



1980 HWY 20, Thorold, ON

# Investment Opportunity For Sale

- Prime Location: In the Centre of the Niagara Region
- Fully Leased
- HWY Visibility

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# Property Specifications

1980 HWY 20, Thorold, ON

ARN / PIN 273100002708700 / 640590114

Legal Description PT TWP LT 146 THOROLD AS IN RO448068 CITY OF THOROLD

Lot Size ±3.44 Acres | 60.0% Site Coverage

Lot Dimension Frontage: ±459 ft. | Depth: ±460 ft.

Building Size ±22,875 SF

Clear Height 12'-15'

Shipping Doors 9

Parking 50 Stalls

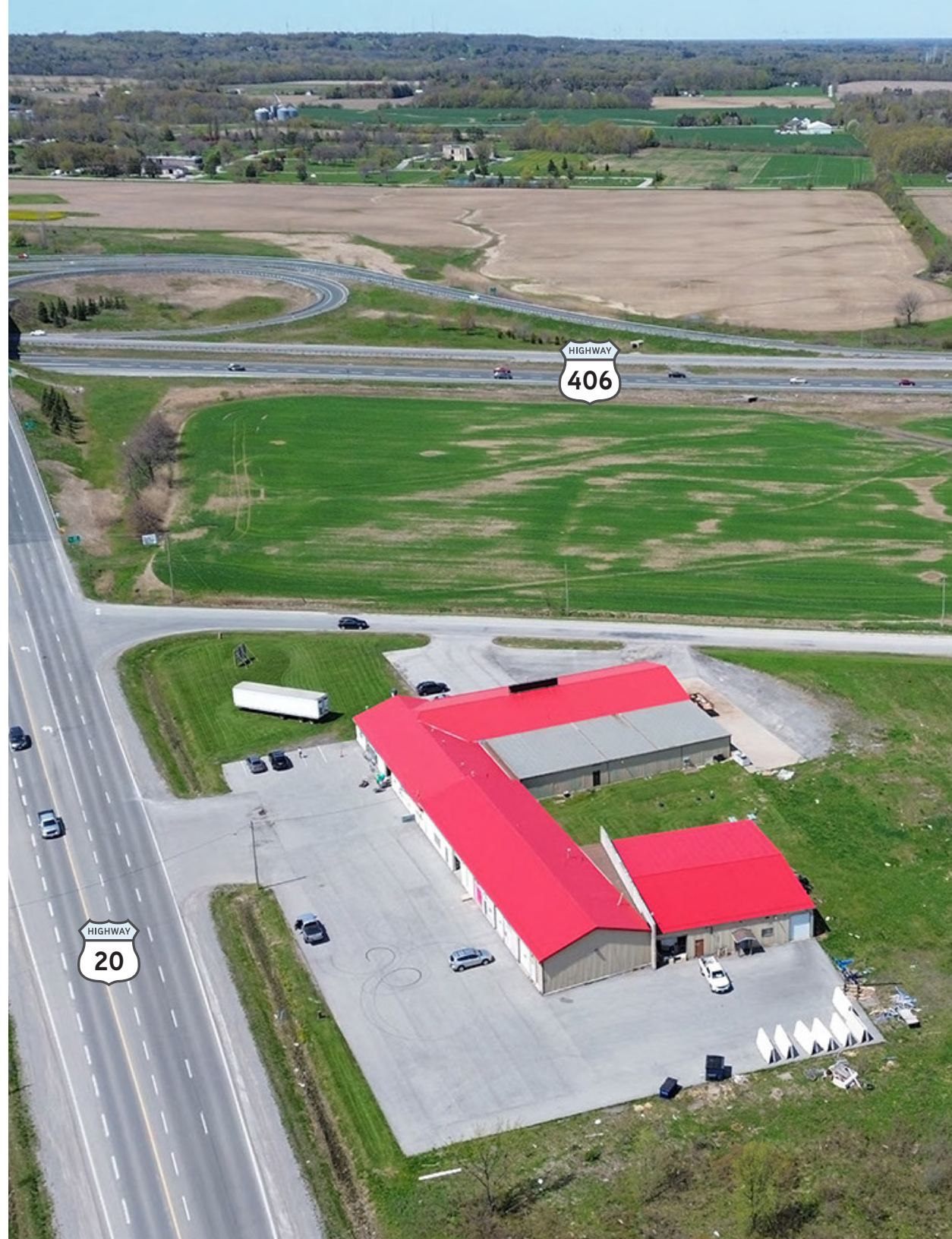
Sewer New, modern septic system, with electrical hook-up

Water Source Well

Zoning C5-Highway Commercial

Taxes (2022) \$23,534.60

Asking Price \$3,925,000



# Features

- Excellent investment opportunity
- Located on high traffic corridor HWY 20
- Excellent HWY 406 exposure
- Less than 15 minutes to the QEW
- Minutes from Fonthill, Welland, St. Catharines and Niagara Falls
- Many building and site improvements since 2018
- Potential for additional income via billboard advertisement
- Fully Tenanted
- Many new residential developments bringing thousands of new homes to the area
- Residential development map on following page



