



Buffalo

Lake Erie

SILVERGATE  
HOMES

Dominion Rd.



650 Dominion Rd., Fort Erie, ON

# For Sale

\$660,000

- Across from new **Silvergate Homes Development**
- Zoning allows for **5 Building Lots**

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

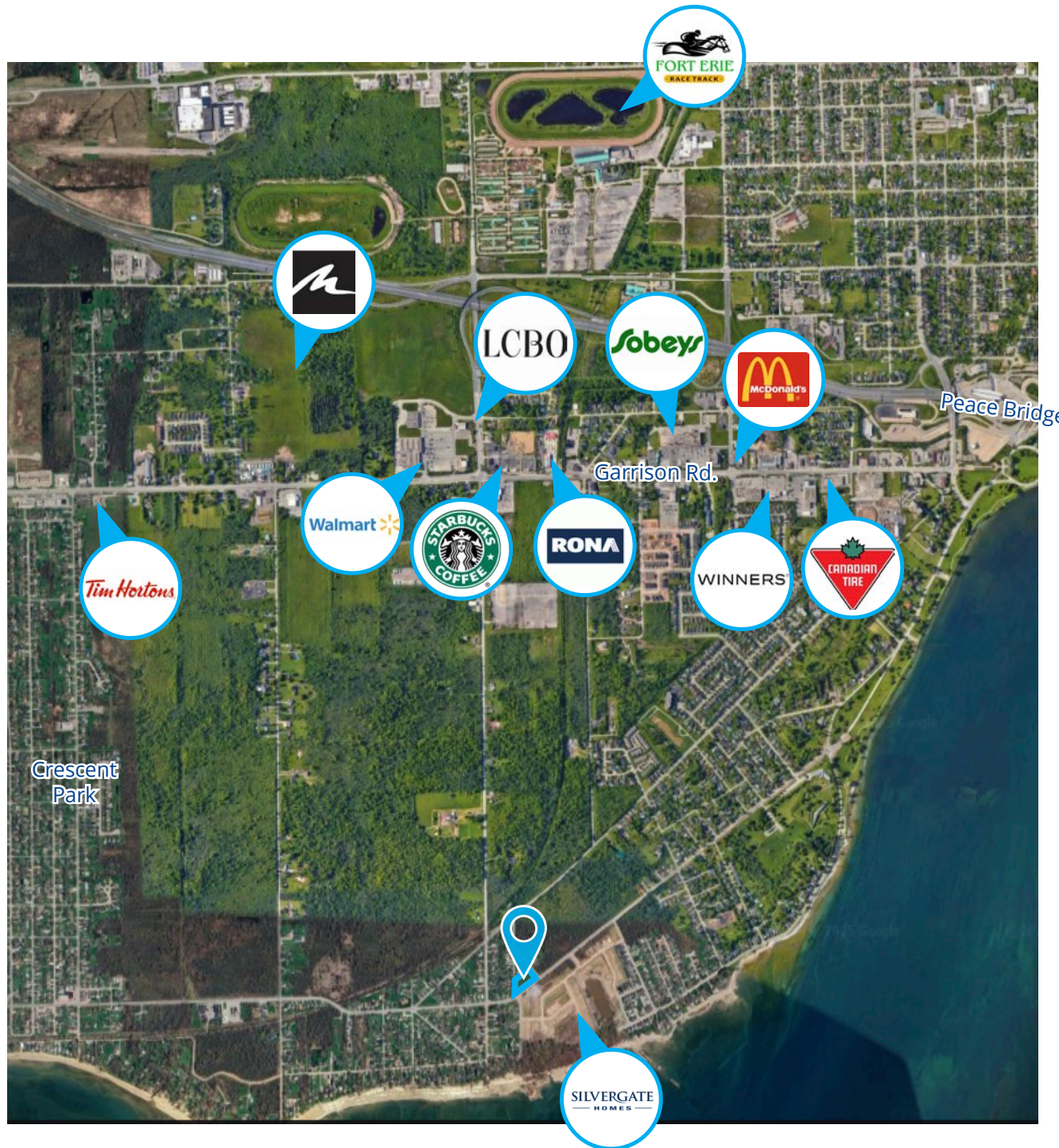


# Location



Subject Property

- Property is across from Harbourtown Village, the new Silvergate Homes Development consisting of ±100 lots
- 3 minute walk to Waverly Beach and the Friendship Trail
