



Bridgewater Country Club



Alliston Woods Mountainview Homes

Fort Erie Beach

Fort Erie

Crescent Park Subdivision

Garrison Rd.



1107 Garrison Rd., Fort Erie, ON

# Development Land For Sale

- Approved for 137,000 SF GFA across **2 Buildings up to 4 Storeys**
- Official Plan and Zoning By-law Amendment **Approvals in 2022**

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



**Jacqueline Gagnon**  
 Sales Representative  
 +1 905 894 1703  
 gagnonjackie1974@gmail.com



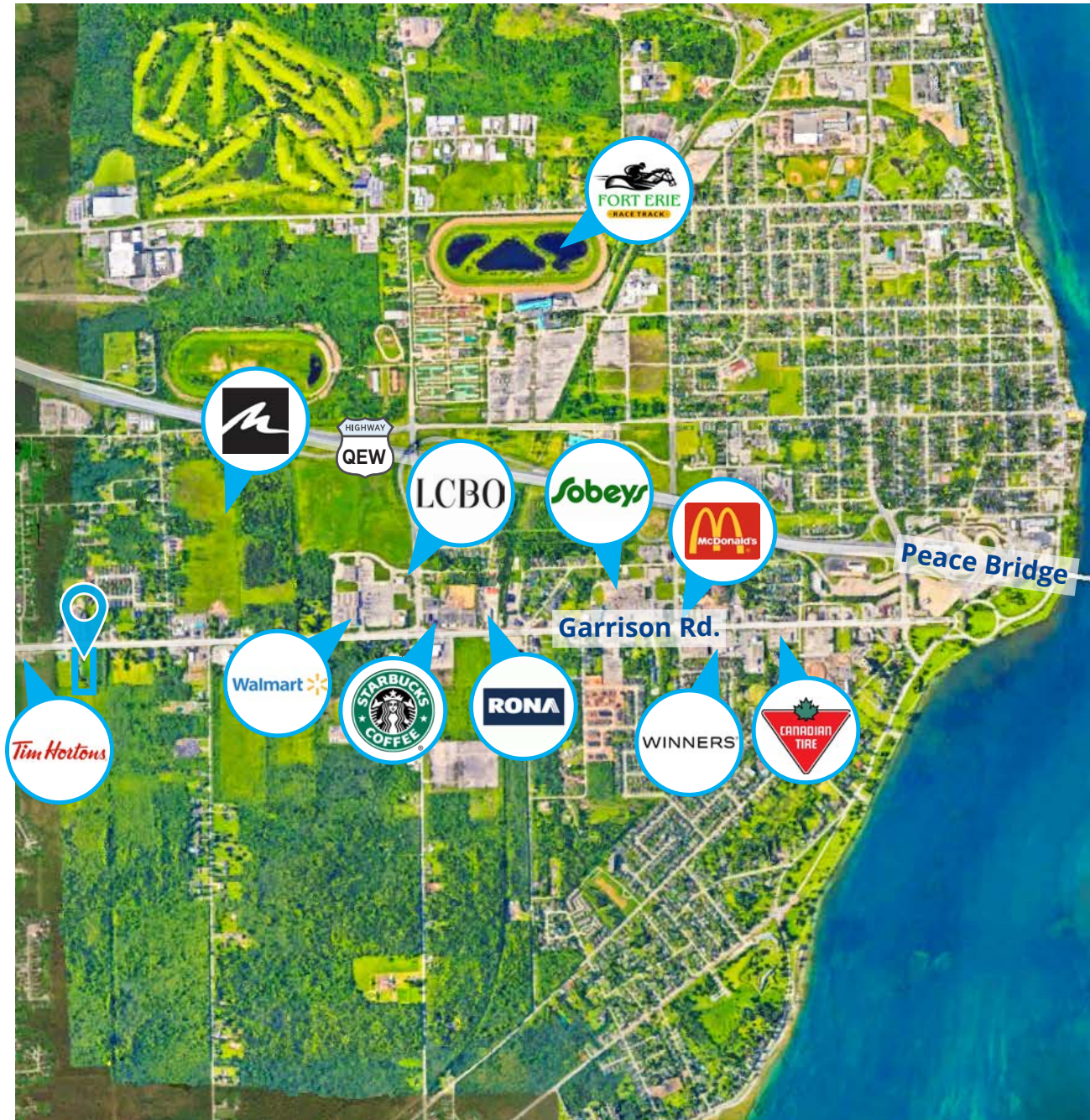


# Highlights



## Subject Property

- Excellent exposure on commercial corridor Garrison Road
- Approval for 2 buildings totaling 101-108 Residential Units plus 4-5 Commercial Units
- Just west of Alliston Woods, the new Mountainview Homes Development consisting of ±400 lots
- Local parks, walking trails and beaches are just a few Niagara's South Coast's many attractions
- Many amenities close by
- Easy access to the QEW and the Peace Bridge U.S. Buffalo Border



