

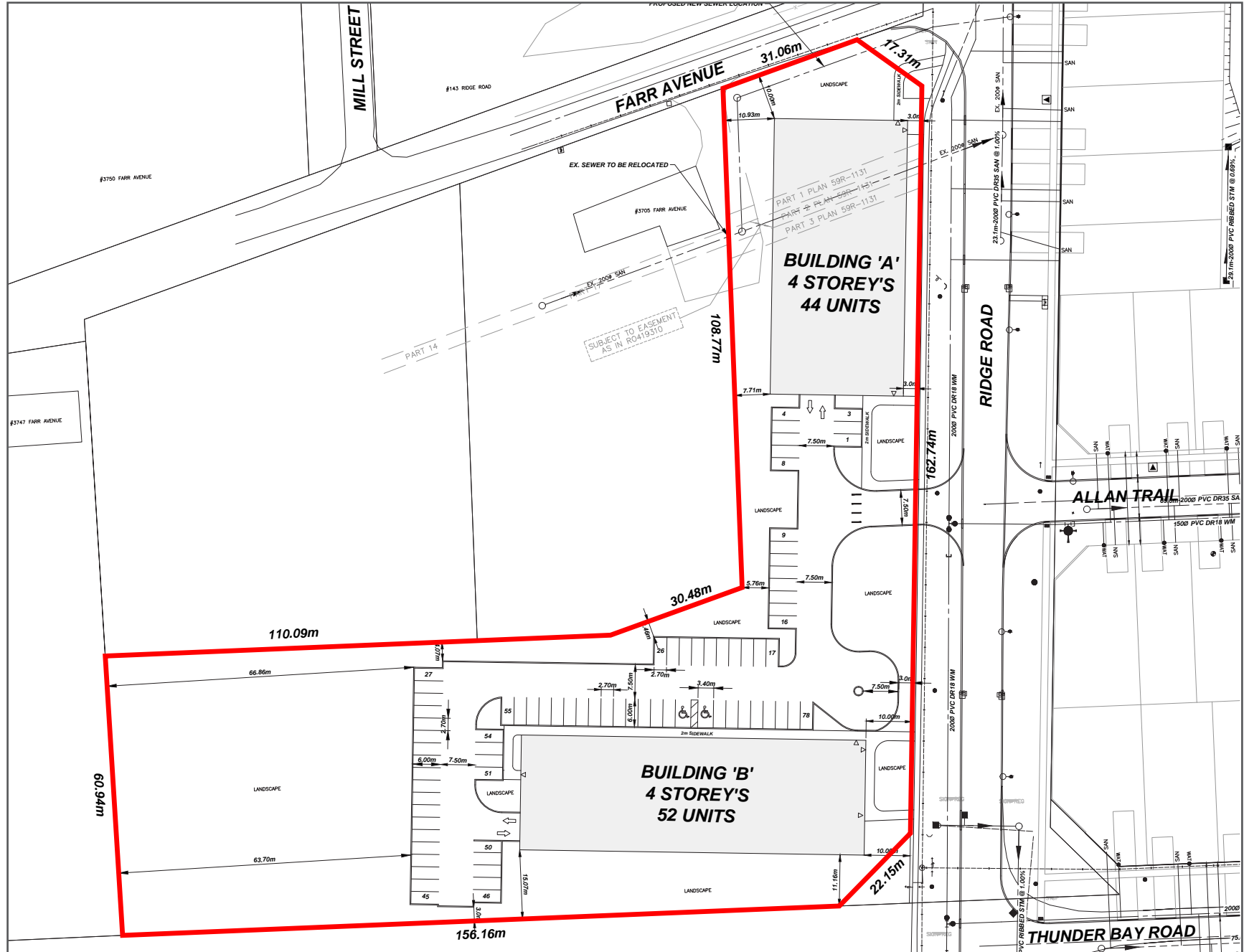
Accelerating success.