- Many amenities close by including big box stores, restaurants and conveniences
- Easy access to the QEW and the Peace Bridge U.S. Buffalo Border



# Harbourtown Village Development



650 Dominion Rd., Fort Erie, ON



**Image 1** Harbourtown Village - Phase 1 - Site Plan

**Image 2** 650 Dominion Rd. Aerial

**Image 3** Harbourtown Village - 650 Dominion Rd. to the north



2

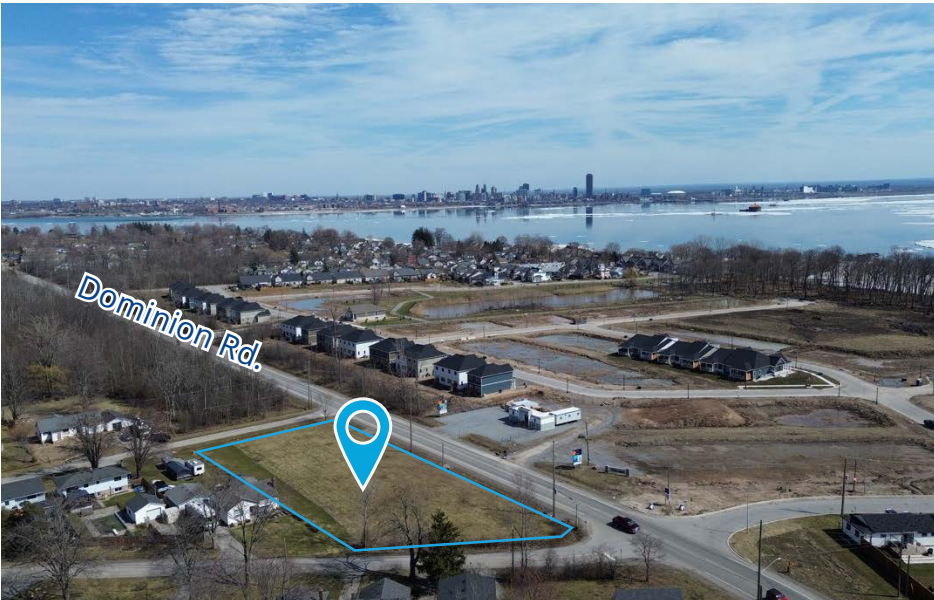
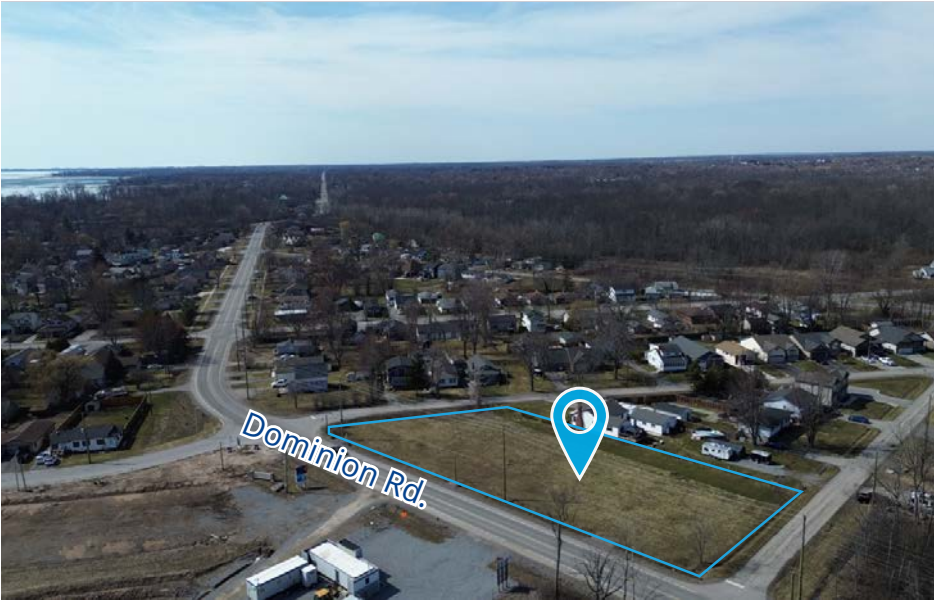


