



1234 Chippawa Creek Rd., Thorold, ON

For Sale \$1,200,000

- **±7.591 Acres**
- **Rural Industrial - Zoning**

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



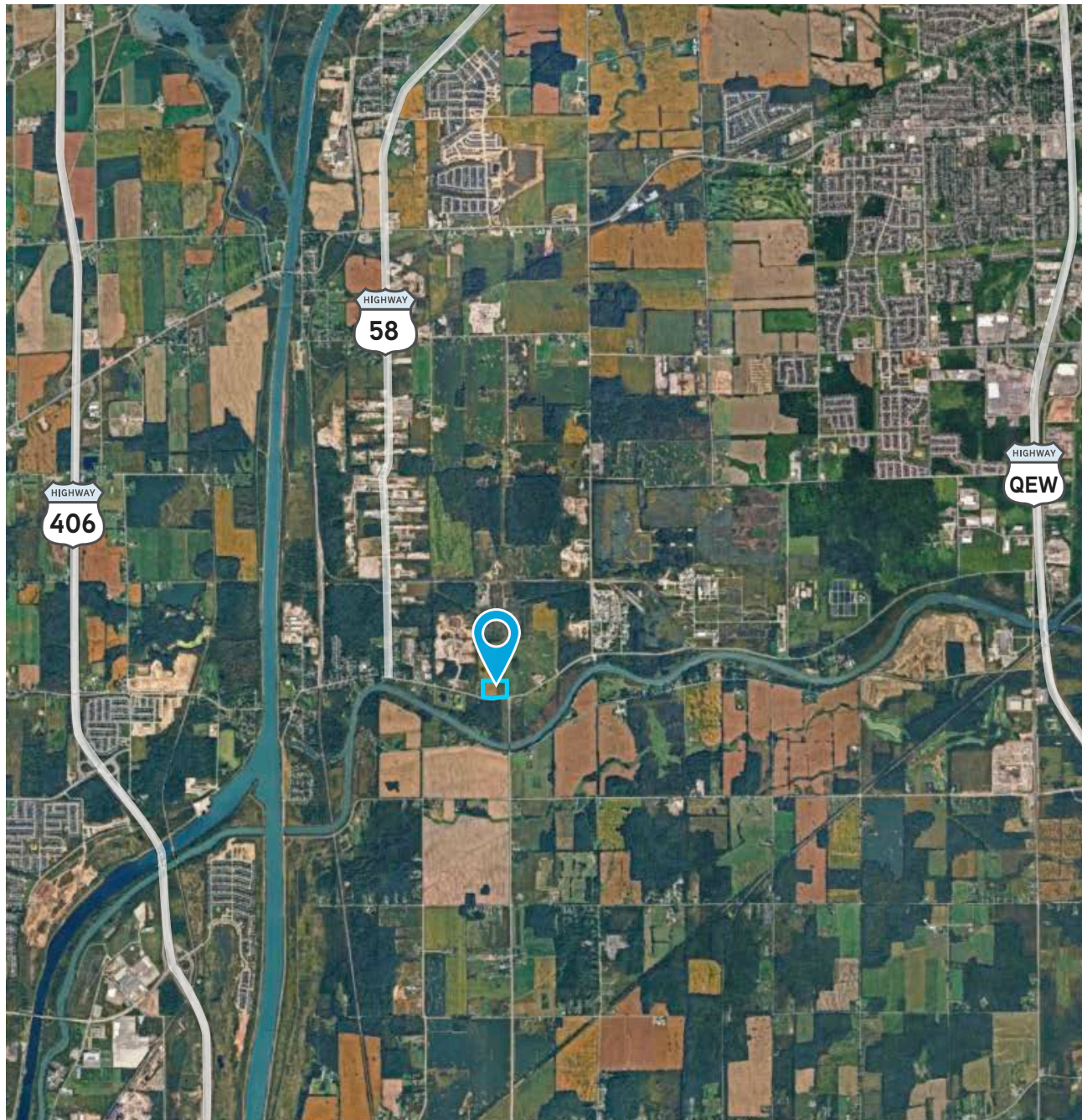
Location



Subject Property

- Centrally located between Niagara Falls and Welland
- Thorold population growth of 26.76% exceeding the regional average of 6.7%
- Surrounding area features mixed industrial uses with scattered residential dwellings
- Located within a dry industrial basin
- Land uses in the vicinity range from industrial to agricultural, with some parcels still farmed
- Excellent transportation connectivity via Highway 58, providing access to Highway 406 and the QEW