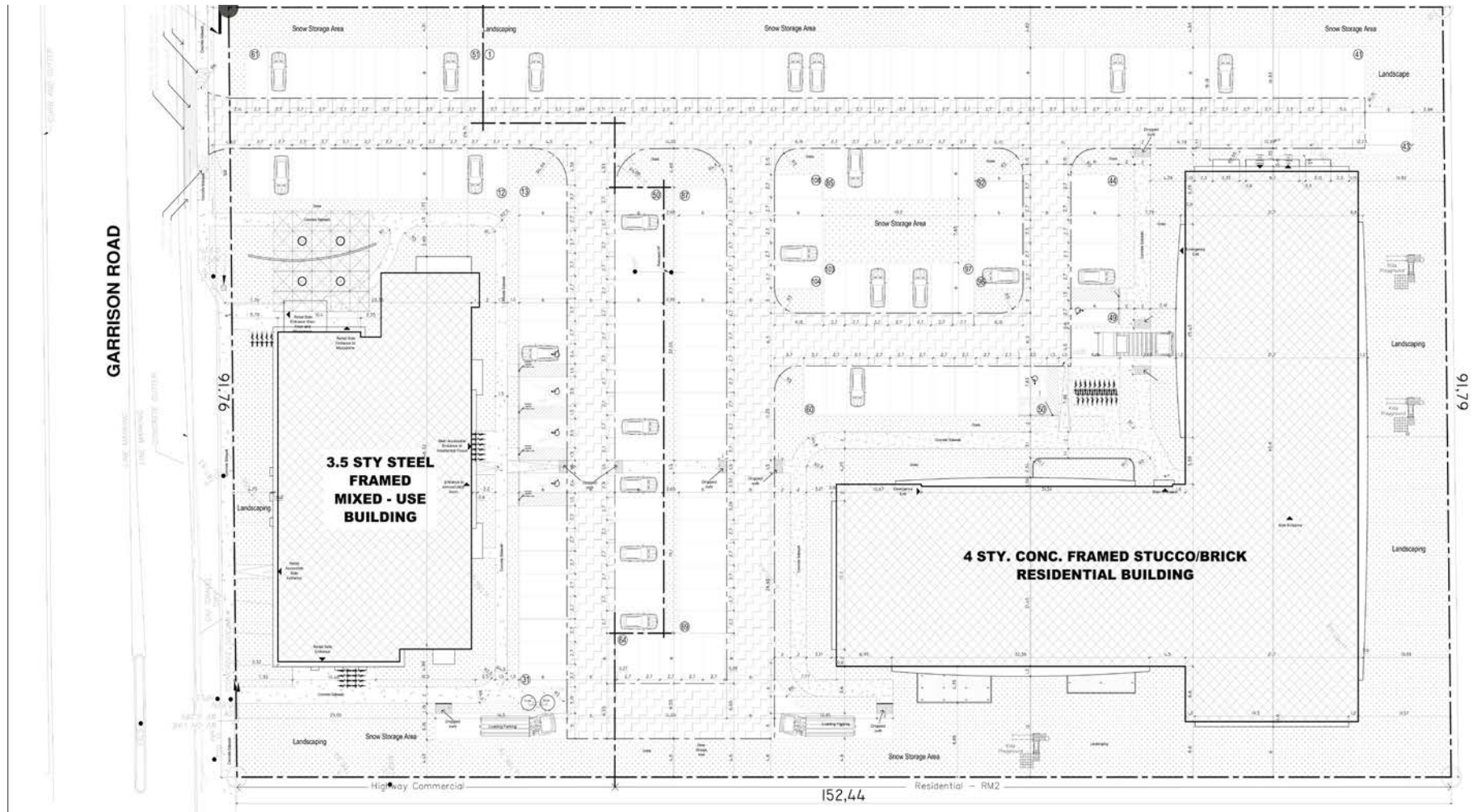
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# Proposed Site Plan

Concept Only - Zoning Approved - Site Plan Approval Required



4 story residential building - 86 units (RM2-744)

3.5 story building - 4-5 commercial units and 15-22 residential units



Reports Completed: Survey, Architectural, Elevations, Environmental (RSC), Archaeological, Noise, Servicing/SWM, Grading, Lighting



