

Niagara Falls



Property Brochure - For Sale

Industrial Development Opportunity - QEW Exposure

8066 Oakwood Dr., Niagara Falls, ON

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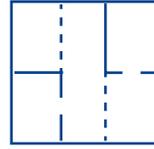
Colliers International Niagara Ltd., Brokerage

82 Lake Street, Suite 200
St. Catharines, Ontario, L2R 5X4



±4.76 Total Acres

Accelerating success.

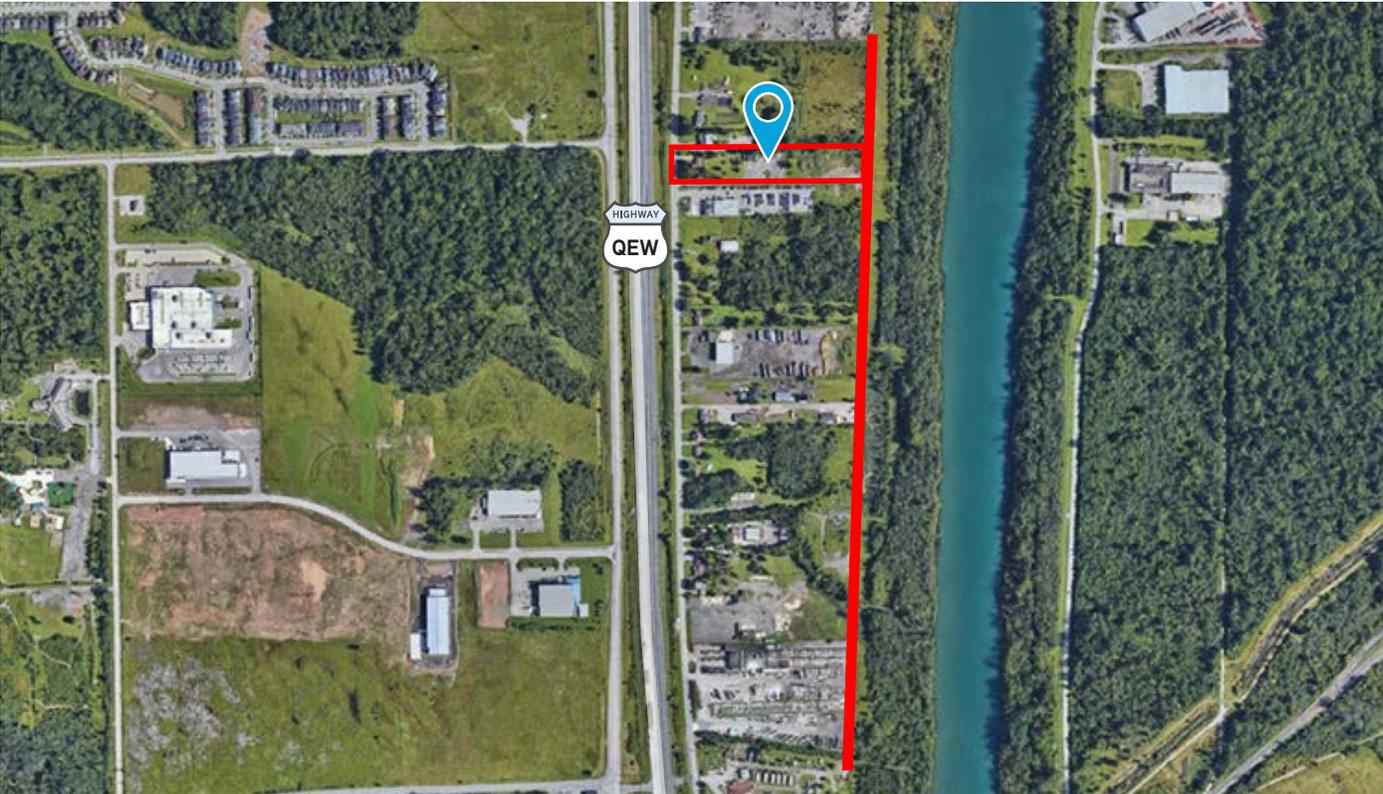


Property Overview

The Property consists of 2 parcels equaling ±4.76 acres in the south end of Niagara Falls, ON. The current Zoning and the Niagara Falls Secondary Plan designates the land Prestige Industrial and Industrial. Auxiliary buildings include a bungalow and 2 garages. The Property has excellent QEW exposure and is just south of Niagara Falls largest commercial development including Costco, Walmart and Lowe's.

