



4715 Christie Dr, Beamsville, ON

For Sale

- 12,000 SF Industrial Building
- 0.95 Acres
- Central Golden Horseshoe Location with QEW Access

Greg Chew
Sales Representative
+1 905 329 4415
greg.chew@colliers.com



Location



Subject Property

- Easy Access to QEW
- Seconds from commercial corridor Ontario St.
- Close to Downtown Beamsville and many amenities
- Central Golden Horseshoe location

Hamilton 15 mins

Toronto 45 mins

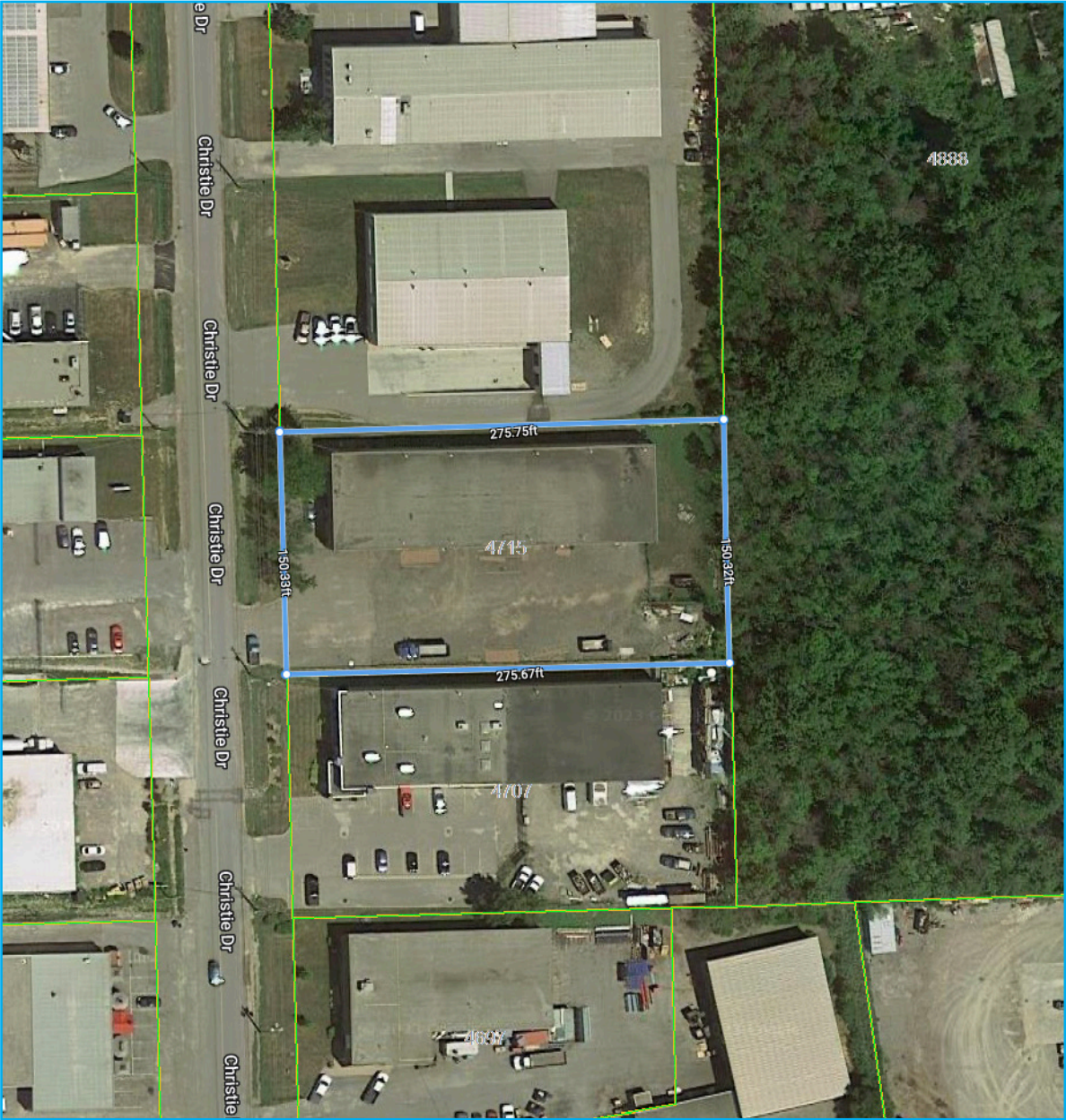
St. Catharines 15 mins

Buffalo 45 mins

Colliers



Property Lines



Property Overview

Civic Address	4715 Christie Dr, Beamsville, ON
Sale Price	\$3,825,000
Taxes	\$21,493.84 (2022)
