

# FOR SALE | INCOME OPPORTUNITY



5895 MAIN STREET | NIAGARA FALLS | ON

**±3,600 SF Fully Leased**  
Two-Storey Mixed Use Building  
in the Heart of Niagara Falls

LIST  
PRICE: **\$1,280,000**

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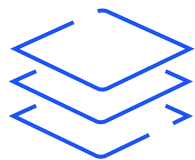
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# Property Highlights

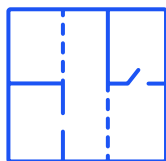
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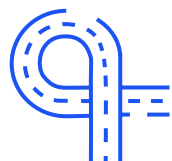
2-Storey  
Commercial  
Building



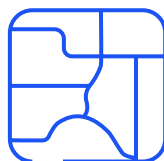
Fully Leased  
Income  
Opportunity



±3,600 SF Total Space  
2 Ground Floor Retail Units &  
2 Second Floor Residential Units



Close & Easy  
QEW Highway  
Access



GC - General  
Commercial  
Zoning



# Property Details

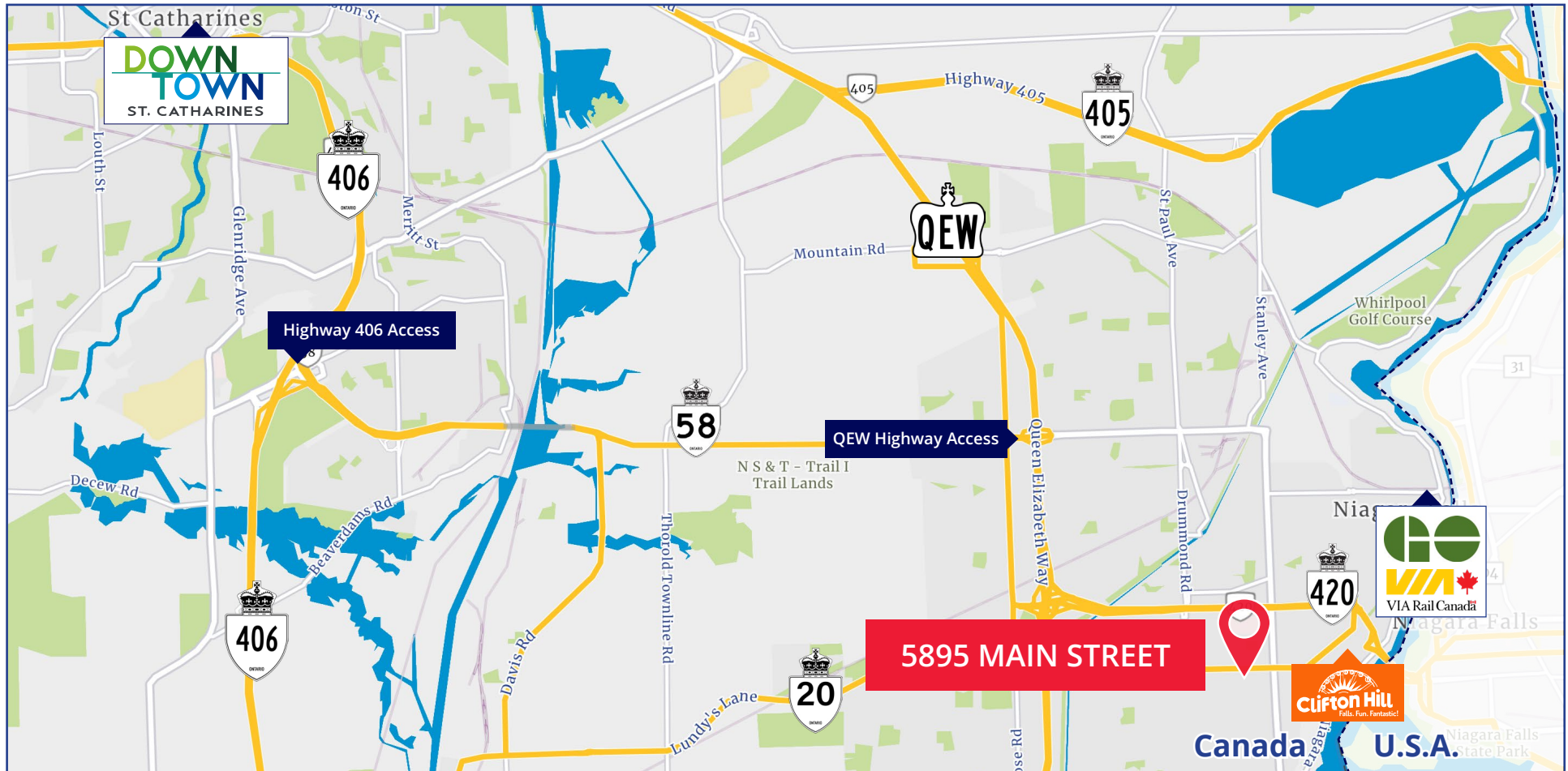


Location	SE Corner of Lundy's Lane & Main Street
Lot Dimension	Frontage: ±36.5 ft.   Depth: ±100 ft.
Building Size	±3,600 SF
List Price	\$1,280,000
Taxes (2024)	\$7,461
Zoning	GC - General Commercial
Comments	<ul style="list-style-type: none"><li>• Fantastic investment opportunity in the heart of Niagara Falls!</li><li>• Mixed-use building features two leased main floor commercial units.</li><li>• Offering excellent potential for owner-occupiers or additional rental income</li><li>• The second floor includes two leased bachelor apartments, providing stable residential revenue</li><li>• Situated in a high-traffic, high-visibility location near, Niagara Falls Exchange, Niagara Falls Museums, Fallsview Casino, Clifton Hill, and Lundy's Lane</li><li>• The property benefits from exceptional exposure in one of the city busiest commercial corridors</li><li>• On-site parking at the rear with additional street parking options available</li><li>• Various permitted uses under General Commercial (GC) zoning includes restaurant, medical clinic, office, retail store and many more.</li></ul>



# Location Highlights

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5

minutes to  
Clifton Hill

6

minutes to  
QEW Highway

8

minutes to  
GO Train Station

18

minutes to  
Highway 406

20

minutes to Downtown  
St. Catharines



# Property Location

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# Property Photos