Property Overview

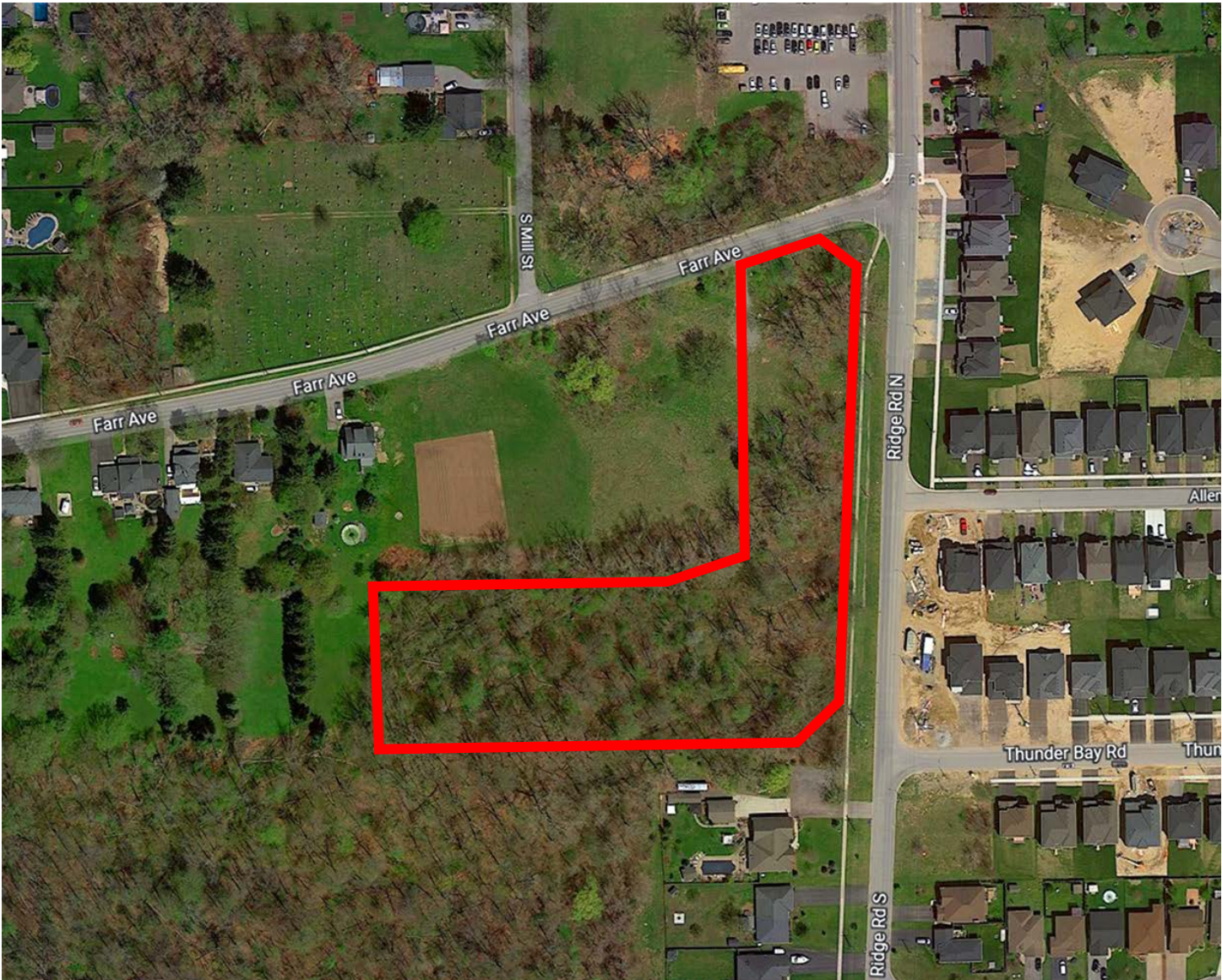
Property Details

Address	Farr Ave. and Ridge Rd., Crystal Beach / Ridgeway
Price	\$3,400,000
Legal Description	PT LT 23 CON 1 LAKE ERIE BERTIE AS IN RO573172; S/T RO419310; FORT ERIE
Location	South west corner of Farr Ave. and Ridge Rd.
Ownership Interest	For Sale
Zoning	RM1-508 (Residential Multiple 1 Zone), allowing for mid density, 4 story apartments and towns, and ND (Neighbourhood Development)
Preconsultation	Pre-consultation with the Town has been completed with a concept plan for (2) x 4 story buildings totaling 96 units.
Completed Studies	Survey, Concept Site Plan, EIS study and Archeological studies
Services	City services along lot line.

