

FOR SALE

Colliers

Subject Property: ± 0.67 Acres
(Subject to Minor Variance for Boundary Adjustment)

± 0.67 Acres Prime Commercial Development

N/A Niagara Stone Road | Niagara-on-the-Lake | ON

TODD CRAWFORD, *Broker of Record*

+1 905 321 4755 | todd.crawford@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

collierscanada.com/niagara

Listing Details

Rare opportunity to secure a prime commercial development parcel in the heart of Niagara-on-the-Lake. Introducing this vacant land along the highly desirable Niagara Stone Rd (Hwy 55).

Provides a flexible footprint ideal for a range of development concepts including boutique commercial, mixed-use, or live/work opportunities (buyer to verify permitted uses). Strategically positioned within a Village Commercial setting and surrounded by a strong mix of residential, commercial, and agricultural uses, this property offers excellent exposure and long-term upside in one of Niagara's most sought-after corridors.

Development-ready parcels of this size and location are increasingly scarce. Subject to site reference plan size and Town minor variance. Buyer to verify all measurements, zoning, and permitted uses.



Lot Size ±0.67 Acres (±29,274 SF)
(Subject to Minor Variance for Boundary Adjustment)

Frontage ±147 ft.

ARN 262702001301121

List Price \$1,295,000

Taxes (2025) \$19,897.07

Zoning VC - Village Commercial (buyer to verify permitted uses)

Legal Description PART TWP LTO 114 NIAGARA, BEING PART 2 ON 30R-14939 EXCEPT PART 1 30R16405 TOWN OF NIAGARA-ON-THE-LAKE

Comments

- Prime Commercial development parcel in the Heart of Niagara-on-the-Lake
- Subject to site reference plan size and Town minor variance
- Buyer to verify all measurements, zoning, and permitted use

Property Site Plan



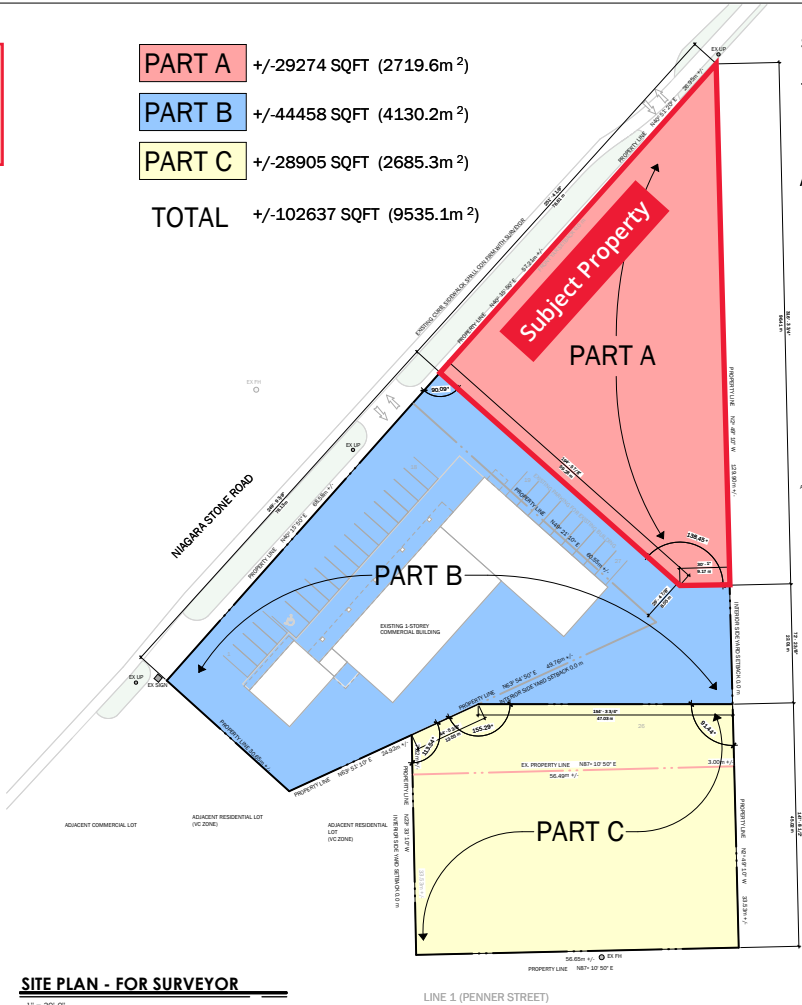
PART A: ±0.67 Acres
(Subject to Minor Variance for Boundary Adjustment)

PART A +/-29274 SQFT (2719.6m²)

PART B +/-44458 SQFT (4130.2m²)

PART C +/-28905 SQFT (2685.3m²)

TOTAL +/-102637 SQFT (9535.1m²)



PROPERTY LINE BEARING
SHALL REF. SURVEYOR'S
PLANS
THIS PLAN BASED ON RICHARD
LAROCQUE LIMITED
FILE No. : 2015-005B

ALL DIM. +/-

FOR SURVEYOR
MAR 16 2026

ALL CONTRACTORS AND/OR TRICES SHALL VERIFY ALL DIMENSIONS, NOTES, SIZE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING SET TO BE SCALED. ALL DIMENSIONS, NOTES AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORWARDED WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

No.	DATE	DESCRIPTION	BY
1	OCT 08 2023	PRELIMINARY CONCEPT	AC
2	OCT 18 2023	REVISED CONCEPT	AC
3	OCT 18 2023	REVISED SITE PLAN	AC

COMMISSION:

HWY 55 MIXED USE DEVELOPMENT

1827 NIAGARA STONE ROAD / 740 LINE 1, NIAGARA ON THE LAKE, ON, L0S 1L0

A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glenora Ave. St. Catharines, ON, L2T 3L3
(905) 944-5445

SHEET TITLE:

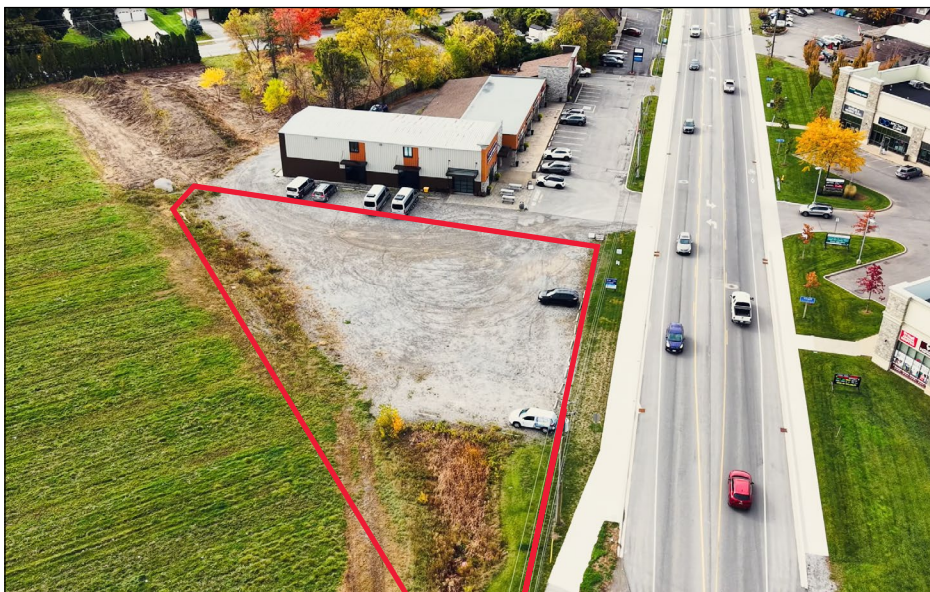
SITE PLAN

DRAWN BY:	WJC	DRAWING NO.:
CHECKED BY:	MDK	.SP1
DATE ISSUED:	09/23/2023	
PROJECT NO.:	2023-126	

\\nylms-fs001\data\A\CK Architects Studio\2023\2023-126 - 1827 Niagara Stone Rd - Chris Drauser (Mark Gaudin)\BIM\Task Mar 13 2026 3 Parts overall plans\2023-126 - 1827 Niagara Stone Rd Mixed

Property Photos

Colliers



VC – Village Commercial Zone

Colliers


Permitted Uses:

- Accessory buildings and structures
- Antique sales store
- Automobile service station
- Bake shop
- Bank or financial institution
- Brew your own operation
- Coin laundry
- Commercial recreation facility
- Convenience store
- Dry cleaning outlet
- Florist shop
- Hardware store
- Hotel
- Medical clinic
- Motel
- Outdoor patio restaurant, as a secondary use to an existing restaurant
- Personal service establishment
- Postal outlet
- Professional office
- Restaurant
- Residential use
- Retail store
- Service establishment
- Take-out restaurant
- Tavern
- Vacation apartment

Zone Requirements:

Commercial uses:

(a)	Minimum lot frontage	15.0 m (49.2 ft)
(b)	Minimum lot area	700 m ² (7534.98 ft ²)
(c)	Maximum lot coverage	50%
(d)	Minimum landscaped open space	20%
(e)	Minimum front yard setback	0 m (0 ft)
(f)	Minimum interior side yard setback of nil, except that where the interior side yard abuts a residential zone, 4.5 m (14.76 ft) setback is required.	
(g)	Minimum exterior side yard setback	6.0 m (19.69 ft)
(h)	Minimum rear yard setback of 7.5 m (24.6 ft), except that where the rear yard abuts a residential zone, 12.0 m (39.37 ft) is required.	
(i)	Deleted by 4316Y-12	
(j)	Maximum building height	10.5 m (34.45 ft)
(k)	Minimum accessory building yards setback	1.2 m (3.94 ft)
(l)	Minimum accessory building exterior side yard setback	6.0 m (19.69 ft)
(m)	Outside storage in accordance with Section 6.37	

Automobile sales and service establishment use:

(a)	Minimum lot frontage	36.0 m (118.11 ft)
(b)	Minimum lot area	1,400 m ² (15069.97 ft ²)
(c)	Maximum lot coverage	35%
(d)	Minimum landscaped open space	10%
(e)	Minimum front yard setback	12.0 m (39.37 ft)
(f)	Minimum interior side yard setback of 7.5 m (24.6 ft), except that where the interior side yard abuts a residential zone, 12.0 m (39.37 ft) setback is required.	
(g)	Minimum exterior side yard setback	12.0 m (39.37 ft)
(h)	Minimum rear yard setback of 7.5 m (24.6 ft), except that where the rear yard abuts a residential zone, 12.0 m (39.37 ft) is required.	
(i)	Maximum building height	10.5 m (34.45 ft)
(j)	Minimum accessory building yards setback	1.2 m (3.94 ft)
(k)	Minimum accessory building exterior side yard setback	12.0 m (39.37 ft)
(l)	Outside storage in accordance with Section 6.37	

Area Neighbours

Colliers



\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

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 businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

CONTACT:

TODD CRAWFORD, *Broker of Record*

+1 905 321 4755 | todd.crawford@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

www.collierscanada.com/niagara



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 © 2026. All rights reserved. Colliers International Niagara Ltd., Brokerage