



7980 Portage Rd, Niagara Falls, ON

For Lease

Warehouse / Workshop / Office

- **Grade Level Shipping Door**
- **Fenced Entrance and Rear Yard**
- **7 Minutes to QEW**
- **Ample Parking**

Greg Chew
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Location



Subject Property

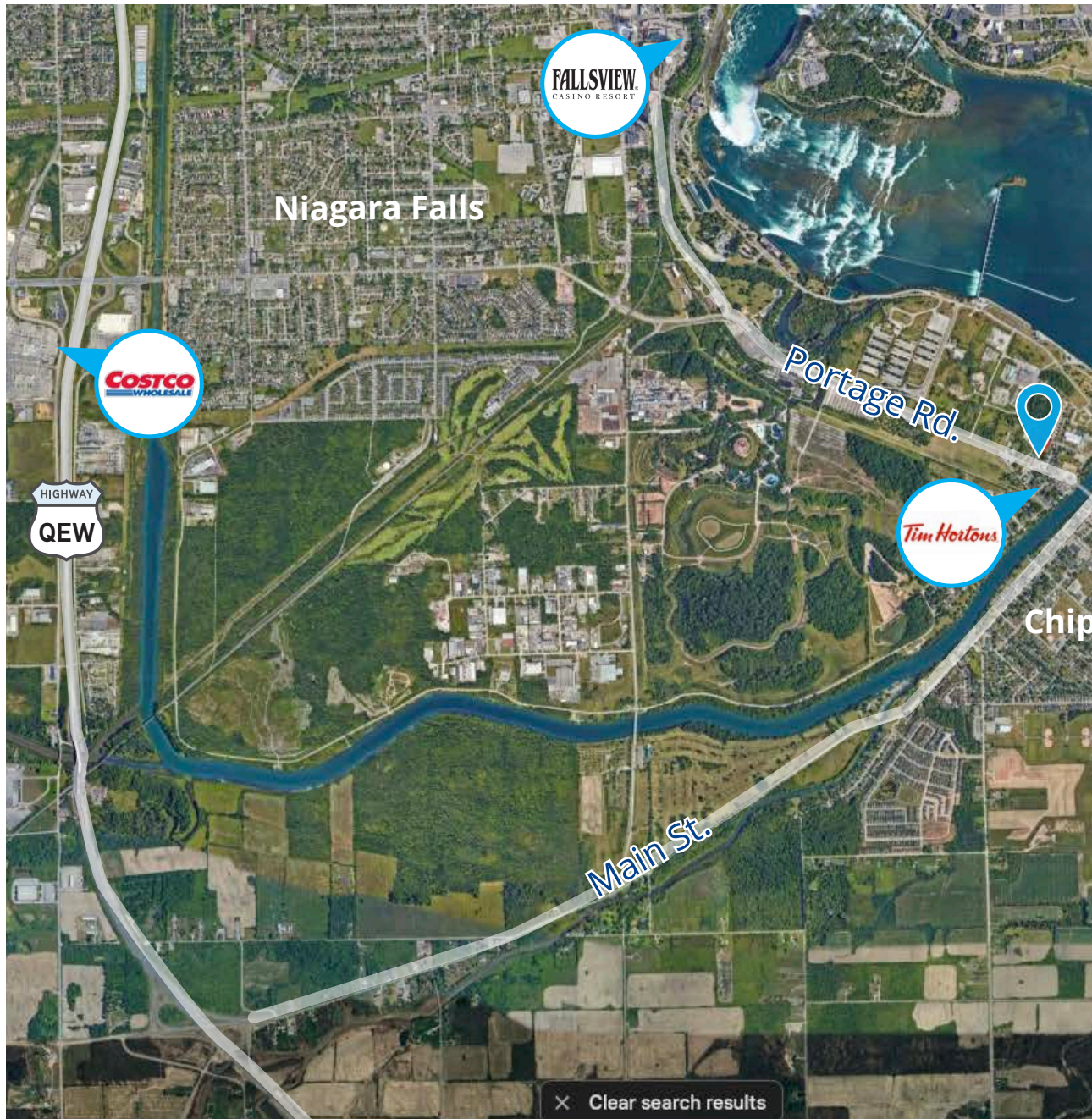
- Close to QEW
- Located in Chippawa industrial area
- Just south of Niagara Falls and many amenities
- Close proximity to the U.S. Border

Niagara Falls 5 mins

Niagara on the Lake 15 mins

St. Catharines 15 mins

Buffalo 20 mins



Property Lines



Property Overview

Civic Address	37980 Portage Rd, Niagara Falls, ON
ARN	272512000910400
PIN	643780052
Lease Price	\$2,500 Gross/Month Tenant pays Utilities
All Buildings Combined	1,165 SF
Office	275 SF
Shop	820 SF
Shed	270 SF
Lot Size	0.418 Acres
Frontage	88 FF
Depth	207 Feet
Yard	Fenced Front and Back Yards
Shipping Doors	1 Grade Level Shipping Door
Parking	Ample Parking
Zoning	TC - Tourist Commercial Zone