Civic Address	8066 Oakwood Dr., Niagara Falls, ON
PIN's	642570025 & 642570256
Total Site Area	±4.76 acres
8066 Oakwood PIN: 642570025	±3.21 acres, 155 FF, 873 Depth
PIN: 642570256	±1.55 acres, 20.14 FF, 3,382 Depth
Zoning	PI
Official Plan	Industrial
Auxiliary Buildings	Bungalow + 2 Garages
Taxes	2022 TBD
Price	\$3,595,000

Property Lines



Total Land Area
±4.76 acres

8066 Oakwood Dr - Land Area
±3.21 acres

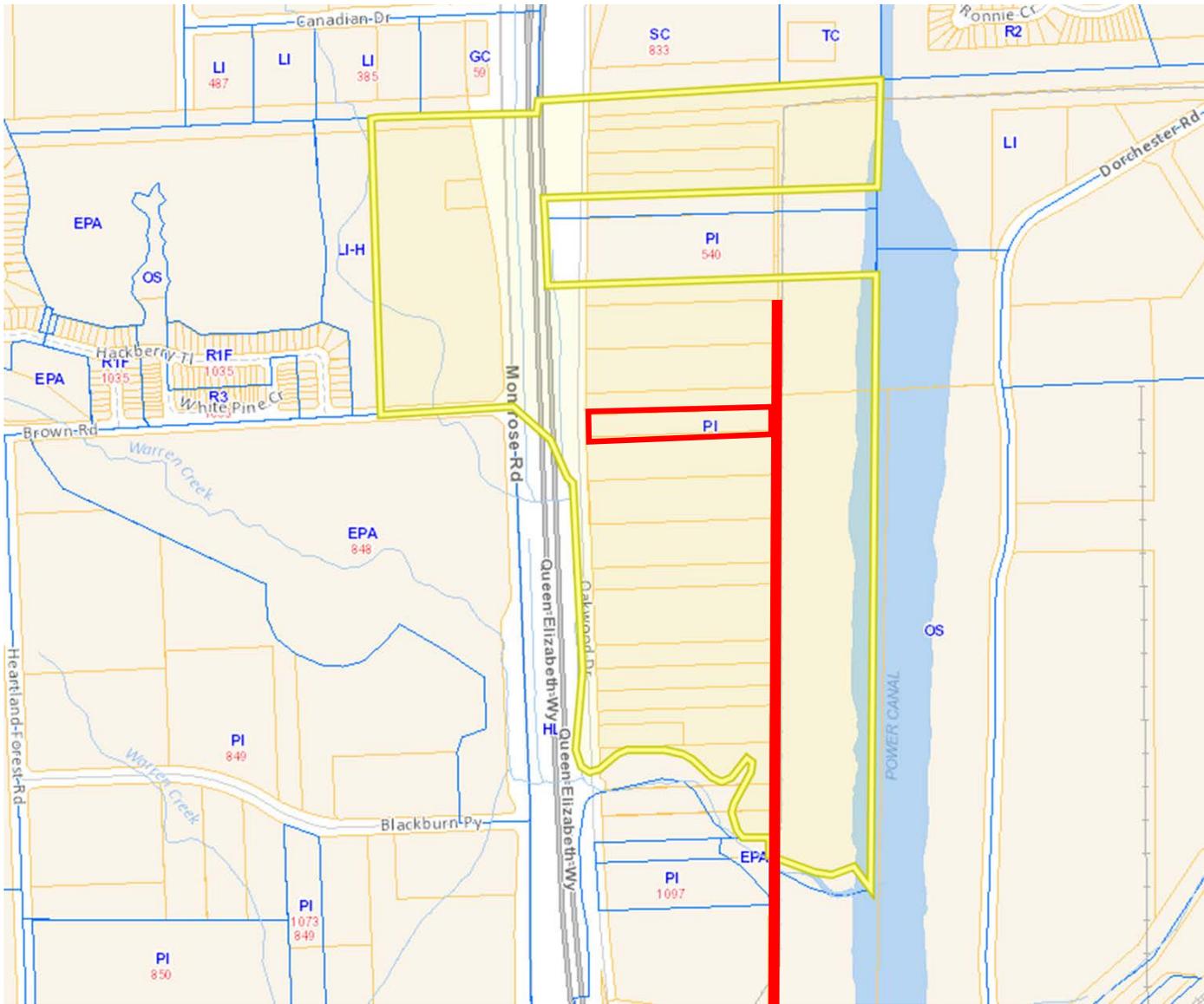
PIN 642570256 - Land Area
±1.55 acres

Price
\$3,595,000





Zoning Map



**Zoning
(2022)**

**PI
Prestige Industrial**

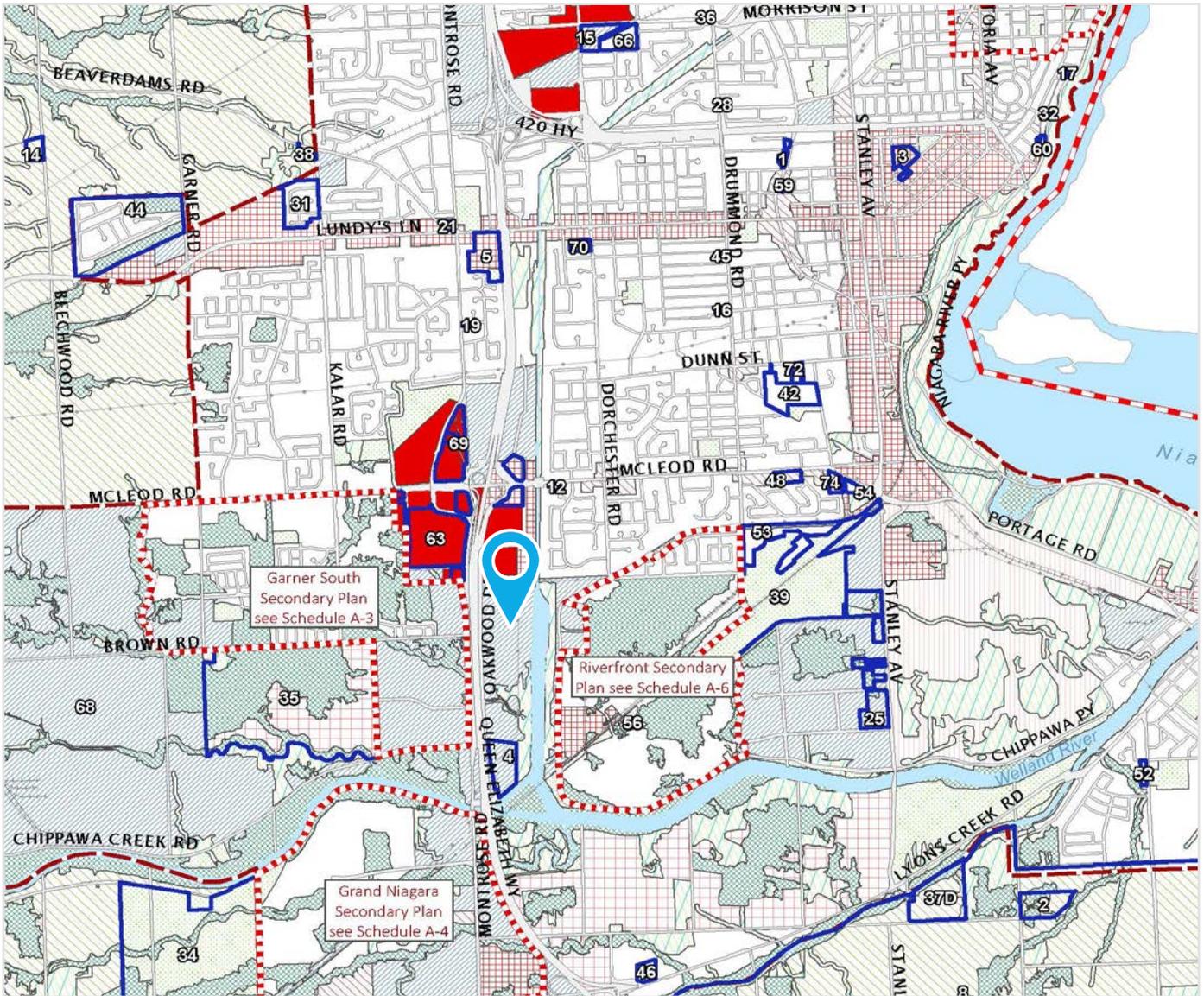
Zoning PI

Prestige Industrial Zone

Permitted Uses:

- (a) Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water carried waste
- (b) Car rental establishment, truck rental establishment
- (c) Car wash
- (d) Cold storage plant
- (e) Commercial printing and associated services establishment
- (f) Consulting engineering office
- (g) Ice manufacturing plant
- (h) Laboratory - experimenting, commercial or testing
- (i) New car agency
- (j) Nursery for trees, shrubs, plants
- (k) Public garage, mechanical
- (l) Used car lot
- (m) Warehouse
- (n) Wholesale establishment
- (o) Winery