# Proposed Rendering

Concept Only



3.5 story commercial building





# Proposed **Renderings**

Concept Only



1,2 - 4 story residential building - 86 units

3,4 - 3.5 story building - 4-5 commercial units and 15-22 residential units



# 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)

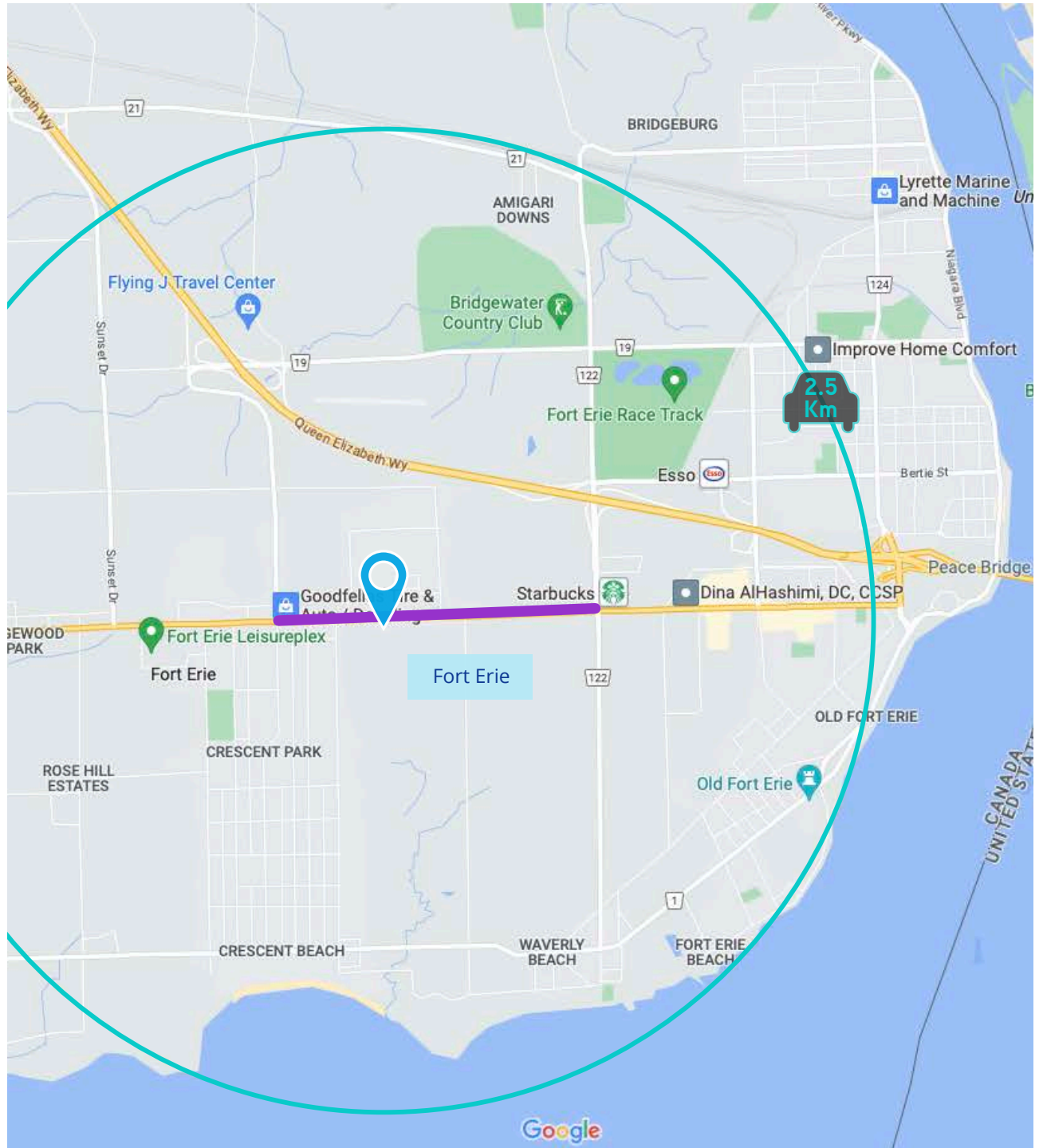
Traffic counts continue to grow in this area.