Concept Plan



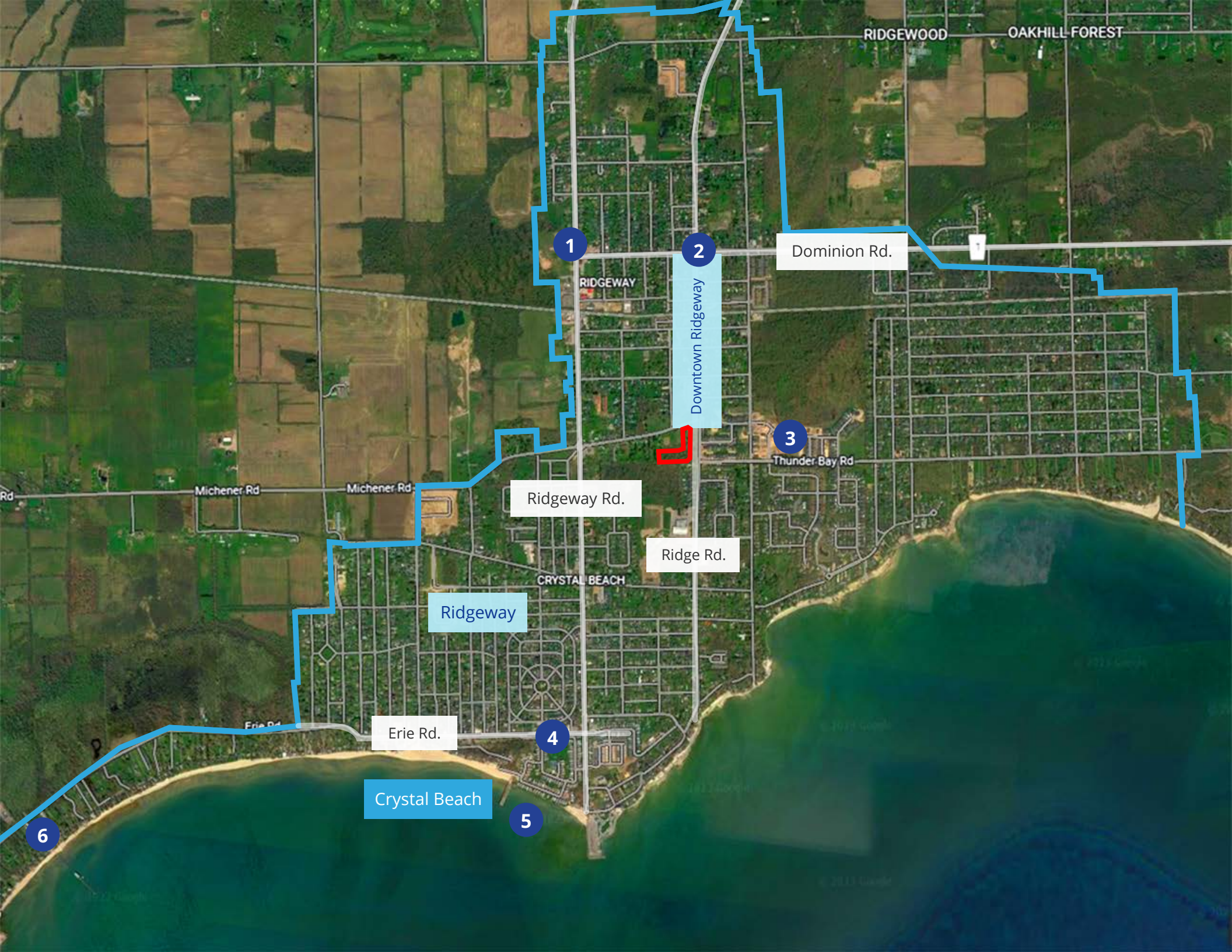
Property Lines





The south west corner of Farr Ave. and Ridge Rd. is a ±3.86 Acre Property in Ridgeway, ON, home to Crystal Beach, otherwise known as Niagara's South Coast. Ridgeway Crystal Beach is a sought after area with several new residential developments underway. The revitalization of Downtown Ridgeway, which is walking distance from the Property, as well as Erie Rd. with boutique shops, cafes and restaurants is driving the growth of this unique beachfront community in South Niagara.





RIDGEWOOD

OAKHILL FOREST

1

2

Dominion Rd.

RIDGEWAY

Downtown Ridgeway

3

Thunder Bay Rd

Michener Rd

Michener Rd

Ridgeway Rd.

Ridge Rd.

CRYSTAL BEACH

Ridgeway

Erie Rd.

4

Crystal Beach

5

6

Erie Rd

Location Overview

Farr Ave. and Ridge Rd. is 12 minutes to the QEW and 14 minutes to the Peace Bridge.

Ridgeway is one of Niagara's fastest growing townships and is a popular summer destination with quaint shops, boutiques, cafes and restaurants along Ridge Rd. as well as Erie Rd. closer to the beach. Not only is Crystal Beach minutes away, the Buffalo Canoe Yacht Club is down the road and Sherkston Shores Beach Resort is a 12 minute drive.

1 New Commercial Development



2 Ridge Rd. - Downtown Core



3 Crystal Ridge Residential Development



4 Erie Rd.



5 Crystal Beach



6 Buffalo Canoe Yacht Club





Drive Times

12 minutes	HWY QEW
14 minutes	The Peace Bridge
25 minutes	Niagara Falls
35 minutes	St. Catharines
65 minutes	Hamilton
90 minutes	Toronto

Residential Development Opportunity

Crystal Beach / Ridgeway, On

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