

# FOR SALE



LIST PRICE **\$350,000**

4680 QUEEN STREET | NIAGARA FALLS | ON  
**±5,178 SF Business For Sale  
in Leased Premises**



**Prime Location, Close Proximity  
to the GO Train Station**



**Located Inside Niagara Falls Transit  
Station Secondary Plan Area**



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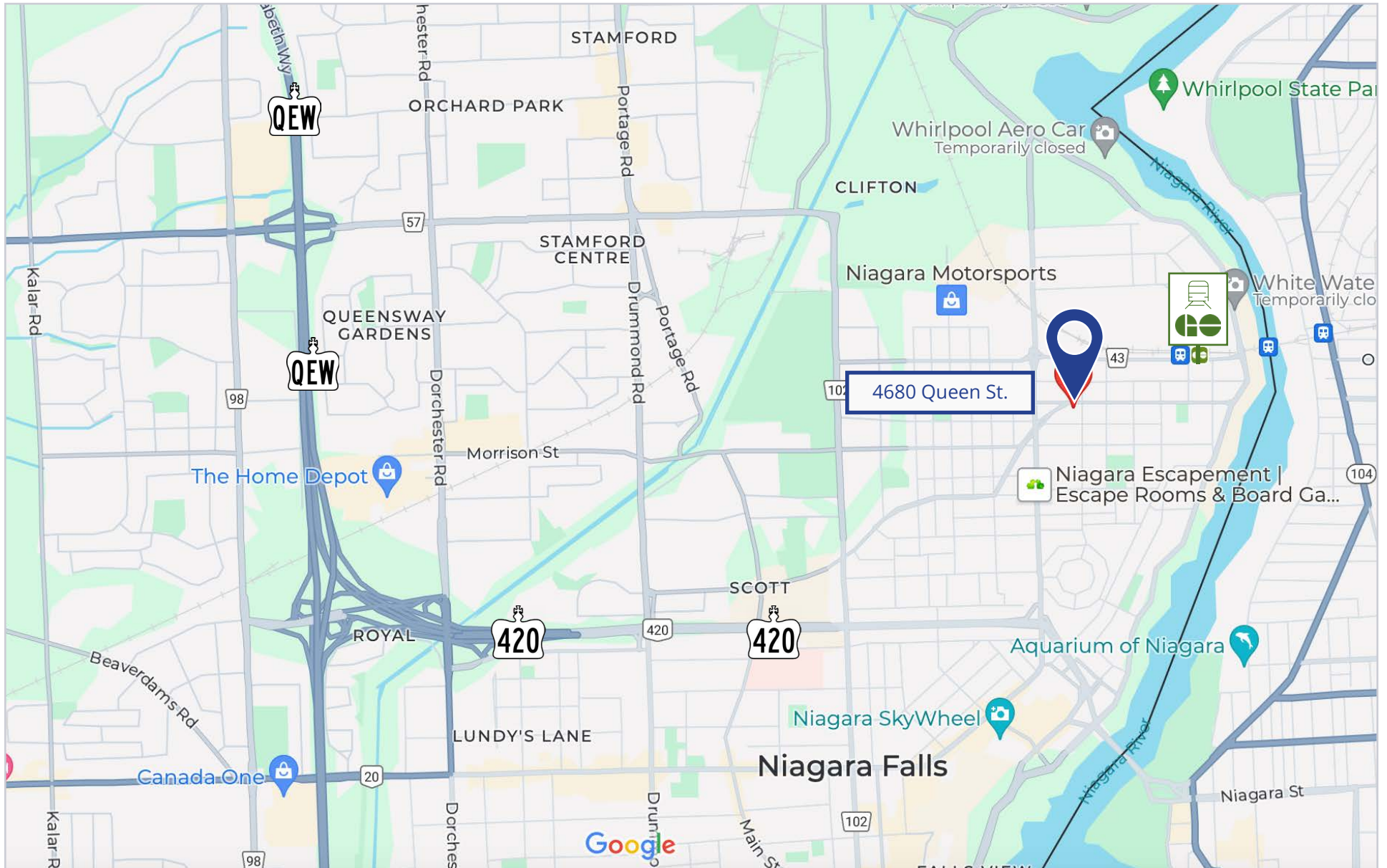
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# Property Overview

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4680 Queen Street, Niagara Falls, On



# Listing Specifications

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## 4680 Queen Street, Niagara Falls, On

