

33 Queen St., Niagara on the Lake, ON

Prime Retail Building For Sale

Queen St. in the Heart of Niagara on the Lake



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Colliers



Asking:

\$3,850,000

- Excellent investment opportunity
- Located in the core of Niagara on the Lake with high tourist foot traffic
- Storefront on Queen St. Niagara on the Lake
- Across from the Memorial Clock Tower west of the King St. and Queen St. intersection
- Kitty corner from the Prince of Wales Hotel
- Fully Tenanted with established business
- Niagara on the Lake welcomes \pm 3.5 Million Tourists per year

2,740
SF



A Few Queen St. Highlights



Subject Property

- | | |
|----|--------------------------------|
| 1 | LCBO |
| 2 | Court House |
| 3 | Just Christmas |
| 4 | Beau Chapeau Hat Shop |
| 5 | COWS Ice Cream |
| 6 | Scottish Loft |
| 7 | Corks Wine Bar and Eatery |
| 8 | Wine Country Vintners |
| 9 | It's All Fun and Games |
| 10 | Nina Gelateria and Pastry Shop |
| 11 | Old Tyme Candy Shop |
| 12 | Memorial Clock Tower |



St. George's Theatre

Two Sisters Vineyards

Queen's Landing Hotel



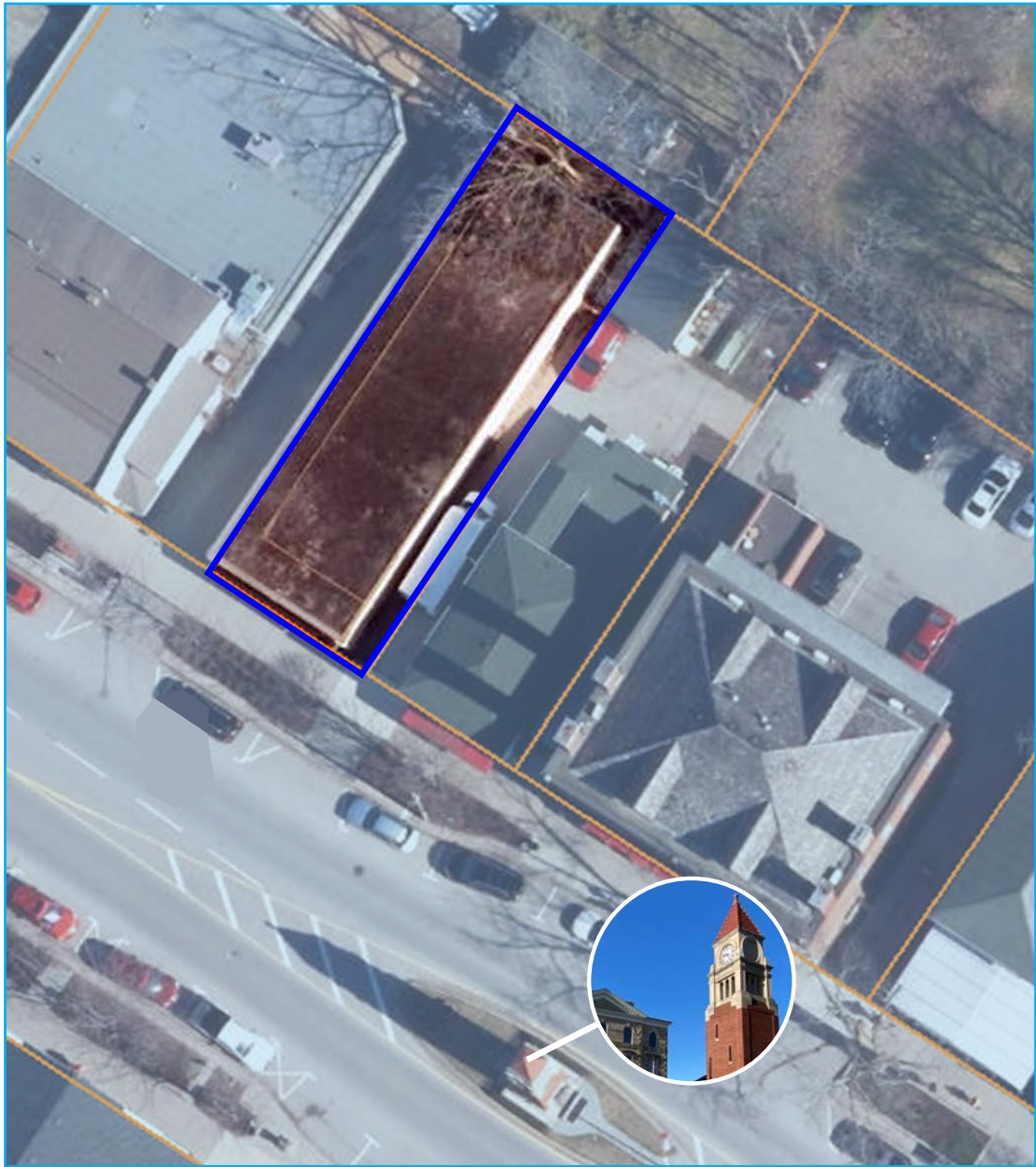
Peller Estates Winery

Prince of Wales Hotel

The Gate House



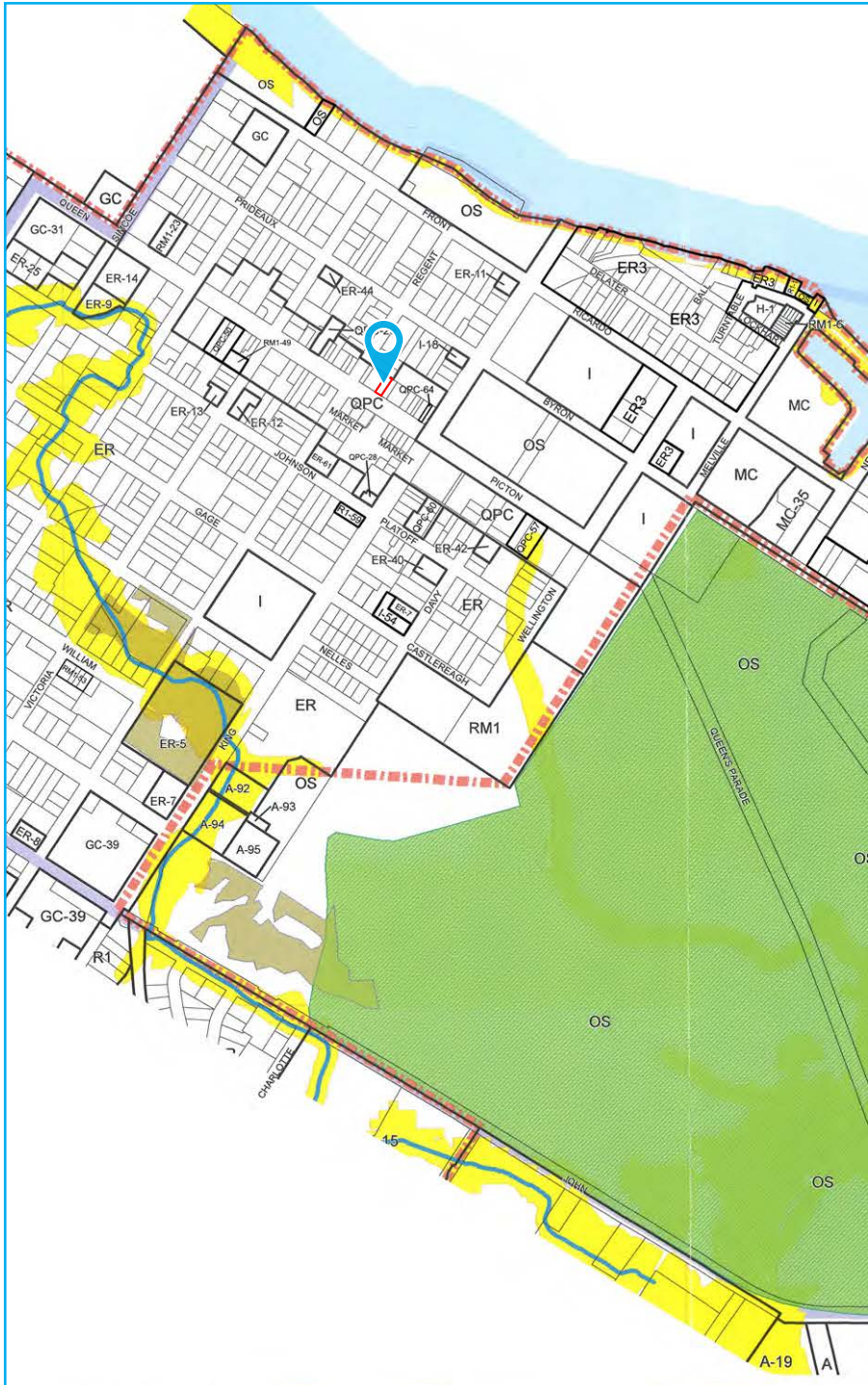
Property Lines



Property Overview



Civic Address	33 Queen St., Niagara on the Lake, ON L0S 1J0
Legal Description	PT LT 61-62 TP PL 86 NIAGARA AS IN RO580371; NIAGARA-ON-THE-LAKE
Sale Price	\$3,850,000
Area	0.091 Acres
Building Size	2,740 SF
Frontage	36.5 FF
Construction	Concrete Block and Wood
Location	Just west of King St. on the north side of Queen St. Across from the Memorial Clock Tower and the Court House
Zoning	QPC - Queen Picton Commercial



Zoning - QPC

Queen Picton Commercial

Permitted Uses:

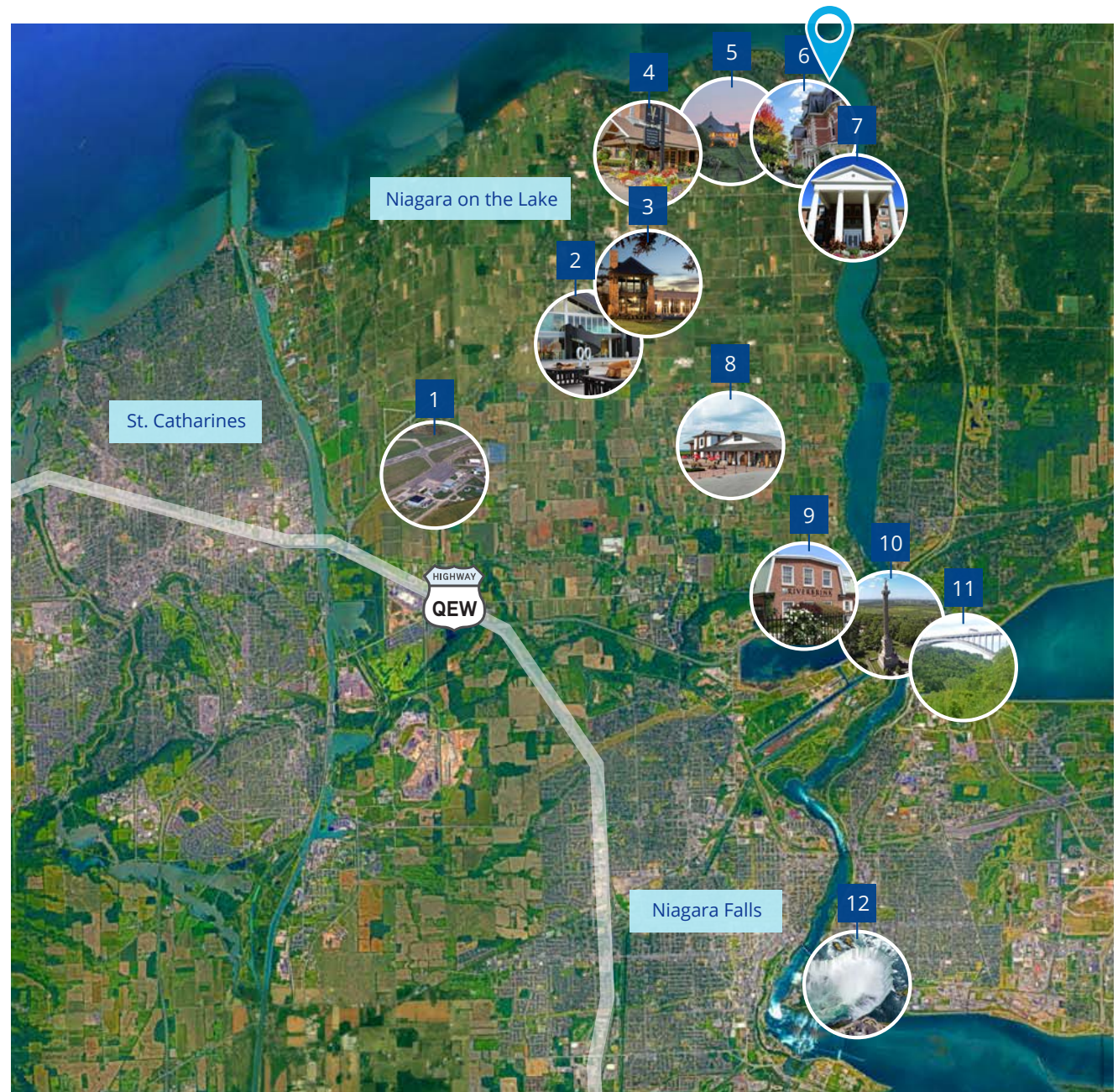
- (a) retail store
- (b) restaurant (as amended by 4316J-11)
- (c) outdoor patio restaurant, in accordance with Section 6.36
- (d) theatre
- (e) community centre
- (f) bank or financial institution
- (g) hotel
- (h) business or professional office
- (i) residential unit in accordance with Section 6.48
- (j) Accessory buildings and structures in accordance with Section 6.1
- (k) bake shop
- (l) existing grocery store, with limited outdoor display of goods
- (m) personal service establishment (as amended by 4316AC-12)
- (n) Vacation apartment (added by 4316AI-13, OMB PL 130581, December 5, (2013))

A Few Local Highlights



Subject Property

1	Niagara District Airport
2	Wayne Gretzky Winery
3	Trius Winery
4	Pillar and Post Hotel
5	Peller Estates Winery
6	Prince of Wales Hotel
7	Queens Landing Hotel
8	Inniskillin Winery
9	Riverbrink Art Museum
10	Queenston Heights
11	Queenston Lewiston Bridge
12	Niagara Falls



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