

DRIVE-THRU / REDEVELOPMENT SITE BUILD TO SUIT, LAND LEASE, PAD LEASE



LTS 14-16 Concession Rd.

Concession Rd.

LTS 14-16 CONCESSION RD. | FORT ERIE | ON FOR LEASE | ±0.356 Acres Zoned C3 - Highway Commercial

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Accelerating success.

Listing Specifications

LTS 14-16 Concession Road, Fort Erie, ON

Opportunities Drive-Thru, Pad Site Redevelopment

Location SW Corner Concession Rd. & Walden Blvd.

Site Area ±0.356 Acres

Zoning C3 - Highway Commercial

Frontage ±109.79 ft. Concession Rd.

Lease Many Opportunities Exist: Build to Suit, Land Lease, Pad Lease

Comments

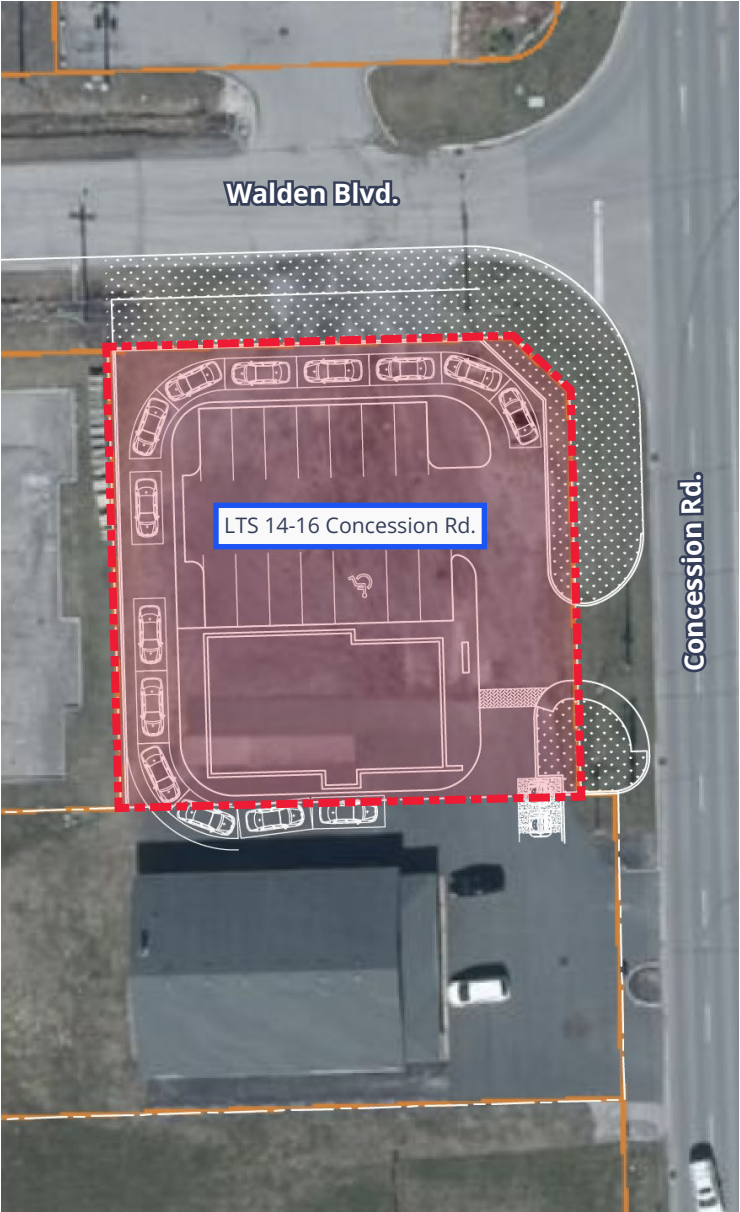
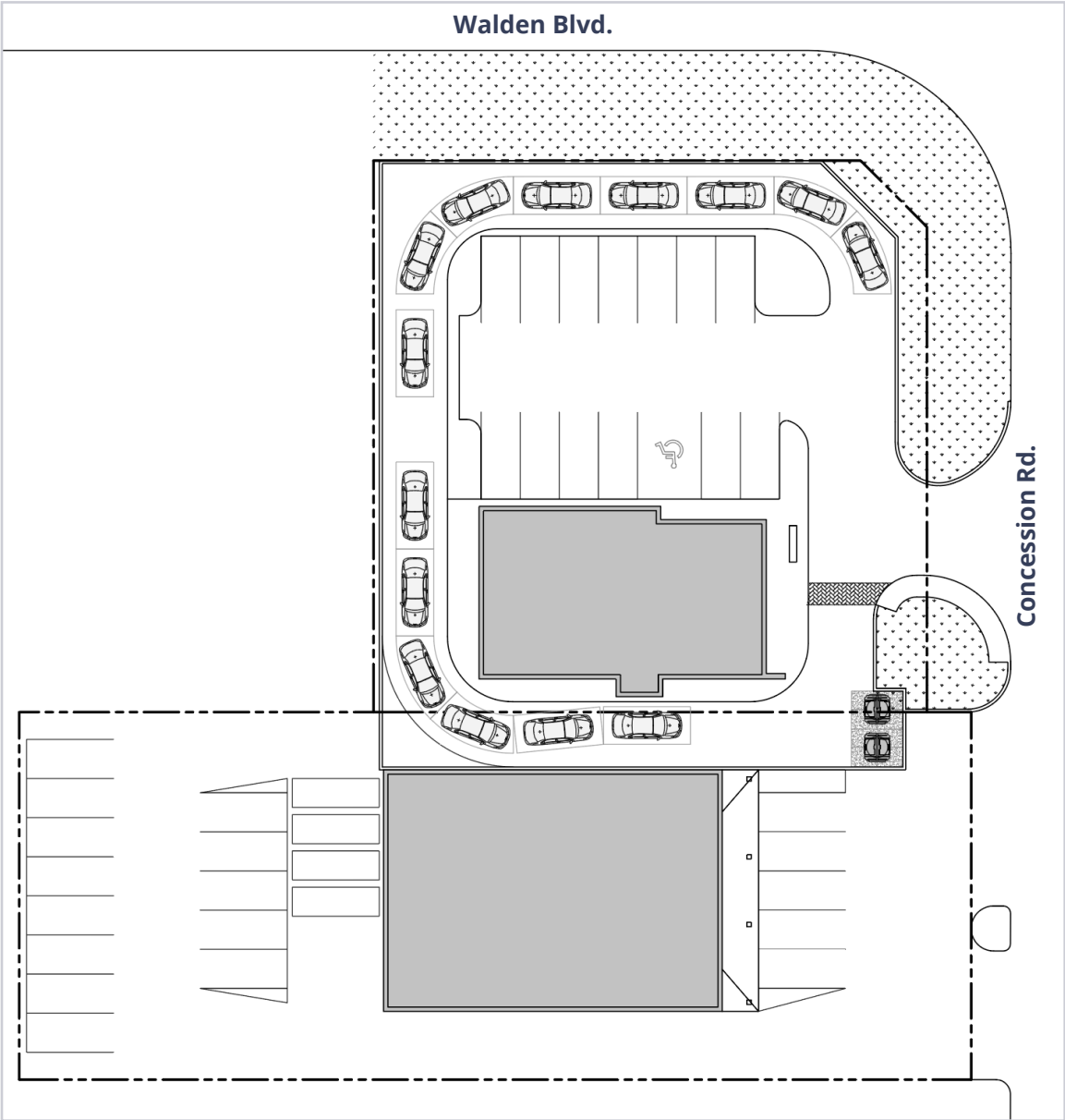
- Surrounded by retail businesses in a busy commercial corridor.
- Shadow-anchored by a Sobey's Supermarket, Planet Fitness, Ruffin's Pet Store & Shoppers Drug Mart.
- Close & easy QEW Highway access at ±2 kms.
- U.S.A. Border at Buffalo, NY ±1.9 kms.
- Many permitted uses, subject to terms & conditions.
- Many opportunities exist, Build to Suit, Land Lease, Pad Lease.



