

MIXED USE BUILDING FOR SALE

Colliers



Public Laundromat
← Now Open ←
Parking at rear of building

PRICE REDUCED!!

129 NIAGARA BLVD. | FORT ERIE | ONTARIO

±8,900 SF Turnkey Restaurant/Bar w/ 18 Fully Leased Boarding Rooms

LIST
PRICE: **\$999,000**

Colliers International Niagara Ltd., Brokerage

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**Sales Representative*

Listing Specifications

129 NIAGARA BLVD. | FORT ERIE | ON

Location West of Niagara Blvd. & South of Bertie St.

Lot Size ±0.226 Acres

Lot Dimension Frontage: ±64 ft. | Depth: ±154.33 ft.

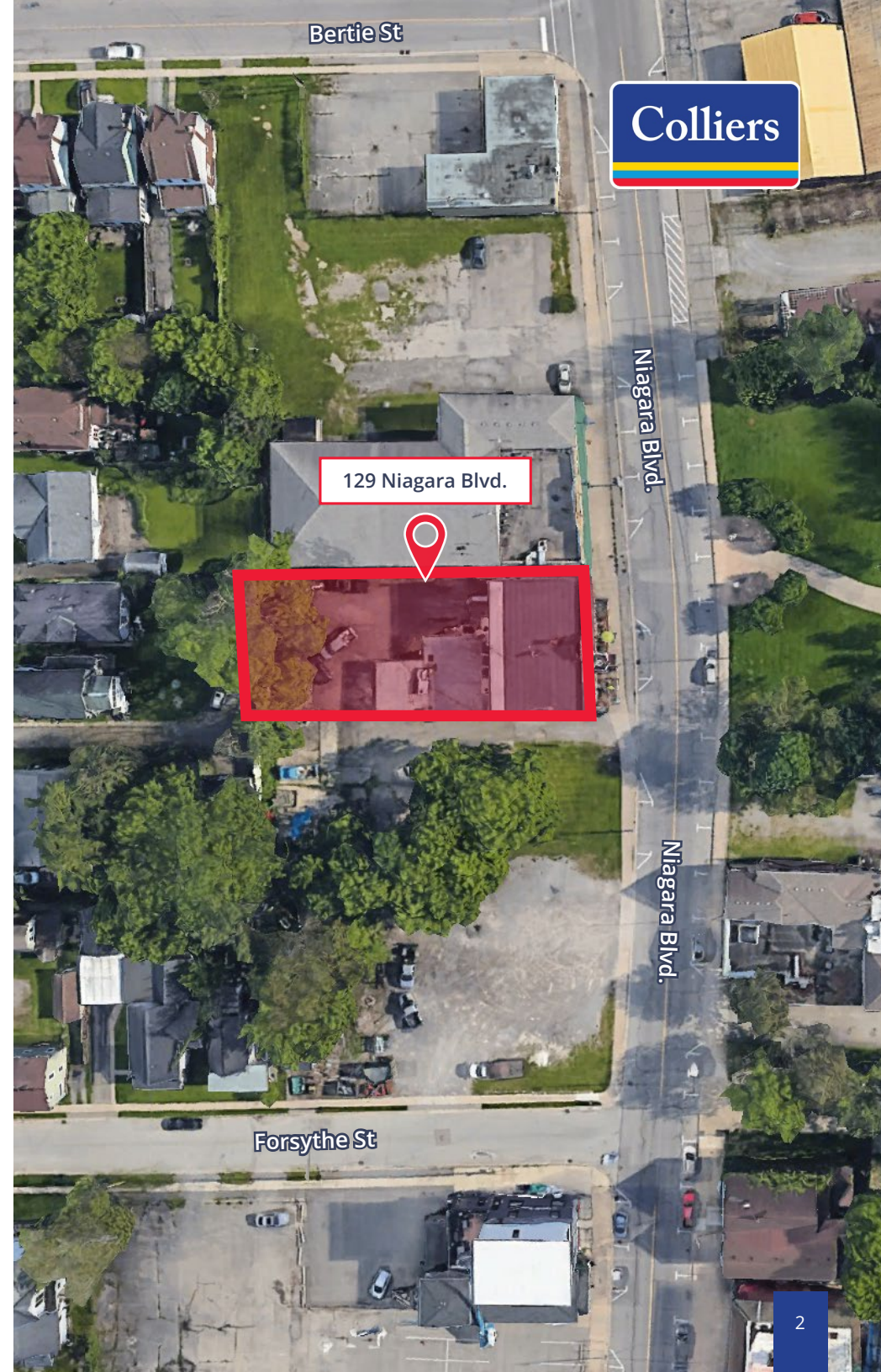
Available Area ±8,900 SF

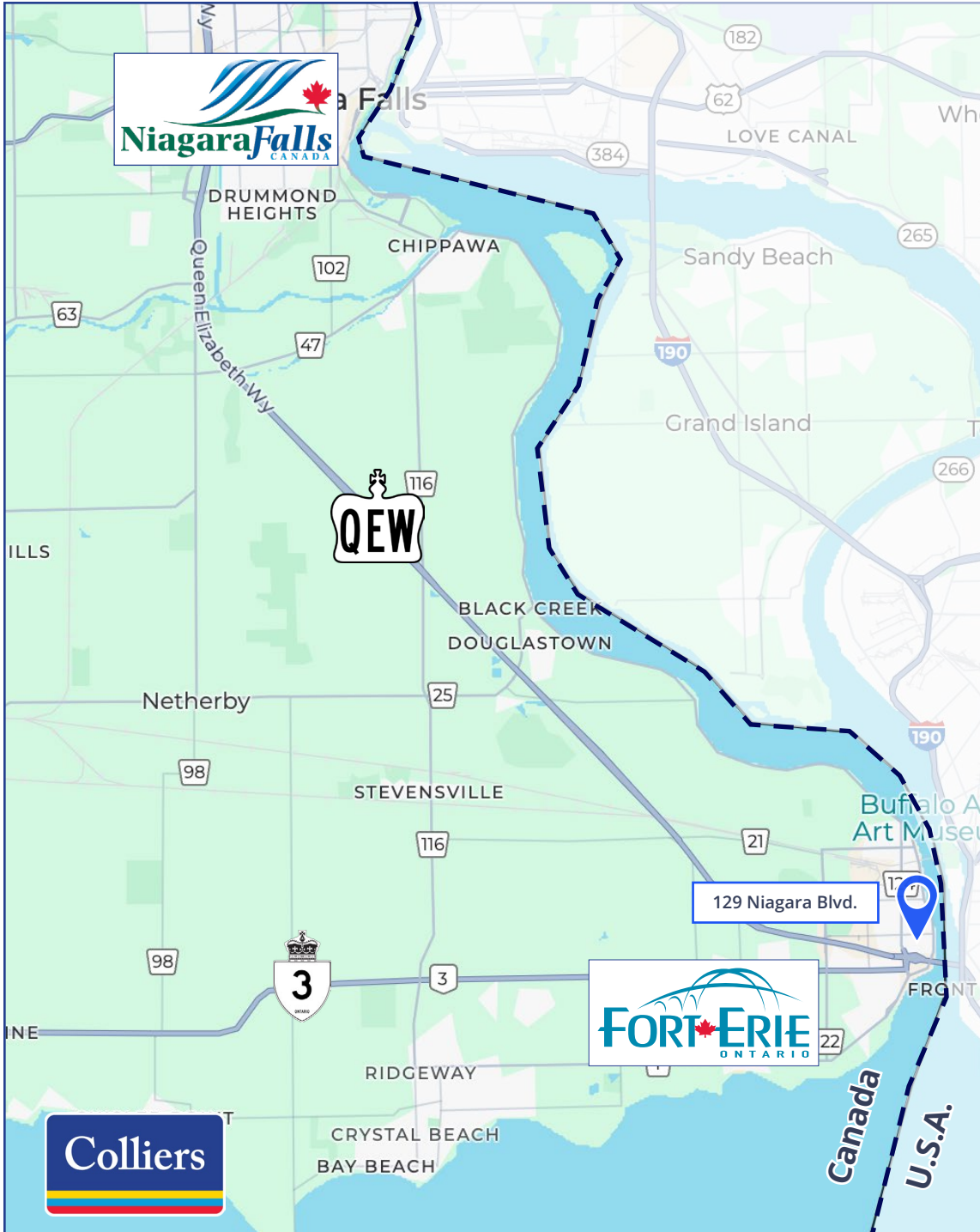
Zoning CMU6-612 Core Mixed Use 6

List Price \$999,000

Taxes (2024) \$10,164.58

- Comments**
- Turnkey Restaurant with full kitchen/bar included in this ±8,900 SF Mixed Use Commercial Building
 - Located on Niagara Parkway across from Lake Erie
 - Great for an Owner/Operator to start your own business
 - Vacant Possession on Commercial Space at closing
 - The Ground Level is set up as 'Big Texas' Bar & Restaurant
 - 18 FULLY LEASED boarding rooms on the 2nd & 3rd levels
 - Enjoy lush views of Lake Erie & the relaxing greenery of Niagara Park's 'Ferry Landing' Park from the property
 - Surrounded by amenities and just minutes drive to U.S.A. Border at the Peace Bridge & QEW Hwy. access





Property Highlights



129 NIAGARA BLVD. | FORT ERIE | ON

2

minutes to
U.S.A. Border

5

minutes to
QEW Highway Access

21

minutes to
Niagara Falls

32

minutes to Downtown
St. Catharines



Exterior Photos

129 NIAGARA BLVD. | FORT ERIE | ON



Interior Photos

