



938 Garrison Rd., Fort Erie, ON

For Sale

Commercial Property - Core Mixed Use (CMU3)

- Along commercial corridor **Garrison Rd.**
- Adjacent to new **Mountainview Homes Development**

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Highlights



Subject Property

- Excellent exposure on commercial corridor Garrison Road
- Corner lot
- New entranceway on the west side of the Property leading into Alliston Woods, the new Mountainview Homes Development consisting of ±400 lots
- The Mixed Use Zoning allows for many commercial and retail permitted uses
- Three story building permitted with residential Units above a commercial ground floor
- Many amenities close by
- Easy access to the QEW and the Peace Bridge U.S. Buffalo Border



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Alliston Woods Development



938 Garrison Rd., Fort Erie, ON

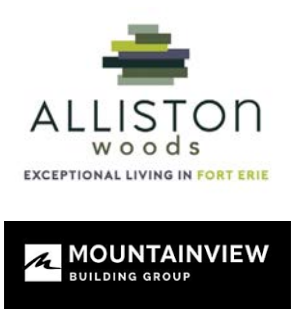
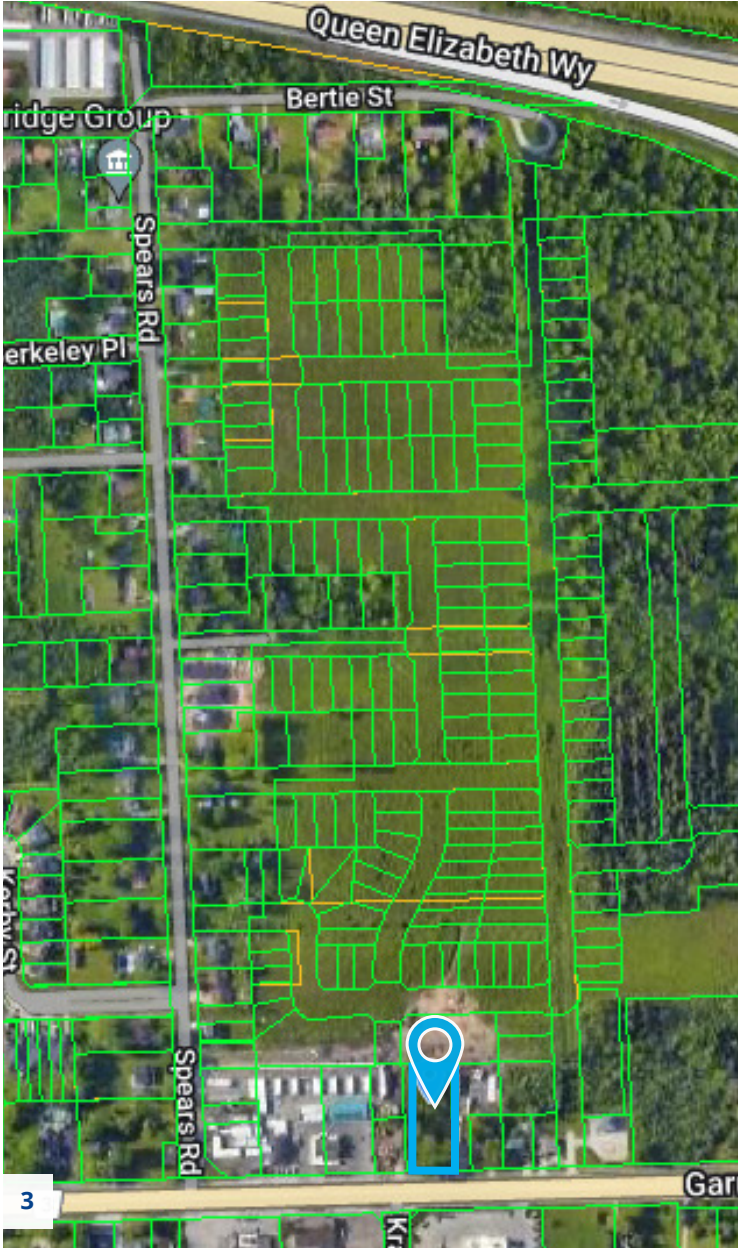


Image 1 Property Lines with Alliston Woods - Phase 1 to the north



Image 2 Alliston Woods - Phase 1 - Site Plan

Image 3 Alliston Woods - Entire Subdivision Plan



Traffic Count



Subject Property

Thousands of homes within a 2.5 km radius and growing.