- (p) Adult entertainment parlour, subject to the provisions of section 10.5 2002-201
- (q) Body-rub parlour, subject to the provisions of section 10.5 2002-201
- (r) An office which is an accessory use to one of the foregoing permitted uses.

Secondary Plan



Secondary Plan (2022)

- Environmental Conservation Area
- Environmental Protection Area
- Extractive Industrial
- Good General Agriculture
- Industrial
- Major Commercial
- Minor Commercial
- Niagara Escarpment Plan Area
- Open Space
- Parkway Residential
- Residential
- Resort Commercial
- Theme Park Marineland
- Tourist Commercial
- Intake Protection Zone IPZ-1
- Secondary Plan Area
- Special Policy Area
- Urban Area Boundary

Secondary Plan Industrial

It is the intent of this Plan to provide opportunities for the expansion of existing industry and the stimulation of new industrial growth. To this end, the Plan promotes infilling and redevelopment within established industrial districts in the Built-up Area, as well as the progressive development of lands within the Greenfield Area for new industry and employment uses.

In accommodating the changing needs of industry and business growth trends, emphasis will be placed on improved aesthetics and environmental quality, including measures which will safeguard the integrity of adjacent land uses. The proximity of employment uses to residential and other uses is, however, critical in the future growth of the City as a complete community.

The contribution of industry to employment and economic growth and diversity is clearly recognized in this Plan. In order to maintain a strong and competitive industrial resource base, programs which provide for the enhancement of industrial districts and the attraction of new firms will be pursued.*

* Please refer to the Niagara Falls Official Plan for complete comprehensive information.



Niagara Falls



Rainbow Bridge



2D Aerial



3D Aerial



Location Overview

Niagara Falls is the second largest city in the Niagara Region and home to large commercial nodes as well as industry.

The city is connected to the U.S. side of the falls by several bridges, including the Rainbow, Whirlpool, and Queenston-Lewiston bridges. Principal manufactures include processed food, abrasives, chemicals, automotive parts, metal and paper goods, and wines and alcoholic beverages. Logistics, i.e. storage and warehousing and information technology/ call centres are also important to the city's economy.*