3

# Aerial Photos



650 Dominion Rd., Fort Erie, ON



# Property Lines



# Property Overview

Civic Address	650 Dominion Rd., Fort Erie, ON
Legal Description	PT LT 212 PL 411 BERTIE; PT LT 213 PL 411 BERTIE; PT LT 214 PL 411 BERTIE; PT LT 215 PL 411 BERTIE; PT LT 216 PL 411 BERTIE; PT LT 217 PL 411 BERTIE; PT LT 218 PL 411 BERTIE; PT LT 219 PL 411 BERTIE AS IN RO600052 TOWN OF FORT ERIE
Price	\$660,000
Taxes	\$1,174.05 (2024)
Lot Size	0.726 Acres
Frontage	307 FF
Depth	117 Feet
Zoning	R3-379(H) - Residential 3
Location	North side of Dominion Rd. across from the new Harbourtown Village Subdivision.



collierscanada.com

# Highlights

## Waverly Beach

For beach lovers, Waverly Beach is only a 3 minute walk from the Property. Like many beaches along the north shores of Fort Erie, it is a hidden, sandy gem. Waverly Beach is also the eastern end of the Friendship Trail.

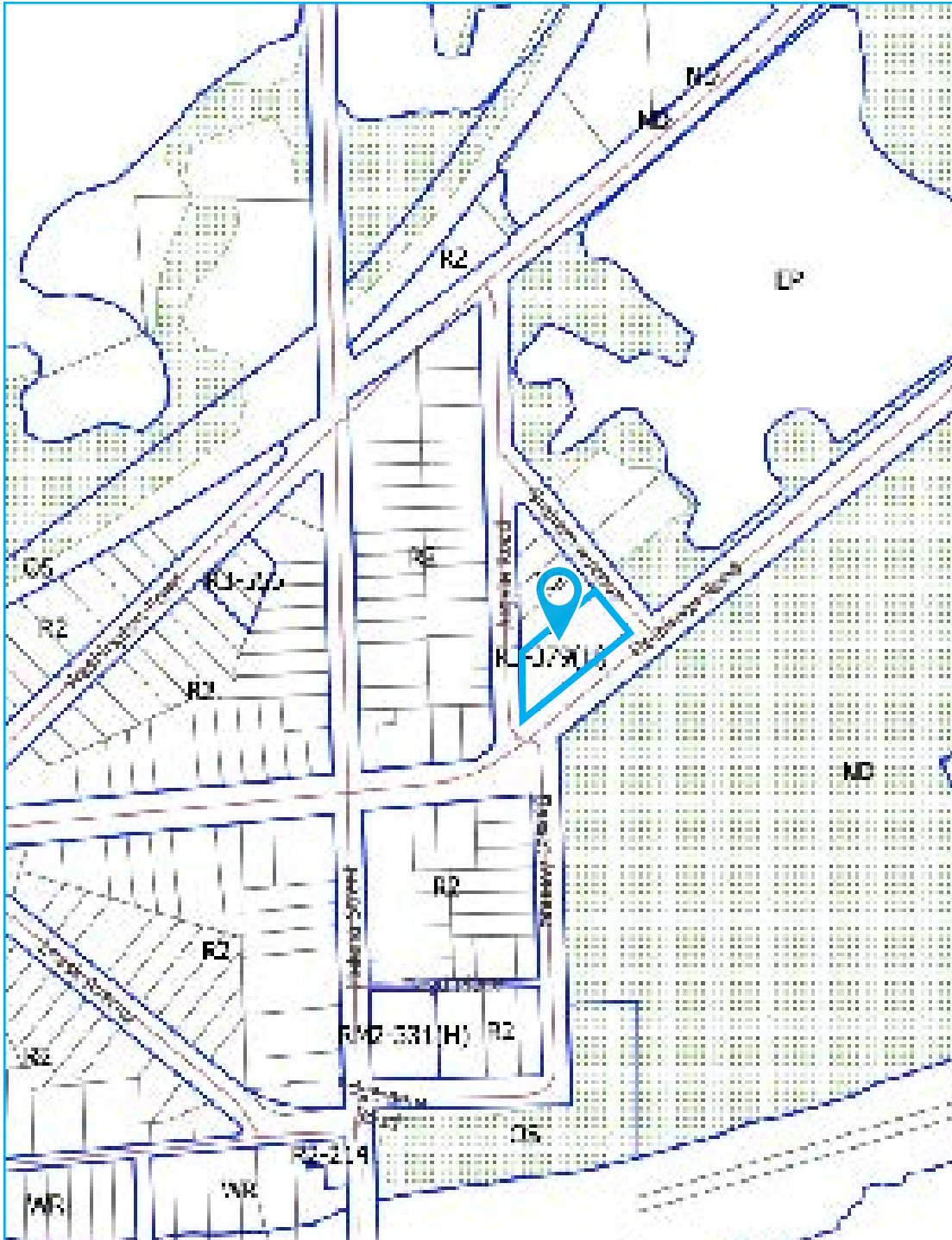
## Friendship Trail

The Friendship Trail leads all the way into Port Cloborne offering fabulous biking, hiking and running opportunities. The east end of the trail features access to the remains of the Erie Beach Amusement Park with historical signs along the way telling its story. The long concrete boat dock still exists where visitors from Buffalo would disembark to enjoy the beach and amusement park for the day.

## Shopping

Not only are the amenities on Garrison Rd minutes away, a short drive up the QEW and you are at Niagara Falls and Lundy's Lane, or onto the Niagara Outlet Mall at the Glendale exit or onto St. Catharines or tourist destination, Niagara on the Lake. Not to be forgotten, just across the border enjoy all the outlet malls and amenities Buffalo has to offer.





# Zoning

## R3-379(H)

### Residential 3

#### R3

- (a) One single detached dwelling
- (b) Semi-detached dwellings
- (c) Duplex dwellings
- (d) The conversion of a single detached dwelling existing at the date of passing of this By-law to a duplex or semi-detached dwelling
- (e) Uses, buildings and structures accessory to the foregoing permitted uses
- (f) Home occupations
- (g) Accessory Apartment Dwelling

#### 379(H)

These lands are zoned Residential 3 Holding R3-379(H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 3 R3 Zone by this by-law shall apply to those lands zoned Residential 3 Holding R3-379(H) Zone on Schedule A subject to the following special provisions:

- a) That notwithstanding the requirements of Subsection 13.3, the minimum lot frontage for single detached dwellings shall not be less than 15 metres for an interior lot and 17 metres for a corner lot.
- b) That notwithstanding the requirements of Subsection 13.3, the minimum lot area for single detached dwellings shall not be less than 535 square metres.

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



Lake Erie

Waverly Beach

SILVERGATE  
HOMES

Dominion Rd.



# 650 Dominion Rd., Fort Erie, ON

**Greg Chew**

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

**Colliers International Niagara Ltd.**

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



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2023. All rights reserved. Colliers International Niagara Ltd., Brokerage