The Property is 2.5 km from the Peace Bridge Buffalo border and minutes to the QEW.



HWY 3 (Garrison Rd.) AADT Traffic Count - 19,100 (2019)

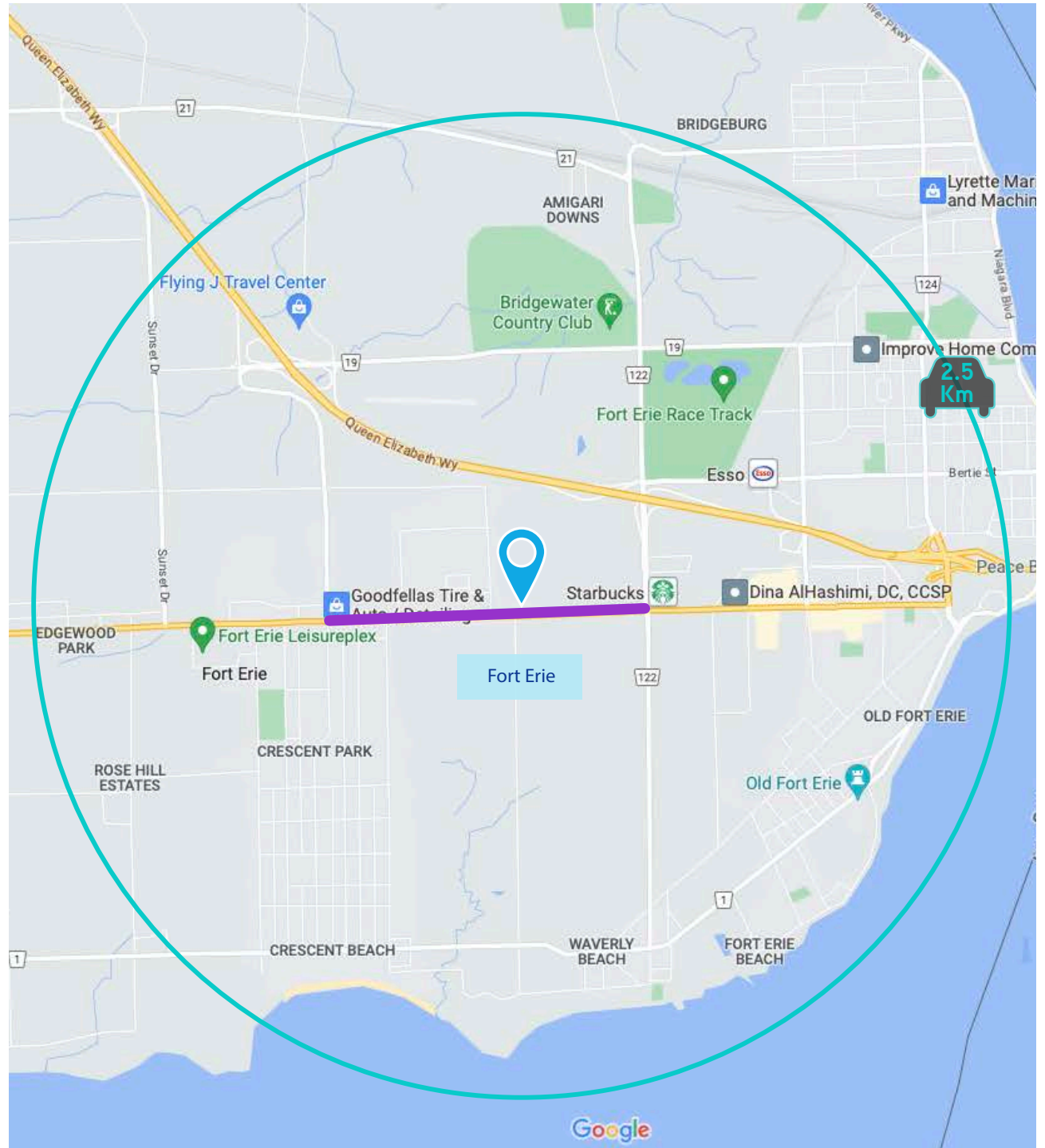
Traffic counts continue to grow in this area.