Extraordinary Micro-Brewery & Dining Opportunity in the Heart of Downtown Niagara Falls! Welcome to a beer enthusiast's paradise nestled in the vibrant pulse of downtown Niagara Falls, Ontario! Presenting an unparalleled opportunity to acquire a well-established micro-brewery, boasting a full-service dining room, and a robust kitchen that beckons culinary creativity. Prime Location: Strategically positioned in close proximity to the Go Train Station, this gem is a cornerstone of the bustling downtown scene. Drawing locals and tourists alike, its accessibility is unmatched. Craft Beer Haven: Immerse yourself in a world of crafted perfection! The brewery is renowned for its diverse selection of handcrafted beers, each brewed with passion and expertise. From classic ales to experimental flavors, there's something to delight every palate. The opportunity for growth is boundless! Whether you're a seasoned entrepreneur seeking an established venture or an aspiring visionary looking to leave your mark in the culinary and brewing realm, this property offers an unrivaled platform to realize your ambitions.

**Location** Corner between Queen St., Valley way, & Buckley Ave.

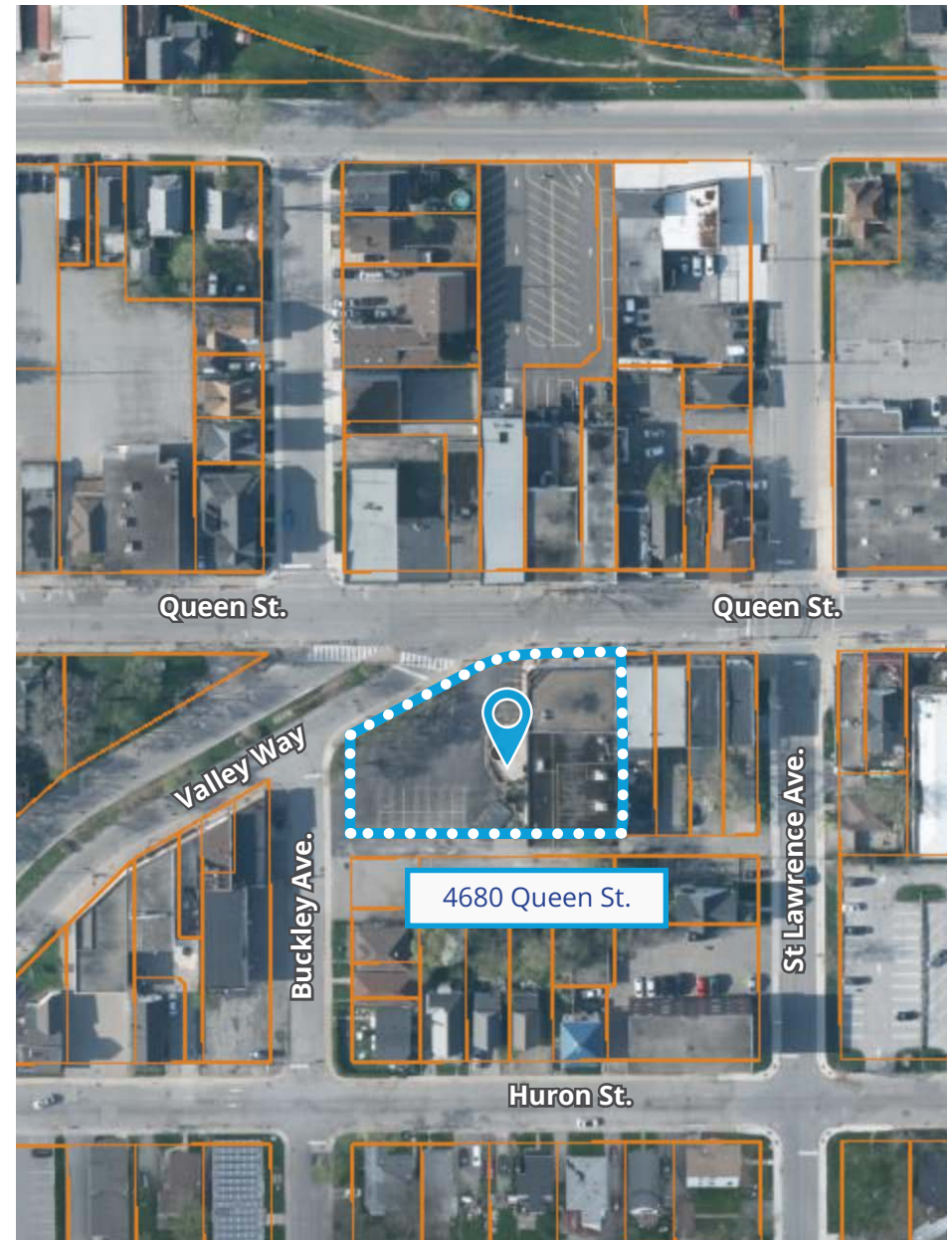
**Business Type** Micro-Brewery & Restaurant