Total Building Size	12,000 SF
Office	± 720 SF (Mezzanine above Office)
Lot Size	0.951 Acres
Frontage	150 FF
Depth	275 Feet
Zoning	IN - Industrial Zone
Location	East side of Christie Dr east of Ontario St and south of the QEW
Power	400 AMP
Heating	Electric, Gas - Radiant
Ceiling Height	16' Clear 18.5' to Deck
Shipping Doors	5 Grade Level Ship Doors 12'x14'
Outside Storage	Rear Fenced Yard
Environmental	Phase 1 and Phase 2 Complete



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Aerial Photos



4715 Christie Dr., Beamsville, ON



Exterior Photos



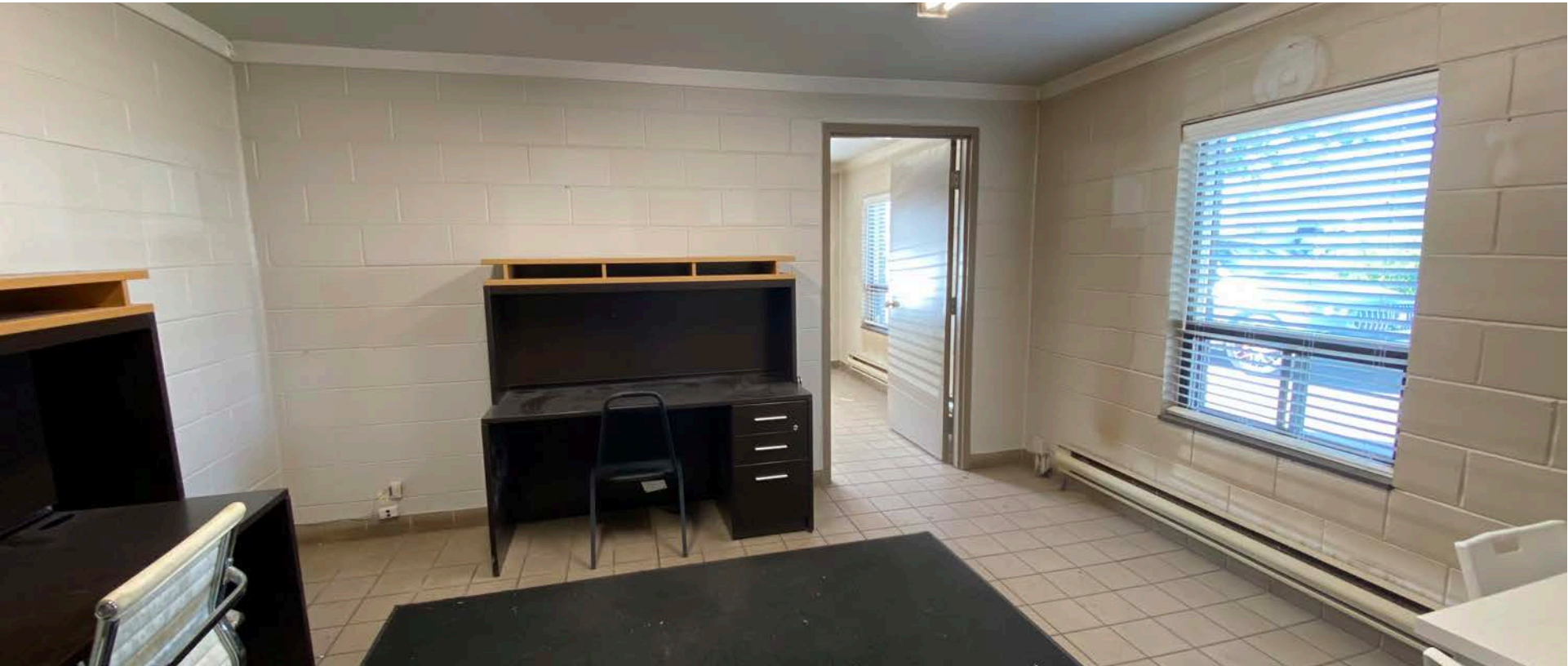
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Office Area Photos