129 NIAGARA BLVD. | FORT ERIE | ON



Zoning CMU6-612 Core Mixed Use 6

129 NIAGARA BLVD. | FORT ERIE | ON



Permitted Uses

- 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 Workshops
- Day Nursery
- Department Stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Florist
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Motels
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Printing Establishments
- Private or Commercial Clubs
- Public Parking Garages
- Public Parking Lots
- Private 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
- Video Outlet Sales and Rental Establishments
- Existing stand-alone residential uses
- Dwelling Units
- Uses, buildings and structures accessory to any permitted commercial or residential use

EXCEPTIONS TO CORE MIXED USE 6 (CMU6) ZONE

CMU6-612 (2-2018) - 85, 91-93, 95, 103, 109, 111, 129, 131-139, 0, 155, 161, 169 and 177 Niagara Boulevard

These lands are zoned "Core Mixed Use 6 (CMU6-612) Zone" and all of the provisions that relate to lands zoned " Core Mixed Use 6 CMU6 Zone " by this By-law shall apply to those lands zoned " Core Mixed Use 6 (CMU6-612) Zone ", except:

Notwithstanding the provisions of Subsection 26F.3:

- a) Maximum Height 5 storeys (16m)
- b) Setback from any Residential Zone 15m

Area Neighbours

129 NIAGARA BLVD. | FORT ERIE | ON



129 Niagara Boulevard
FOR SALE | MIXED USE BUILDING



ServiceOntario



Mather Park

Garrison Rd.

Garrison Rd.



\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

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 February 2025

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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