# Property Photos

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# Area Overview



The City of Niagara Falls is located between Lakes Ontario and Erie and borders Niagara Falls, New York. The location of the city is such that 120 million consumers are only a one-day's drive away.

Niagara Falls is connected to major North American Markets through an extensive highway system that includes Ontario's 400 series highways and the Queen Elizabeth Way (QEW), and I-90 Corridor providing access to much of the United States' eastern seaboard. Businesses in Niagara Falls can reach more than 2,000,000 consumers in less than an hour by road, making the city ideal for logistics, distribution, retail and even service industries.

## City of Niagara Falls, Ontario

Median Total Household Income	\$78,810 (2020)
Population (2021)	94,415 (+7.2% from 2016)
Average Age	44.8
Highlights*	<ul style="list-style-type: none"><li>• The diverse manufacturing sector employs over 17,000 people &amp; accounts for the largest portion of the region's GDP.</li><li>• Ranked 7th for manufacturing in North America - Niagara's lower utility costs create potential operational cost savings of up to 19%.</li><li>• Close proximity to US border - Excellent transport infrastructure for companies.</li><li>• Robust training support - Generous incentives for industrial development.</li></ul>



Source: 2016 Census, Statistics Canada; NiagaraCanada.com Key Sectors\*



# Area Dynamics



Niagara Falls is a dynamic place to conduct business. Located within a day's drive to over 150 million consumers, multimodal transportation networks make Niagara Falls an ideal location for manufacturing, distribution of goods, and the provision of services for centres throughout North America. Our entrepreneurs continue to invest in new technologies and adapt to the demands of the global marketplace. Companies are meeting the challenges of the new economy by investing in state-of-the-art facilities and emerging technologies.

## KEY COMPETITIVE ADVANTAGES

### Location

- Niagara Falls is located in the heart of the most affluent consumer market in the world.
- Quick access to 56% of the North American industrial marketplace.
- Direct 'one-day' business opportunities to a market area of 150 million people.

