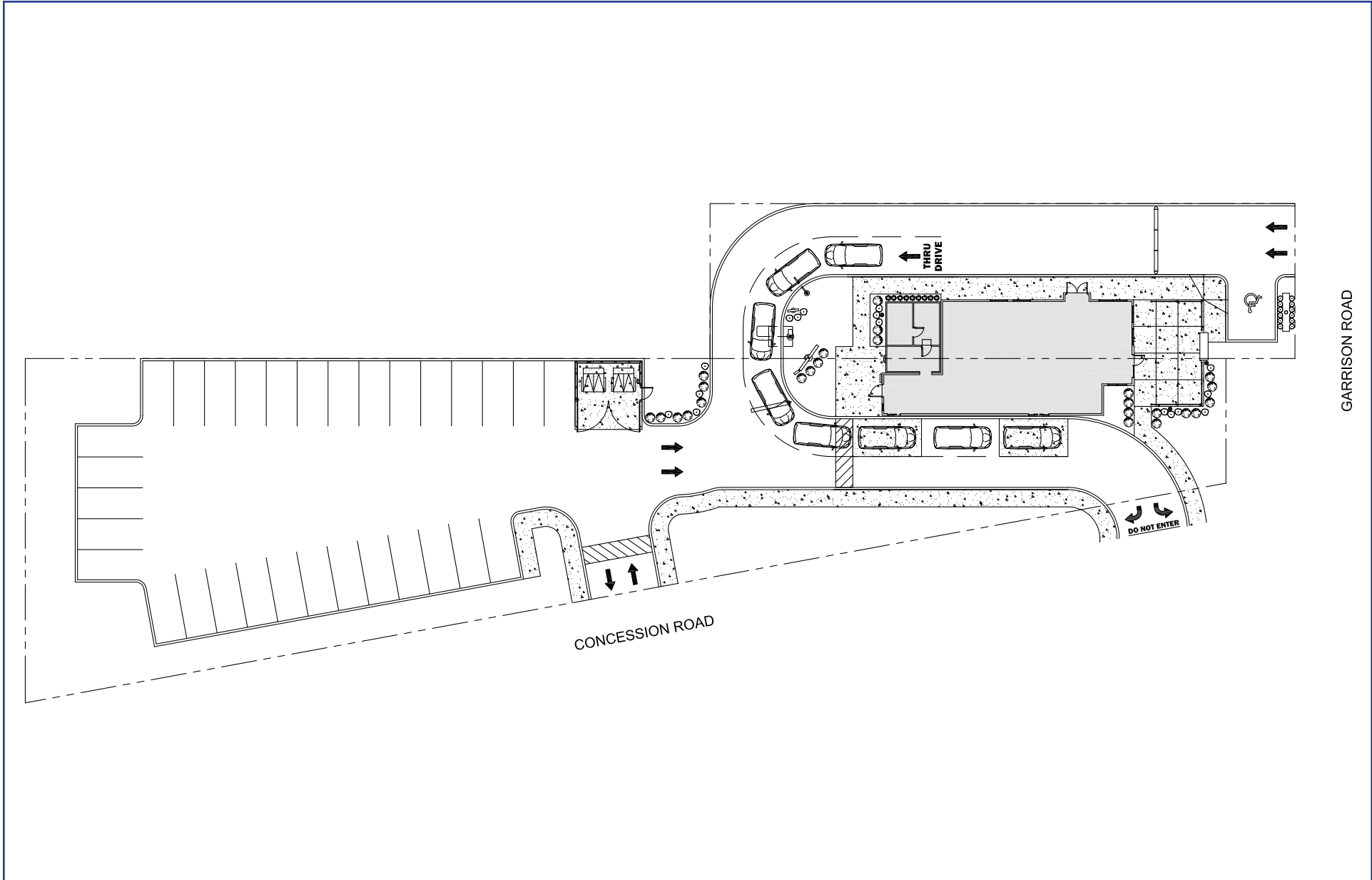
Exterior Photos

351 GARRISON ROAD | FORT ERIE | ON



Proposed Site Plan

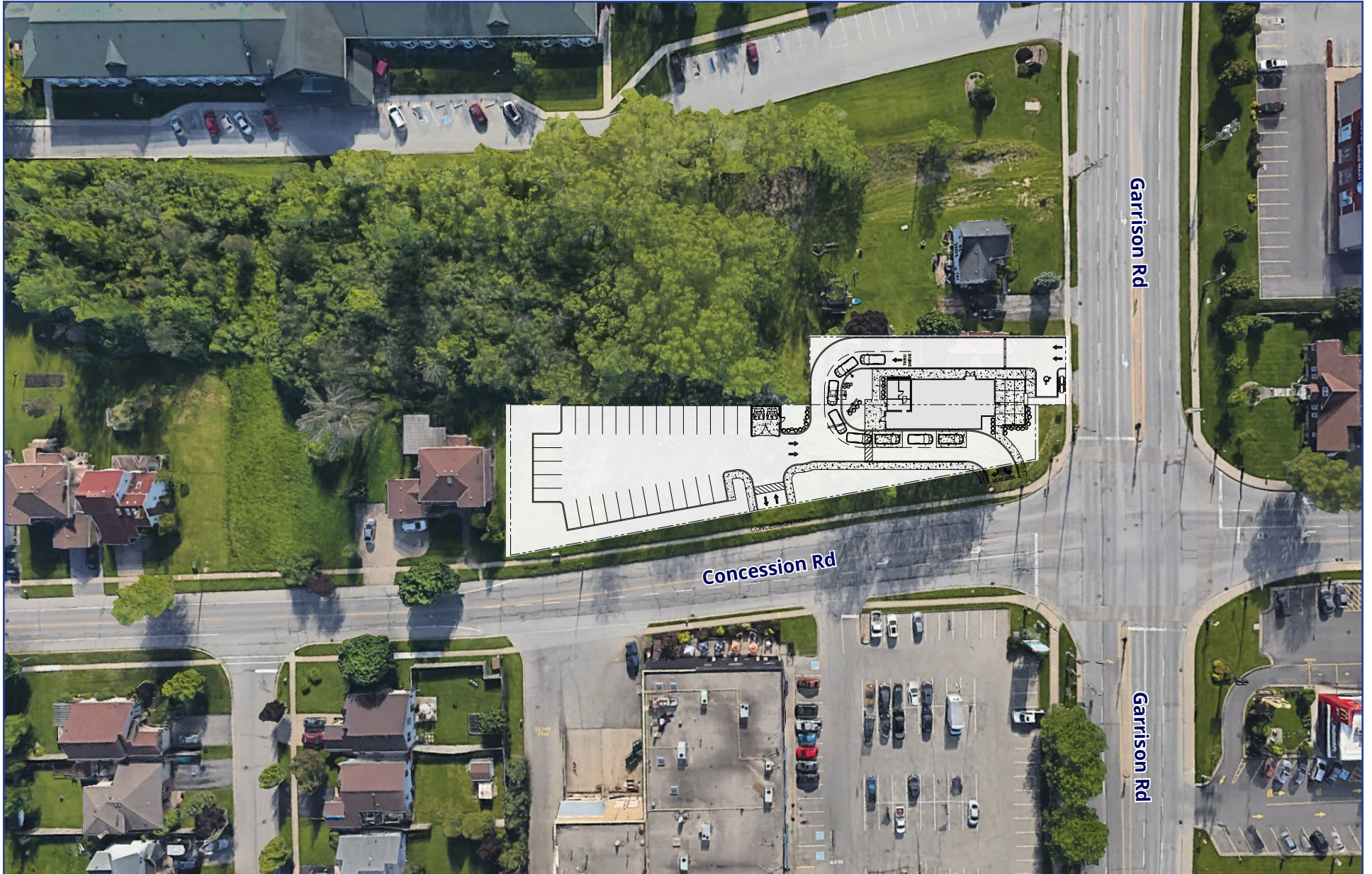
351 GARRISON ROAD | FORT ERIE | ON



Proposed Site Plan

351 GARRISON ROAD | FORT ERIE | ON

Colliers



Zoning C2 & C3

351 GARRISON ROAD | FORT ERIE | ON

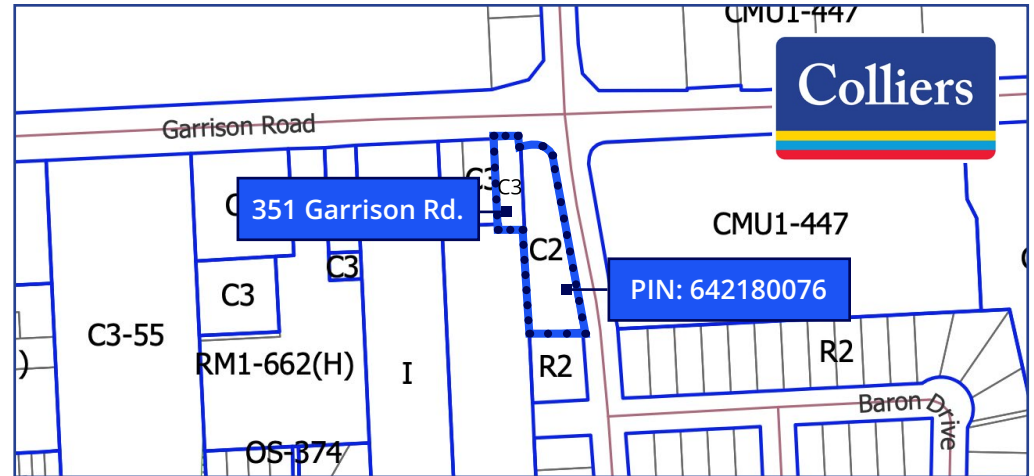
C2 General Commercial - Permitted Uses

(a) COMMERCIAL USES

- Animal hospitals in wholly enclosed buildings
- Assisted Living House
- Automobile Service Stations
- Bake shops
- Banks and Financial Institutions
- Brewers' Retail outlets
- Building supply sales
- Business or professional offices
- Candy kitchens
- Car washes
- Catering establishments
- Clinics
- Commercial schools
- Custom brokers
- Custom workshops
- Day Nursery
- Department stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor Control Board of Ontario outlets
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Post offices
- Printing establishments