**Zoning / OP** CB2 | Central Business Commercial TWO

**Comments**

- Close proximity to the GO train station
- Located inside Niagara Falls Transit Station Secondary Plan Area

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# Property Photos

4680 Queen Street, Niagara Falls, On

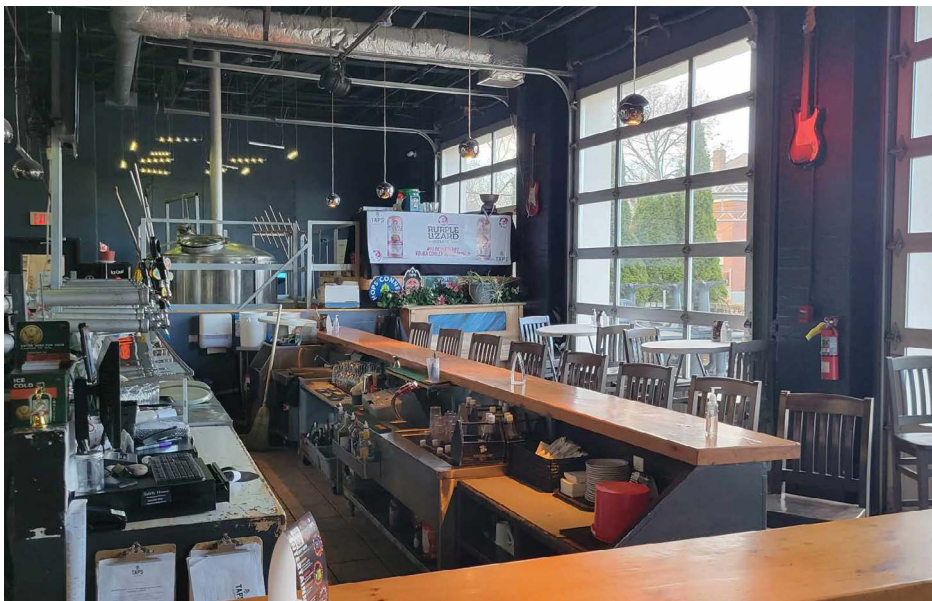
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# Property Photos

4680 Queen Street, Niagara Falls, On





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# Zoning **CB2 | Central Business Commercial TWO**

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4680 Queen Street, Niagara Falls, On



## Permitted Uses

- Art gallery
- Assembly hall
- Auctioneering establishment
- Bake shop
- Bank, trust company, credit union, currency exchange
- Car rental establishment, truck rental establishment
- Clinic
- Dancing studio
- Day nursery
- Drive-in restaurant
- Dry cleaning establishment
- Farmers' market
- Funeral home
- Health centre
- Hotel
- Laundry
- Library
- Motel
- Museum
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of worship
- Printing shop
- Public garage, mechanical
- Private club
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Animal clinic
- Adult Store provided the adult store is separated from another adult store
- CB2: Apartment Dwelling except on Queen Street, and Park Street (between Ontario Ave and Erie Avenue), where dwelling units are only permitted in a building in combination with one or more of the uses listed in this section and further provided that such dwelling units, except entrances thereto, are located above the ground floor.
- Licensed establishment
- Nightclub
- Outdoor patio which is an accessory use to a drive-in restaurant, hotel, licensed establishment, nightclub, place of entertainment and restaurant,
- A bed and breakfast in an existing detached dwelling or dwelling unit
- Vacation rental unit within an existing detached dwelling or dwelling unit



# Area Neighbours

4680 Queen Street, Niagara Falls, On

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\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries  
includes affiliates as of November 2023*

VIEW ONLINE 

[collierscanada.com/niagara](https://collierscanada.com/niagara)

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## CONTACT:

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