# New Residential Developments



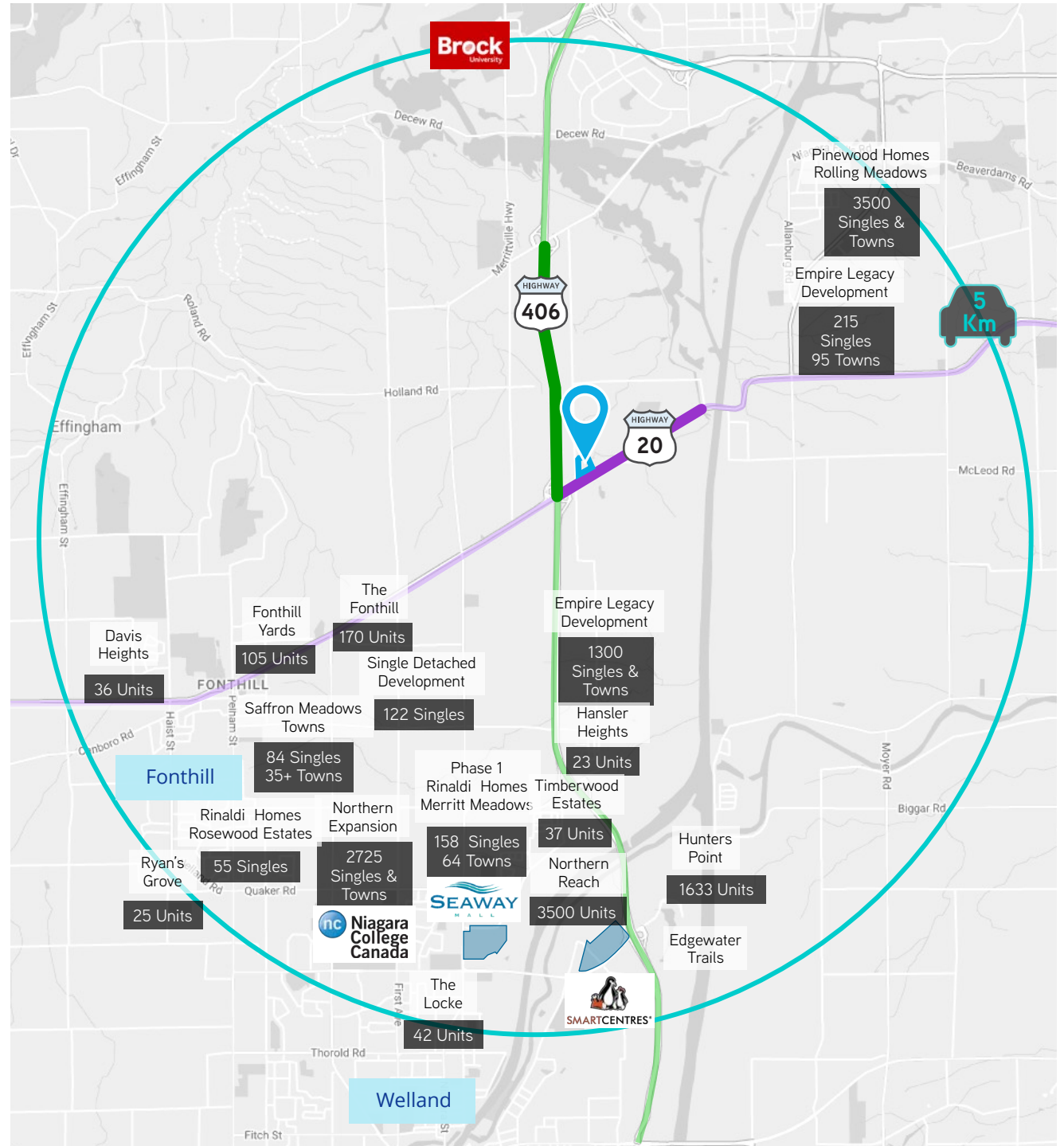
Thousands of homes are being built within a 5 km radius and growing.

The Property is equidistant from Brock University and the Welland Niagara College Campus as well as the many new residential developments in the area.

 HWY 20 AADT Traffic Count - 14,900 (2019)

 HWY 406 AADT Traffic Count - 38,000 (2016)

Traffic counts continue to grow in this area.





Facing East toward Niagara Falls



Facing West toward Fonthill



View from HWY 20

# Property Outline



# Units



50 Parking stalls



Potential for additional income via billboard advertisement



Unit 1	15,725 SF
Unit 2	1,290 SF
Unit 3	946 SF
Unit 4	914 SF
Unit 5	2,000 SF
Unit 6	2,000 SF





# Zoning - C5

## Highway Commercial

### Permitted Uses:

- Auctioneering establishment
- Building supply outlet
- Campground
- Commercial recreation facility
- Convenience store
- Custom workshop
- Drive-in theatre
- Equipment sales and rental establishment
- Farm implement dealer
- Farmer's market
- Financial institution
- Fuel storage depot
- Funeral establishment
- Garden centre
- Light equipment/ machinery rental establishment
- Motor vehicle repair shop/ garage
- Motor vehicle sales and rental establishment
- Motor vehicle service station
- Motor vehicle washing establishment
- Place of assembly/ banquet hall
- Place of entertainment
- Propane dispensing station
- Propane exchange station
- Recreation vehicle establishment
- Restaurant
- Self service establishment
- Shopping centre
- Tavern
- Tent and trailer campground
- Transportation terminal
- Veterinary clinic
- Warehouse
- Wholesale establishment
- Winery

### Accessory Uses:

Please refer to full Zoning By-Law



# Greater Location

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