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Exterior Photos



7980 Portage Rd, Niagara Falls, ON



275 SF Office



820 SF Shop/Warehouse



270 SF Storage Shed



Fenced Gravel Front Yard



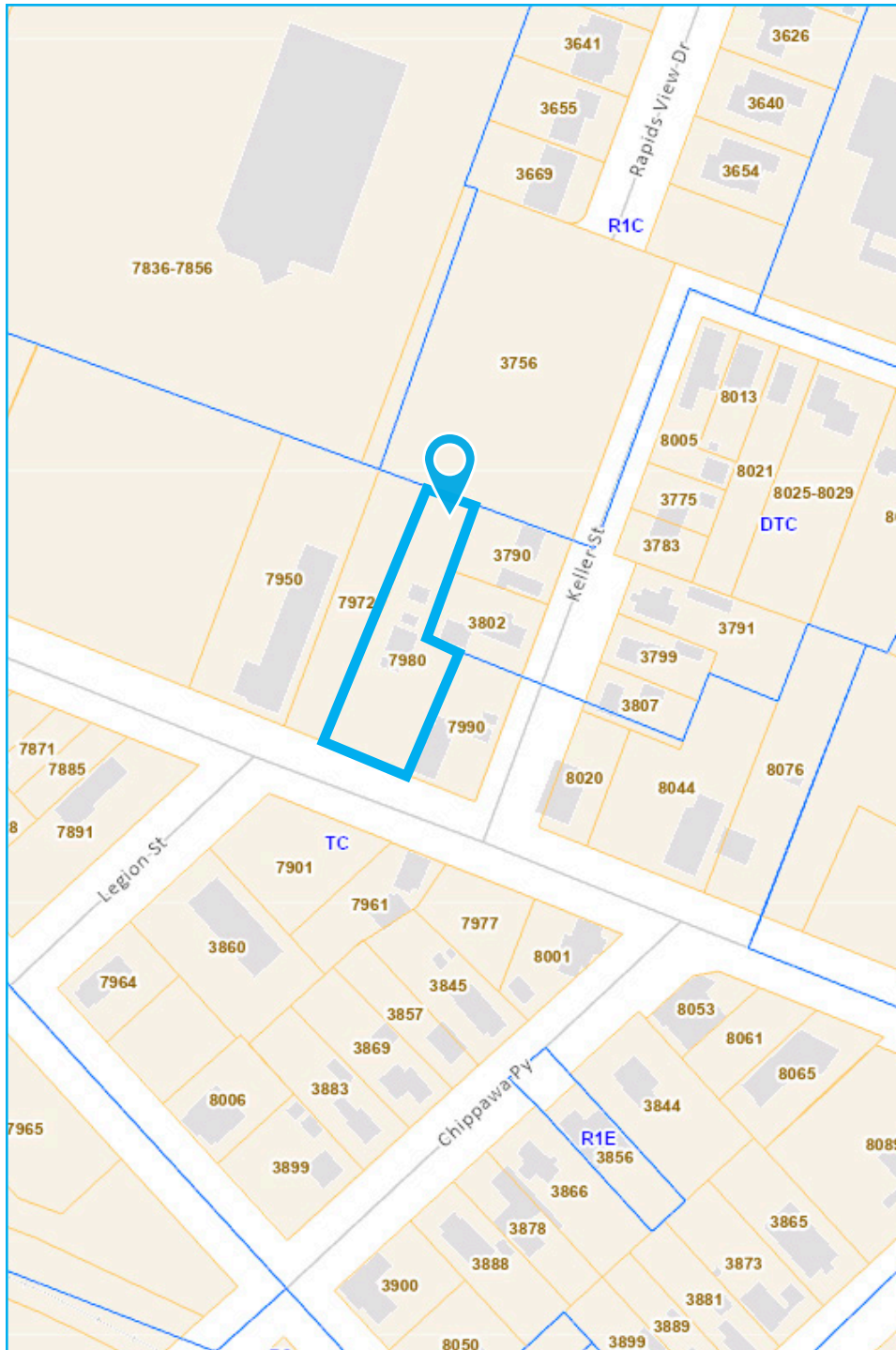
Fenced Gravel Back Yard

Interior Photos



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Zoning - TC

Tourist Commercial Zone

- (a) Art gallery
- (b) Assembly hall
- (c) Automobile service station
- (d) Bake shop
- (e) Bank, trust company, credit union, currency exchange (2002-061)
- (f) Beer, wine or liquor store
- (g) Car rental establishment, truck rental establishment
- (h) Car wash, interior and exterior hand car cleaning (2002-061)
- (i) Clothing store
- (j) Convention centre
- (k) Day nursery
- (l) Drive-in restaurant
- (m) Drug store
- (n) Exhibitions of wax works, automobiles, handcrafts, natural or artificial curiosities, freaks of nature
- (o) Food store
- (p) Health centre
- (q) Hotel
- (r) Motel
- (s) Museum
- (t) Parking lot
- (u) Personal service shop
- (v) Photographer's studio
- (w) Place of entertainment
- (x) Place of worship
- (y) Private club
- (z) Public garage, mechanical
- (aa) Recreational uses
- (bb) Restaurant
- (cc) Service shop
- (dd) Sightseeing tours establishment, sightseeing tourist information centre (2002-061)
- (ee) Souvenir store
- (ff) Tobacco store
- (gg) A bed and breakfast in an existing detached dwelling or dwelling unit, that complies with the provisions set out in section 4.37 (2018-91)
- (hh) Adult store provided the adult store is separated from another adult store by a minimum distance of 100 metres and from an adult entertainment parlour or bodyrub parlour by a minimum distance of 300 metres. (2002-199)
- (ii) Dwelling units in a building in combination with one or more of the uses listed in this section, provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor. (2002-061)
- (jj) Gasoline bar (81-62)
- (kk) Body-rub parlour (98-03) (Repealed by By-law 2002-201)
- (ll) Timeshare sales office (99-79)
- (mm) Retail store (2000-135)
- (nn) Office (2016-03)
- (oo) Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment and a restaurant, in accordance with section 4.25A. (2016-03)
- (pp) Vacation rental unit within an existing detached dwelling or dwelling unit, that comply with the regulations set out in section 4.38 (2018-92)

* Please refer to the Niagara Falls Zoning By-Law for complete comprehensive information



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