Niagara Falls 15 mins

Niagara on the Lake 30 mins

St. Catharines 30 mins

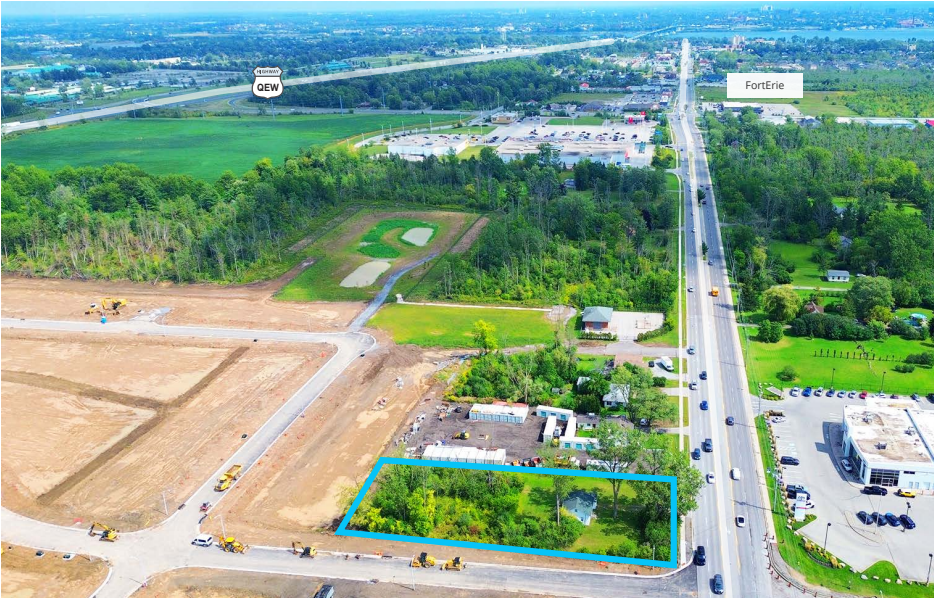
Buffalo 5 mins



Aerial Photos



938 Garrison Rd., Fort Erie, ON



Property Lines



Property Overview

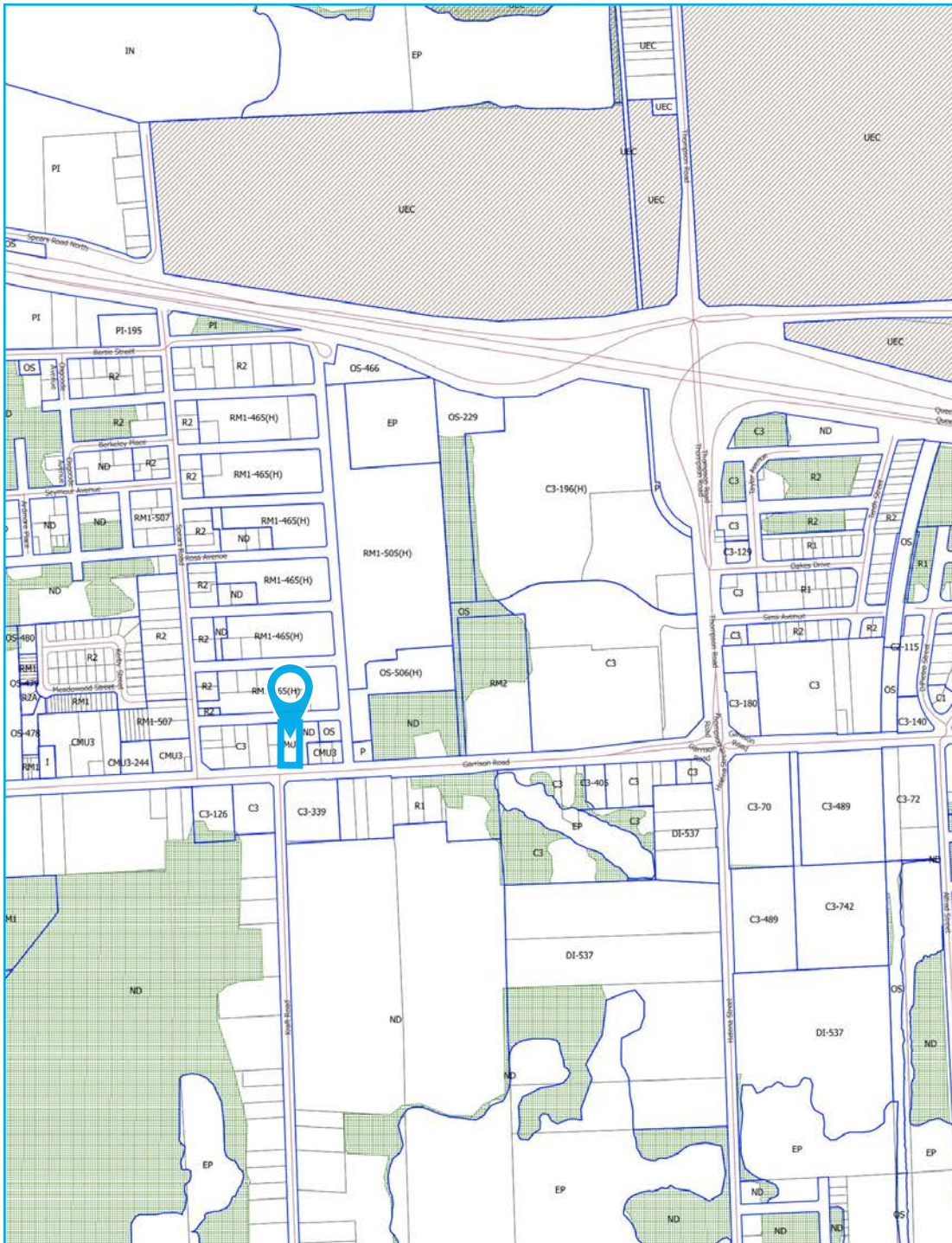
Civic Address	938 Garrison Rd., Fort Erie, ON, L2A 1N7
Legal Description	LT 13 PL 459 BERTIE; LT 14 PL 459 BERTIE; LT 15 PL 459 BERTIE; LT 28 PL 459 BERTIE; LT 29 PL 459 BERTIE; LT 30 PL 459 BERTIE S/T DEBTS IN RO547631 ; FORT ERIE
Price	\$1,200,000
Taxes	\$1,974.92 (2023)
House	596 SF + attached garage
Lot Size	0.75 Acres
Frontage	120 FF
Depth	275 Feet
Zoning	CMU3 - Core Mixed Use 3



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Zoning - CMU3

Core Mixed Use 3



- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer's Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Brokers
- Custom Workshops
- Day Nursery
- Department Stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden Centres
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Motels
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private or Commercial Clubs
- Public Libraries
- Public Parking Garages
- Public Parking Lots
- Public Transportation depots including Bus Stations and Rail Stations
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Video Outlet Sales and Rental Establishments
- Existing stand-alone residential uses
- Dwelling Units
- Uses, buildings and structures accessory to any permitted commercial or residential use

* Please refer to the Fort Erie Zoning By-Law for complete comprehensive information



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