### Transportation/Logistics

- Multi-modal network including road, rail, air, and water.
- Located along International Travel Corridor and connecting junction to all major '400' routes and U.S. state highways.
- CP and CN rail lines for passenger and freight.
- Municipal airport. Located within one hour drive of three International airports.
- Welland Canal, St. Lawrence Seaway System.
- Three International border crossings in municipality.

### Labour Force

- Regional labour force capable of drawing from population of more than 400,000 people.
- Award-winning post secondary institutions Brock University, Niagara College, and several private training facilities.

### Telecommunications Networks

- Advanced telecommunications networks keep Niagara Falls connected to the world.
- Niagara Regional Broadband Network Ltd. (NRBN) is Niagara's locally owned and operated telecommunications provider.
- NRBN's extensive fibre network delivers second to none business Internet and data connectivity services with great speed, scalability, and reliability.

Source: NiagaraFalls.ca - Niagara Falls: A Global Brand for Business

## NIAGARA FALLS GROWING WORKFORCE

NAICS Code	Description	2015 Jobs	Percent	2022 Jobs	Change	Change %
11	Agriculture, forestry, fishing and hunting	161	0%	160	-1	-1%
21	Mining, quarrying, and oil and gas extraction	50	0%	56	6	12%
22	Utilities	182	0%	179	-3	-2%
23	Construction	3,824	9%	3,974	150	4%
31-33	Manufacturing	2,859	6%	2,939	80	3%
41	Wholesale Trade	1,358	3%	1,308	-50	-4%
44-45	Retail Trade	5,007	11%	5,080	73	1%
48-49	Transportation & Warehousing	1,131	3%	1,073	-58	-5%
51	Information and Cultural Industries	270	1%	263	-7	-3%
52	Finance and Insurance	907	2%	930	23	3%
53	Real Estate, Rental, and Leasing	611	1%	648	37	6%
54	Professional, Scientific and Technical Services	1,412	3%	1,538	126	9%
55	Management of Companies and Enterprises	154	0%	109	-45	-29%
56	Administrative and support, waste management and remediation services	1,986	4%	2,028	42	2%
61	Educational Services	1,639	4%	1,698	59	4%
62	Health care and social assistance	4,072	9%	4,462	390	10%
71	Arts, entertainment and recreation	4,360	10%	4,033	-327	-8%
72	Accommodation and food services	11,176	24.9%	11,275	99	1%
81	Other services (except public administration)	1,552	3%	1,519	-33	-2%
91	Public administration	1,690	4%	1,734	44	3%
90	Unclassified	569	1%	577	8	1%
	<b>Total</b>	<b>44,971</b>		<b>45,584</b>	<b>613</b>	<b>1%</b>

Source: Region of Niagara, 2019



# Niagara Falls Exchange (NFX)

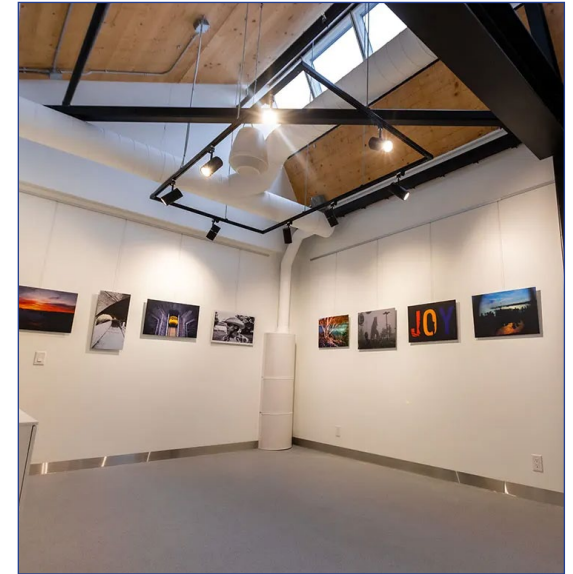
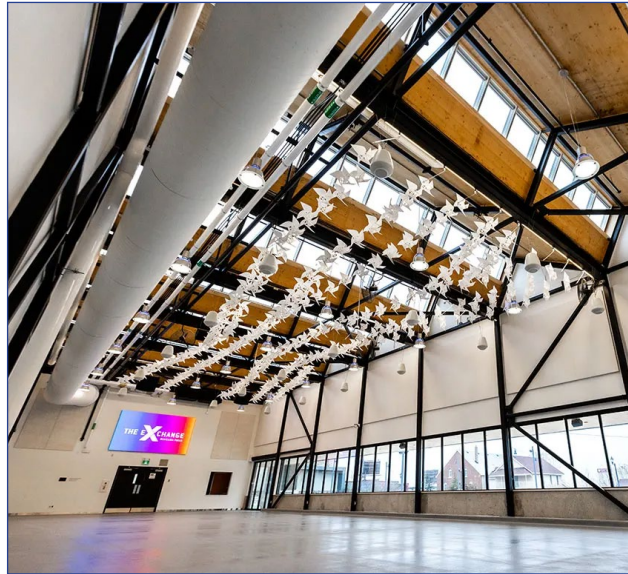