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Aerial Photos

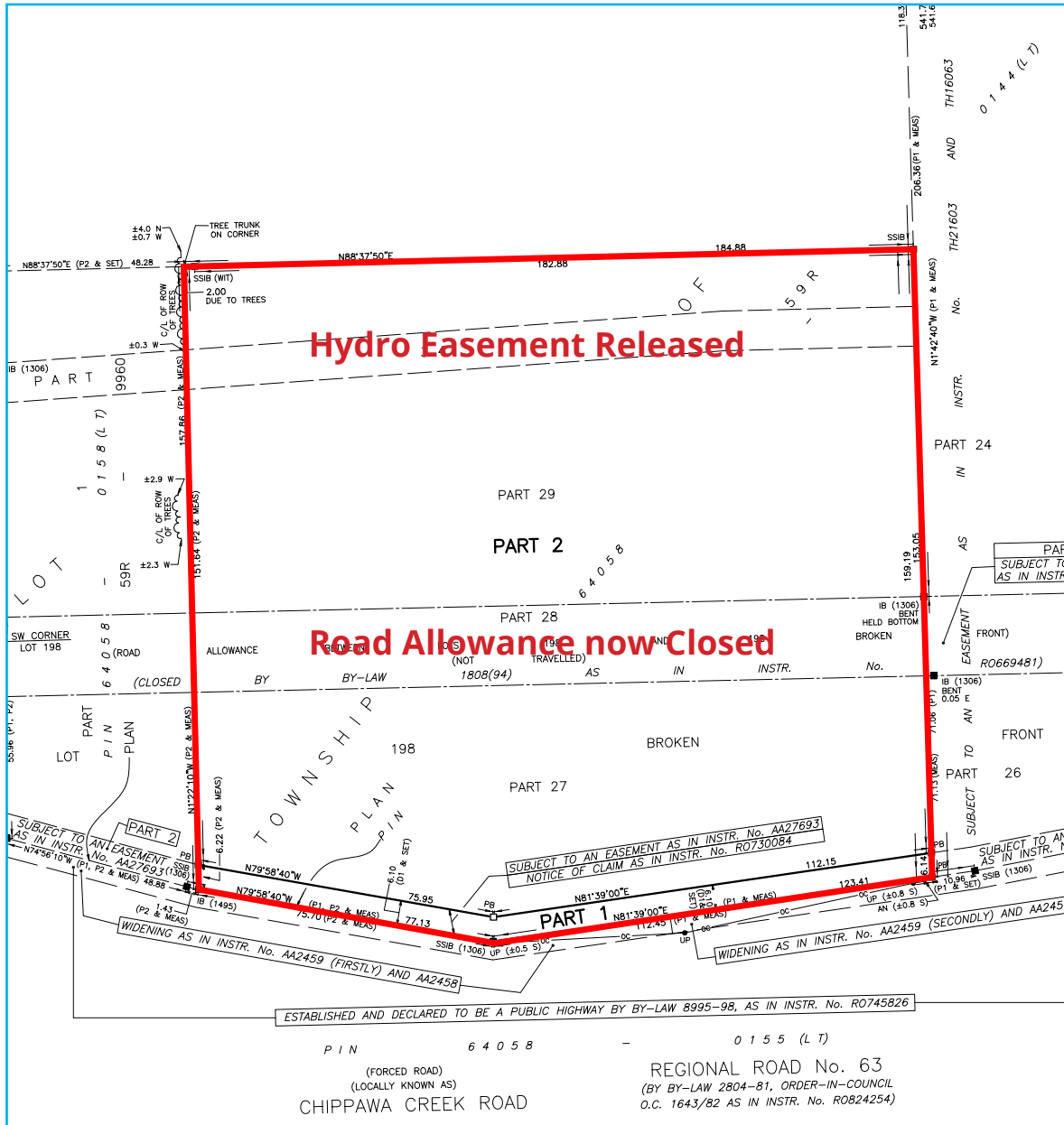


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Property Lines

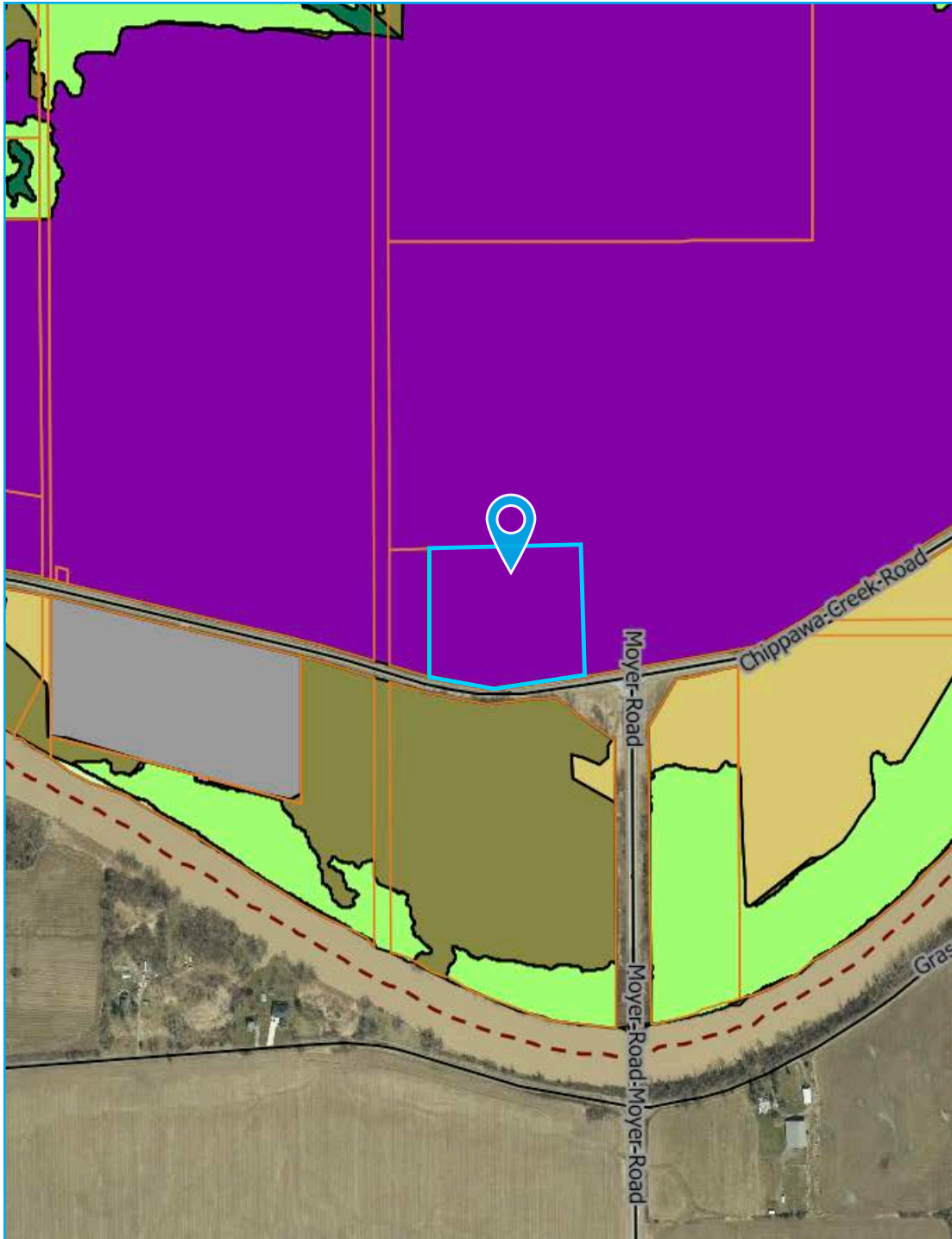
Property Overview



| | |
|-------------------|--|
| Civic Address | 1234 Chippawa Creek Rd., Thorold, ON |
| Legal Description | PART OF LOTS 198 & 198 BROKEN FRONT AND PART OF ROAD ALLOWANCE BETWEEN LOTS 198 & 198 BROKEN FRONT IN THE CITY OF THOROLD |
| Price | \$1,200,000 |
| Taxes | \$3,003.60 (2025) |
| Lot Size | 7.598 Acres |
| Frontage | 525 FF |
| Depth | 500 Feet |
| Zoning | M4 Rural Industrial |
| Survey | Road Allowance now closed. Hydro Easement now released. |



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Zoning

M4 Rural Industrial

- Building supply outlet
- Catering establishment
- Commercial recreation facility
- Contractor's facility
- Custom workshop
- Dry cleaning plant
- Equipment sales and rental establishment
- Farm implement dealer
- Fuel storage depot
- Heavy manufacturing establishment
- Heavy service shop
- Industrial mall
- Industrial use
- Intermodal shipping yard
- Laboratory
- Licensed Marijuana Production Facility
- Light equipment/ machinery rental establishment
- Light manufacturing establishment
- Light service shop
- Motor vehicle recycling
- Motor vehicle repair shop/ garage
- Printing establishment
- Propane dispensing station
- Public service facilities
- Pulp and paper mill
- Recycling facility
- Research and development
- Scrap yard
- Self-storage establishment
- Shipping container
- Storage trailer
- Transportation depot
- Veterinary clinic
- Warehouse
- Wholesale establishment

Specified accessory uses:

- Office
- Open/ outside storage
- Retail uses accessory to industrial uses
- Showroom

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



Niagara Falls



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Colliers International Niagara Ltd.

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