- 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
- Spa Services
- Studios
- Supermarkets
- Taverns
- Taxi establishments
- Undertaking establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

(b) Dwelling units

(c) Uses, buildings and structures accessory to any permitted commercial use.



C3 Highway Commercial - Permitted Uses

(a) COMMERCIAL USES

- Bake Shops
- Banks and Financial Institutions
- Brewer's Retail outlets
- Building supply sales
- Car wash
- Catering establishments
- Clinic
- Dairy
- Day nursery
- Dry cleaning outlets
- Dry cleaning plants
- Eating Establishments
- Equipment Rentals and Servicing
- Farm supply and service establishments
- Farm product market
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor stores
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Professional and business offices
- Public Libraries
- Parking garages
- Public transportation depots including bus stations and rail stations
- Retail stores
- Service shops
- Spa Services
- Studios
- Supermarket
- Taverns
- Taxi establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

(b) Dwelling units

(c) Uses, buildings and structures accessory to any permitted commercial use.

Area Neighbours

351 GARRISON ROAD | FORT ERIE | ON



Fort Erie Race Track

Mile Long Race Track



Maple Park Lodge



Garrison Rd.

Mather Park

Garrison Rd.



351 Garrison Road
FOR SALE | DEVELOPMENT LAND



\$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

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2024. All rights reserved. Colliers International Niagara Ltd., Brokerage

VIEW ONLINE 

collierscanada.com/niagara

About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 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 \$4.3 billion and \$98 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, Twitter @Colliers or LinkedIn.

CONTACT:

Andrew Roselli*

+1 905 327 7579 | andrew.roselli@colliers.com

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

www.collierscanada.com/niagara