After years of planning, Niagara Falls City Council approved the construction of the Niagara Falls Exchange - a new market and cultural hub, strategically located in the Main and Ferry neighbourhood. The project broke ground in 2021.

The Exchange is a 10,000-square-foot indoor/outdoor multipurpose event space created to foster and incubate the city's Food, Music, Art and Culture scenes. The Exchange is the new home of the Niagara Falls Farmers' Market, in addition to artist & woodworking studios, an art gallery, Mahtay-at-the-Exchange Cafe, and more. Alongside of the Niagara Falls History Museum, the Hub is a cultural campus in the heart of Niagara Falls.

The Exchange is a popular event space in Niagara Falls and the epicentre of Niagara Falls Arts & Culture.

Source: <https://nfxexchange.ca>





# GC – General Commercial Zoning

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## PERMITTED USES

- |  |  |   |
|--|--|---|
| (a) Assembly hall  | (y) Photographer's studio  | (nn) Dwelling units in a building in combination with one or more of the uses listed in this section provided not more than 66% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor. |
| (b) Auctioneering establishment                          | (z) Place of entertainment   | (oo) Body-rub parlour   |
| (c) Bake shop  | (aa) Place of worship  | (pp) Dancing studio   |
| (d) Bank, trust company, credit union, currency exchange | (bb) Printing shop   | (qq) Tattoo studio  |
| (e) A building supplies shop and yard                    | (cc) Private club  | (rr) Art gallery  |
| (f) Car rental establishment, truck rental establishment | (dd) Public garage, mechanical   | (ss) Museum   |
| (g) Car wash, interior and exterior hand car cleaning    | (ee) Receiving home within the meaning of The Child Welfare Act  | (tt) A garden centre which is an accessory use to a retail store  |
| (h) Clinic   | (ff) Recreational uses   | (uu) Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment, a restaurant and a tavern,  |
| (i) Community building                                   | (gg) Restaurant  | (vv) A bed and breakfast in an existing detached dwelling or dwelling unit  |
| (j) Day nursery  | (hh) Retail store  | (ww) Vacation rental unit within an existing detached dwelling or dwelling unit,  |
| (k) Drive-in restaurant                                  | (ii) Service shop  |   |
| (l) Dry cleaning establishment                           | (jj) Tavern  |   |
| (m) Farmer's market                                      | (kk) Used car lot  |   |
| (n) Funeral home   | (ll) Animal clinic   |   |
| (o) Health centre  | (mm) Adult store provided the adult store is separated from another adult store by a minimum distance of 100 metres and from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres, except for any adult stores situated at or between properties municipally known as 6443 and 6395 Lundy's Lane which shall be allowed to be separated from each other by a minimum distance of 30 metres |   |
| (p) Hotel  |  |   |
| (q) Laundry  |  |   |
| (r) Library  |  |   |
| (s) Motel  |  |   |
| (t) New car agency                                       |  |   |
| (u) Nursing home   |  |   |
| (v) Office   |  |   |
| (w) Parking lot  |  |   |
| (x) Personal service shop                                |  |   |



\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025

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Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

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