**Niagara Falls** 15 mins

**Niagara on the Lake** 30 mins

**St. Catharines** 30 mins

**Buffalo** 5 mins





# Aerial Photos

1107 Garrison Rd., Fort Erie, ON





# Property **Lines**

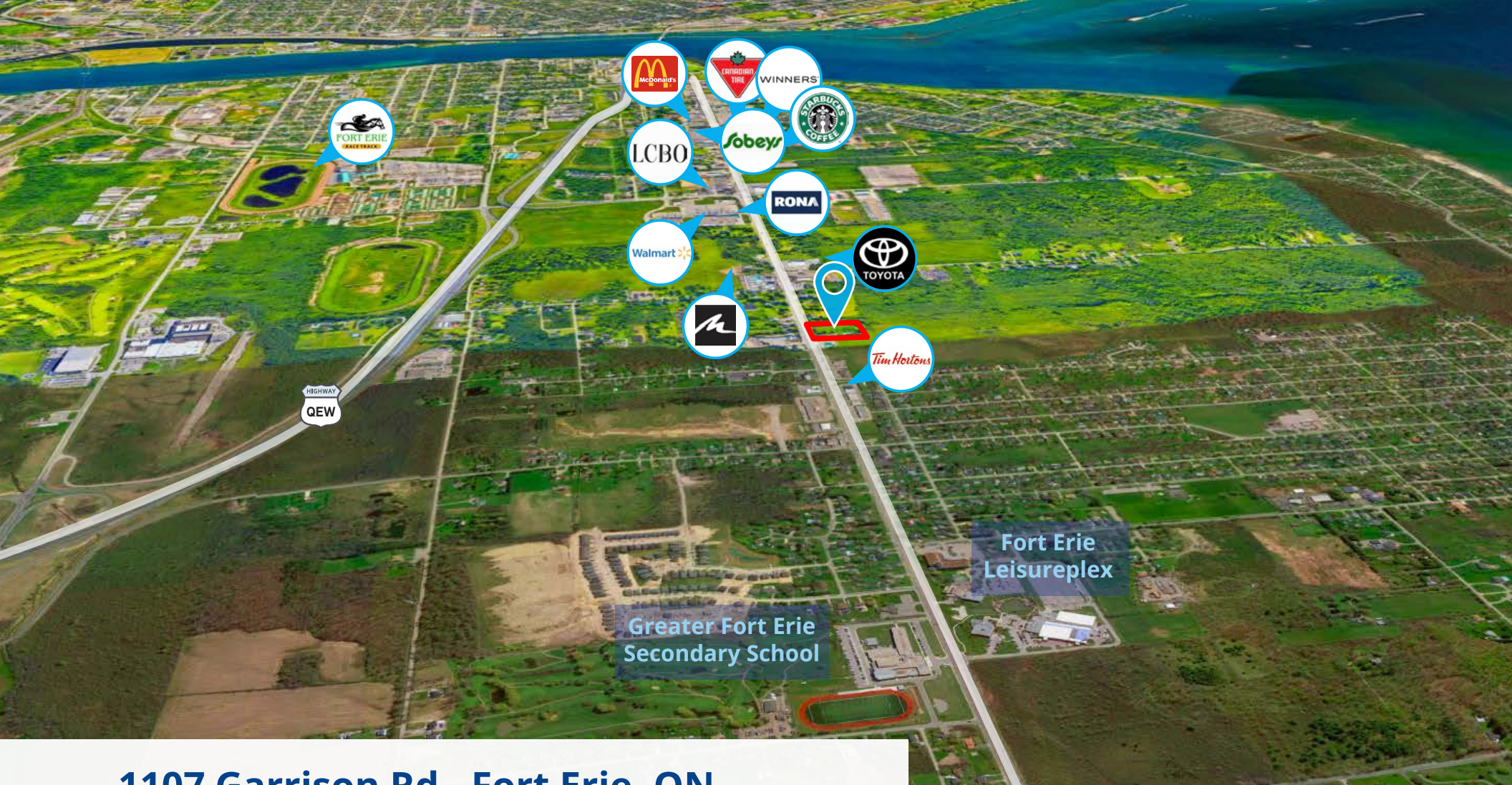


## Property Overview

Civic Address	1107 Garrison Rd., Fort Erie, ON, L2A 1N8
Legal Description	PT LT 4 CON 3 LAKE ERIE BERTIE PT 2, 59R2560; FORT ERIE
Price	\$3,900,000
Taxes	\$5,476.57 (2023)
Existing Buildings	2 Units Fully Tenanted
Lot Size	3.47 Acres
Frontage	301.8 FF
Depth	501.4 Feet
Zoning	(C3-743) & (RM2- 744) For complete Zoning information please see the full Fort Erie Zoning By-Law
Location	South side of Garrison Rd. between Petit Rd. and Helena St.







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Sales Representative  
+1 905 329 4415  
gagnonjackie1974@gmail.com

### Colliers International Niagara Ltd.

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

### D. W. Howard Realty Ltd

384 Ridge Rd.  
Ridgeway, ON | L0S 1N0  
P: +1 905 894-1703