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Warehouse Section 1 Photos



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Warehouse Section 2 **Photos**



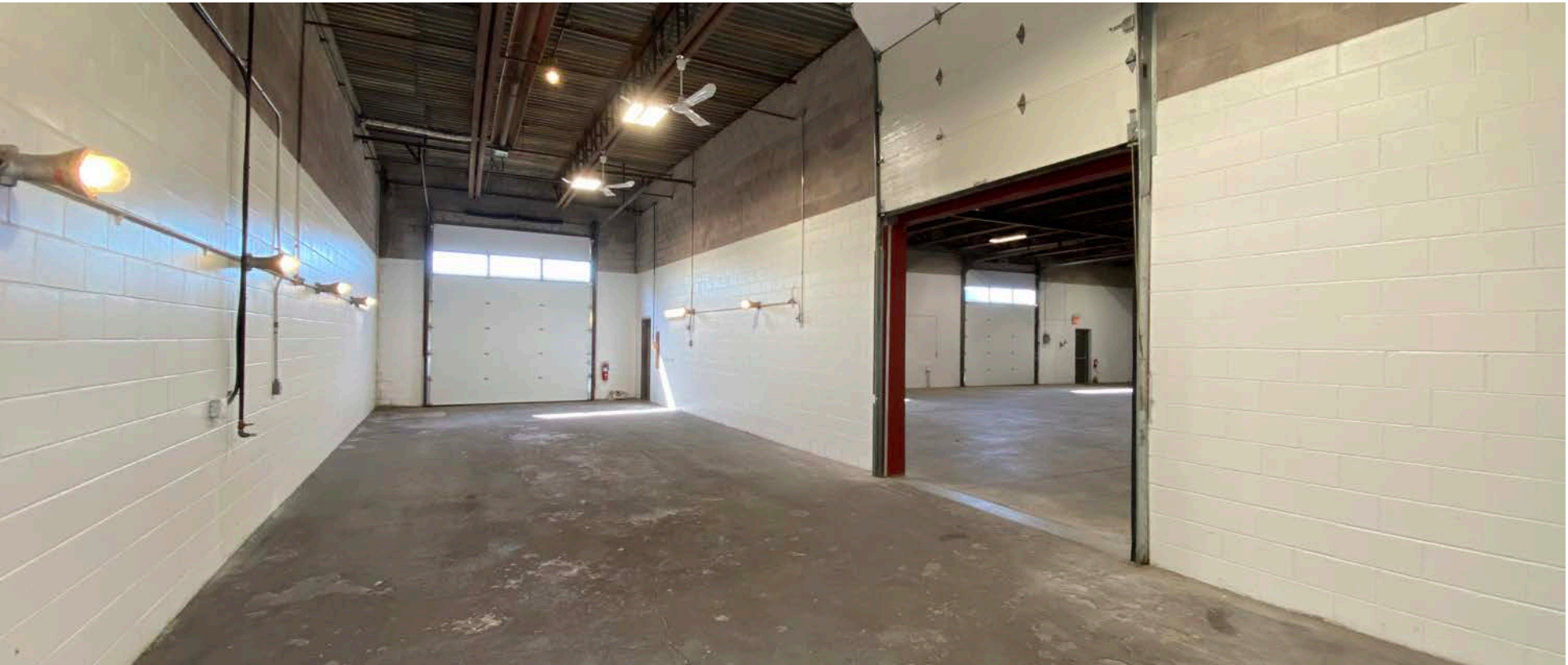
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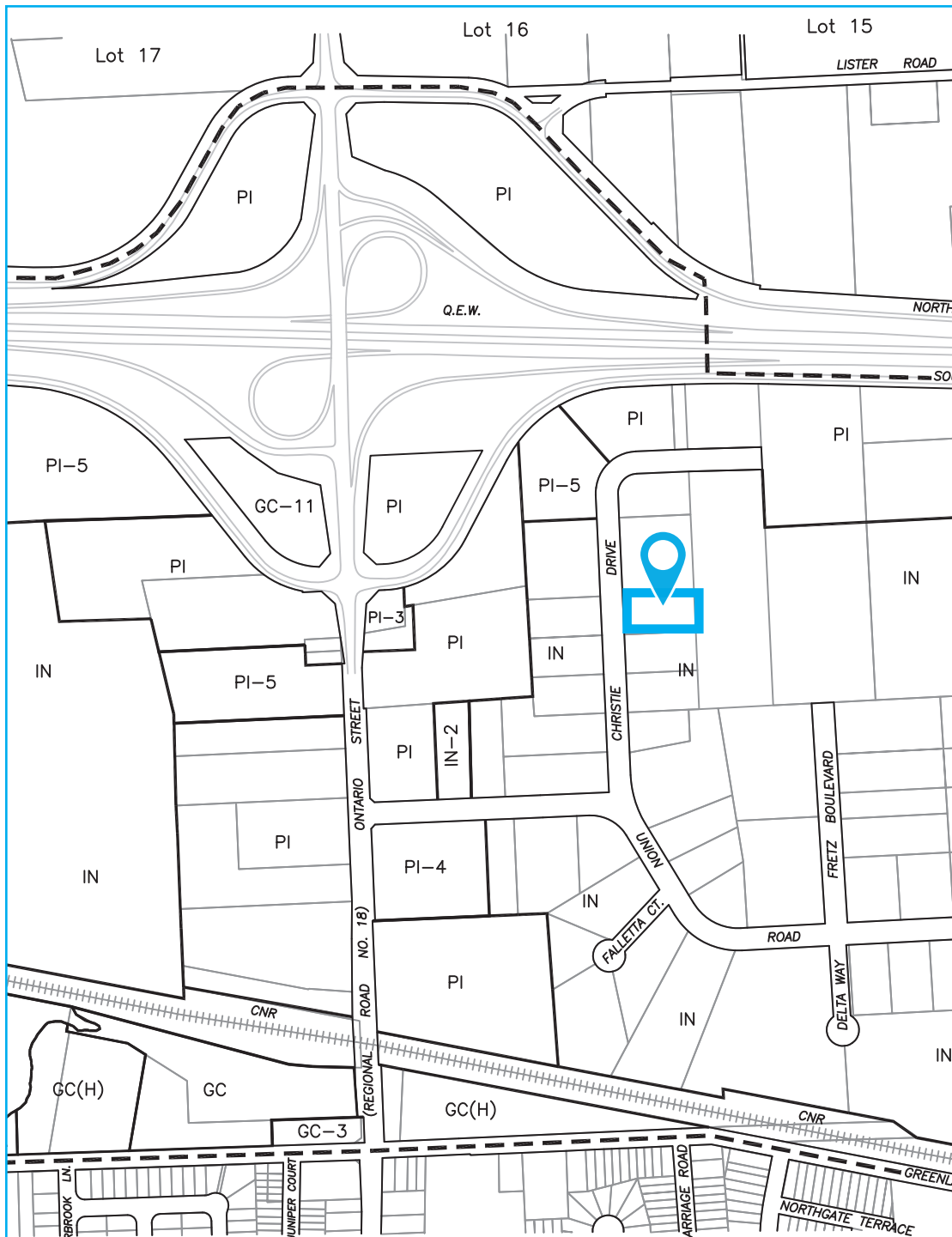


Warehouse Section 3 **Photos**



4715 Christie Dr., Beamsville, ON





Zoning - IN

Industrial Zone

- (a) Adult entertainment parlour
- (b) Auction centre
- (c) Automotive use
- (d) Building supply and service
- (e) Commercial School
- (f) Contractor's yard
- (g) Equipment sales and rental establishment
- (h) Farm service and supply establishment
- (i) Flea market
- (j) Industrial repair garage
- (k) Manufacturing
- (l) Merchandise rental use
- (m) Office use
- (n) Parking lot
- (o) Printing and/or publishing establishment
- (p) Public transportation depot
- (q) Retail use accessory to a permitted use
- (r) Service or repair use
- (s) Shipping and distribution use
- (t) Special trade contractor
- (u) Swimming pool sales and service outlet
- (v) Truck transport terminal
- (w) Vehicle body shop
- (x) Veterinary Clinic
- (y) Warehouse or storage use
- (z) Wholesale use
- (aa) Outside storage accessory to a permitted use.

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



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Colliers International Niagara Ltd.

82 Lake St | Suite 200
St. Catharines, ON | L2R 5X4
P: +1 905 354 7413