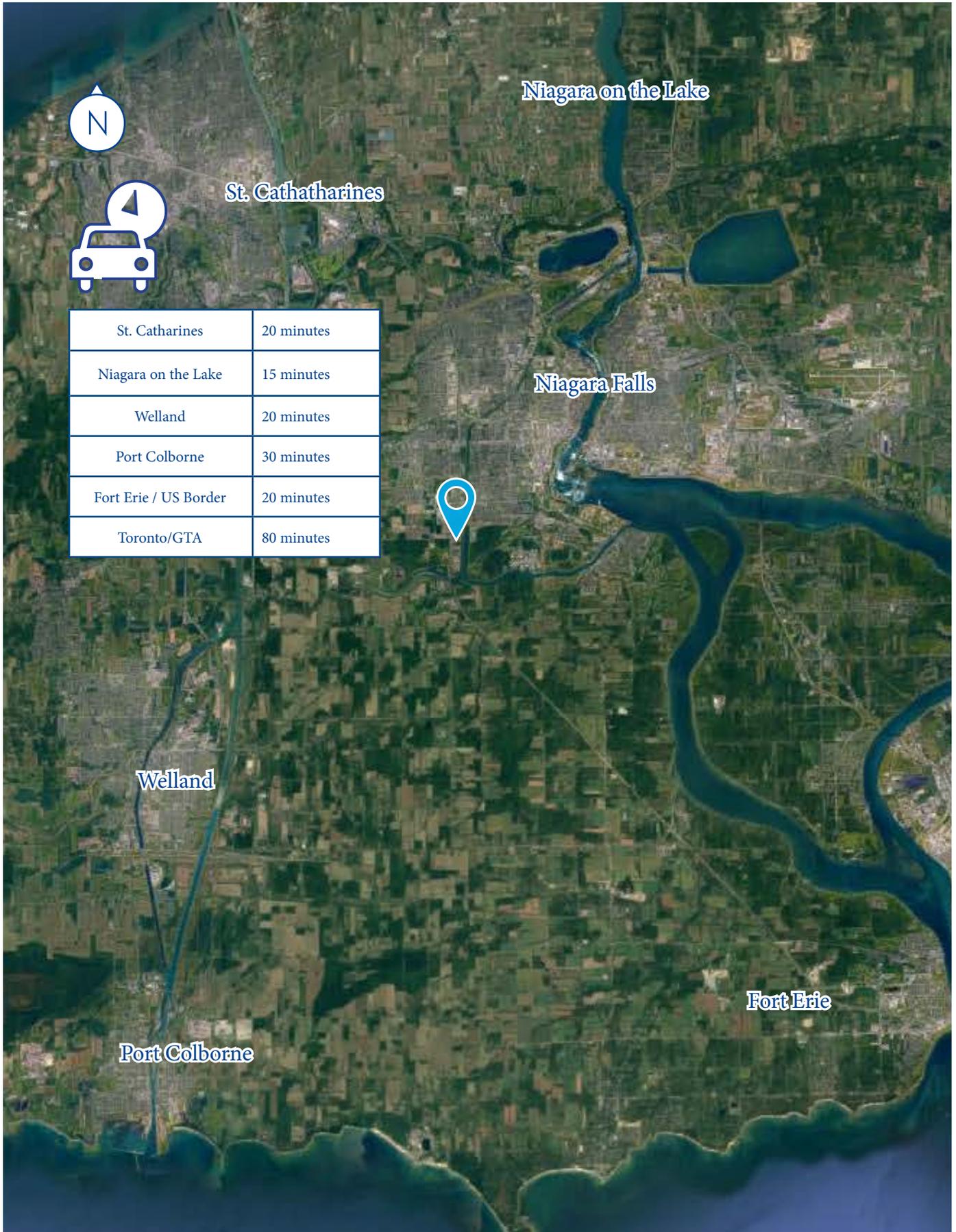
8066 Oakwood Dr. is in the center of an Industrial pocket in south Niagara Falls flanked by the QEW and the Welland River.

Just north of the Property, also with QEW exposure, is Niagara Falls largest commercial node, home to SmartCentres, Walmart, Costco, Winners and Lowe's.

The Industrial area of which the Property is a part, is currently home to Kia and Nissan car dealerships, Sunbelt Equipment Rentals, Atlas Body Shop and Towing Group, Revelation Welding and Modern Mosaic, a manufacturer and installer of eco-friendly architectural and structural precast concrete.

8066 Oakwood Dr. is an excellent opportunity to become a part of this south Niagara Falls industrial community.

* <https://niagarafalls.ca/living/about-niagara-falls/facts.aspx>



St. Catharines	20 minutes
Niagara on the Lake	15 minutes
Welland	20 minutes
Port Colborne	30 minutes
Fort Erie / US Border	20 minutes
Toronto/GTA	80 minutes



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