Site Plan Option #1

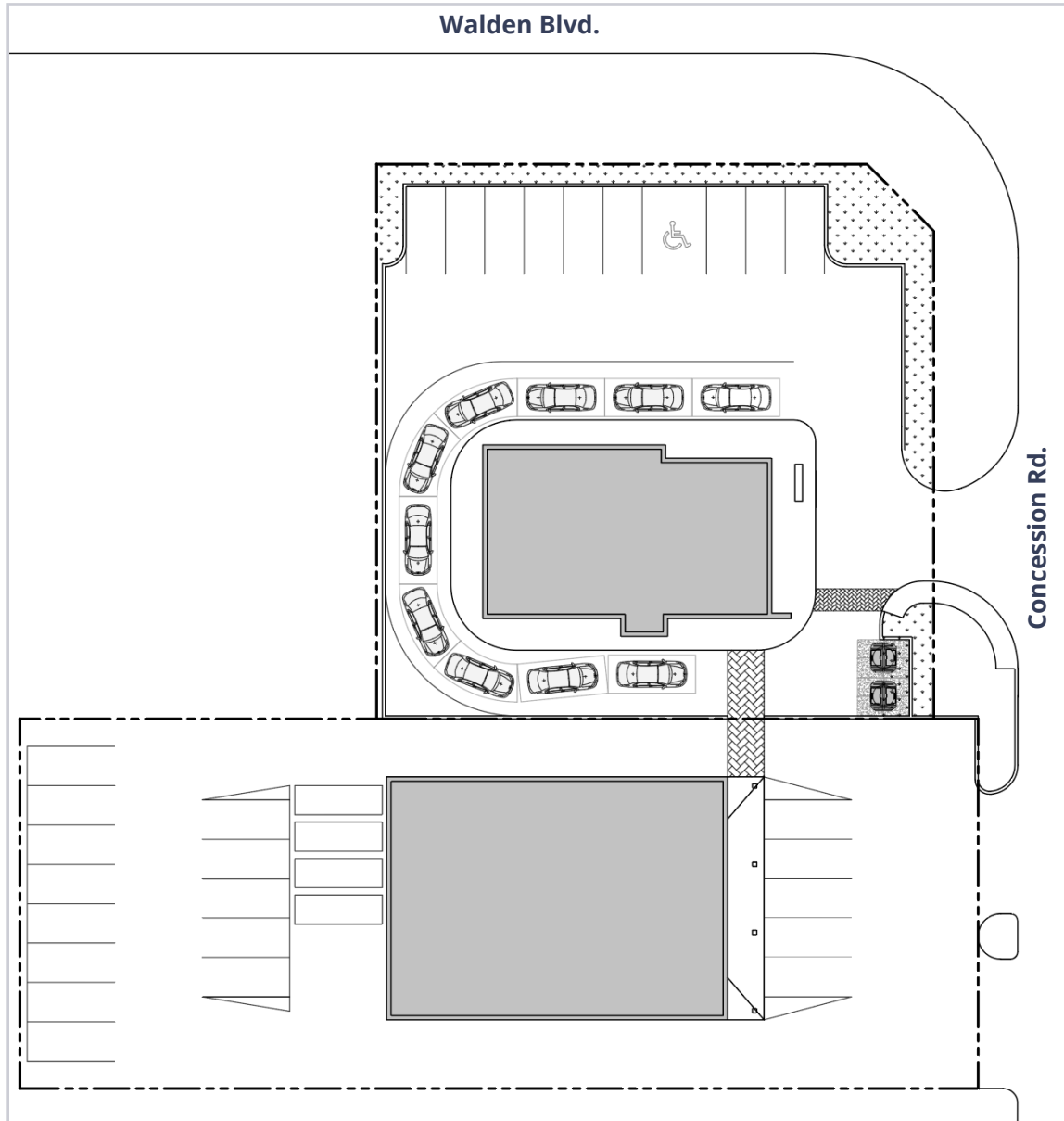


LTS 14-16 Concession Road, Fort Erie, ON



Site Plan Option #2

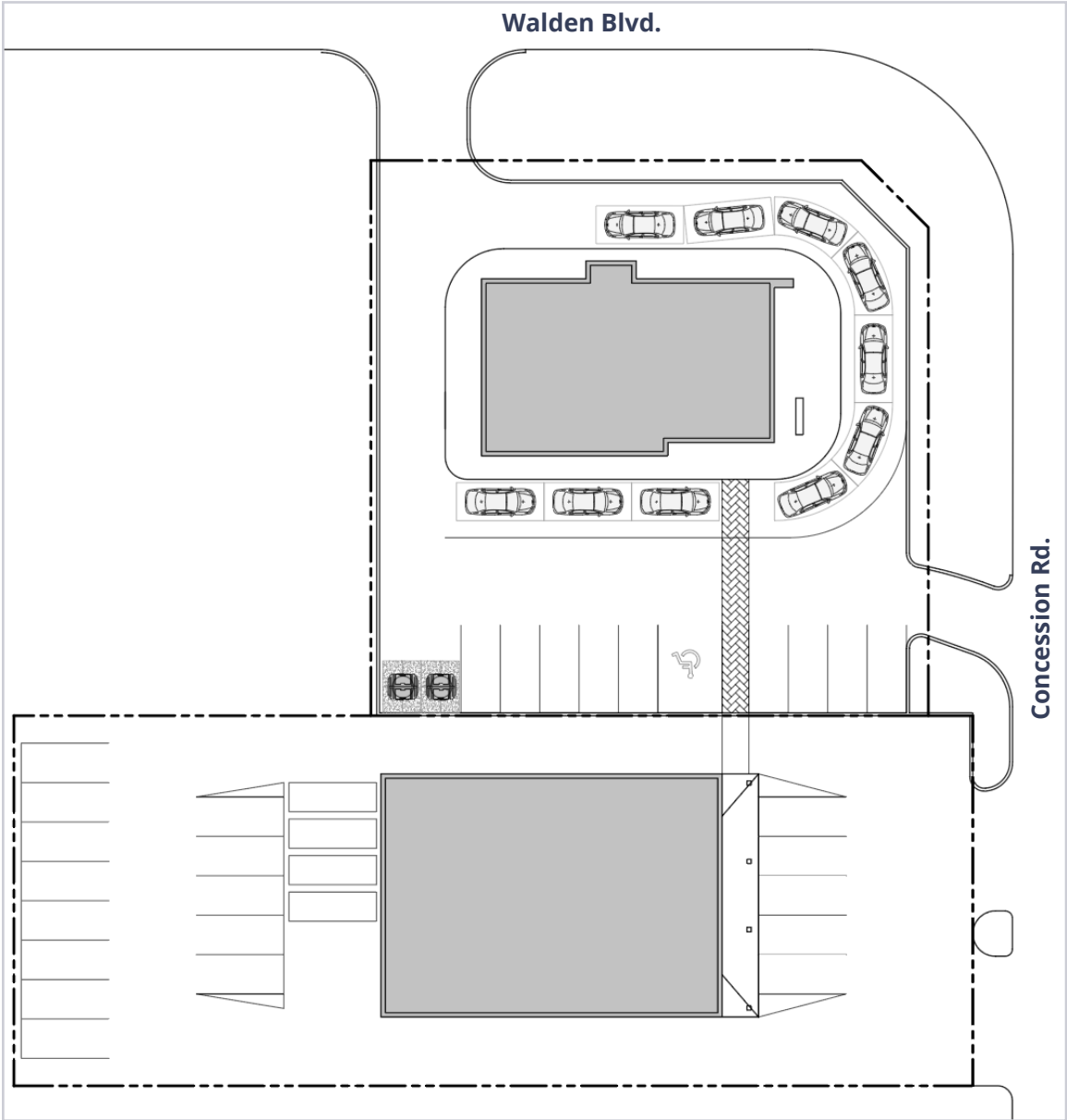
LTS 14-16 Concession Road, Fort Erie, ON



Site Plan Option #3



LTS 14-16 Concession Road, Fort Erie, ON



Zoning C3 - Highway Commercial

LTS 14-16 Concession Road, Fort Erie, ON



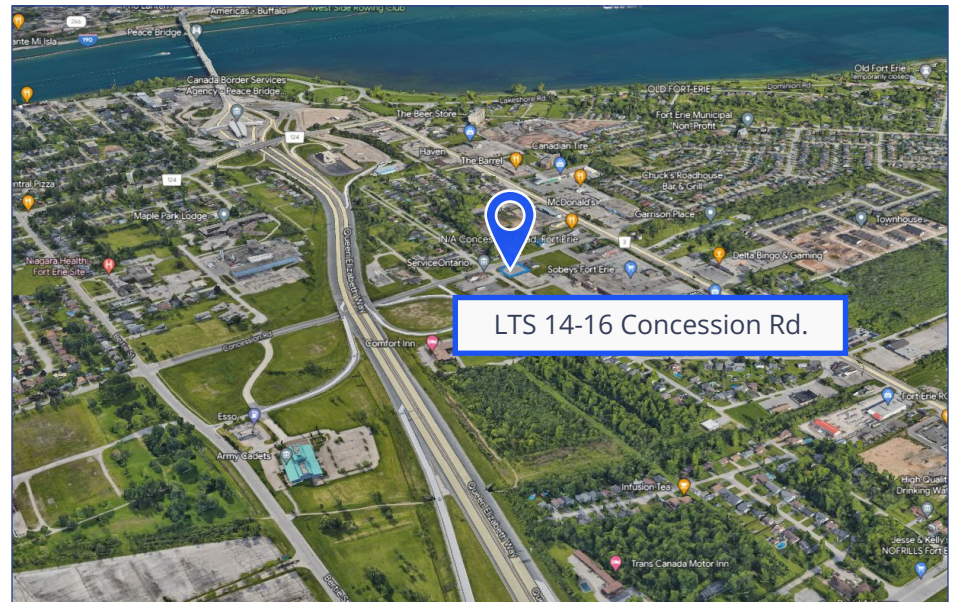
Permitted Uses

(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

Exterior Photos

LTS 14-16 Concession Road, Fort Erie, ON



Area Neighbours

LTS 14-16 Concession Road, Fort Erie, ON



ServiceOntario

LTS 14-16 Concession Rd.
FOR LEASE | REDEVELOPMENT LAND



Concession Rd.



Canada

U.S.A. Border
at Peace Bridge



Garrison Rd.

Garrison Rd.



\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

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

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