



31870 Lee St., Wainfleet, ON

For Sale

- Property - ± 6.23 Acres
- Building - $\pm 25,086$ SF
- Institutional & Residential Zoning
- Residential Redevelopment Potential

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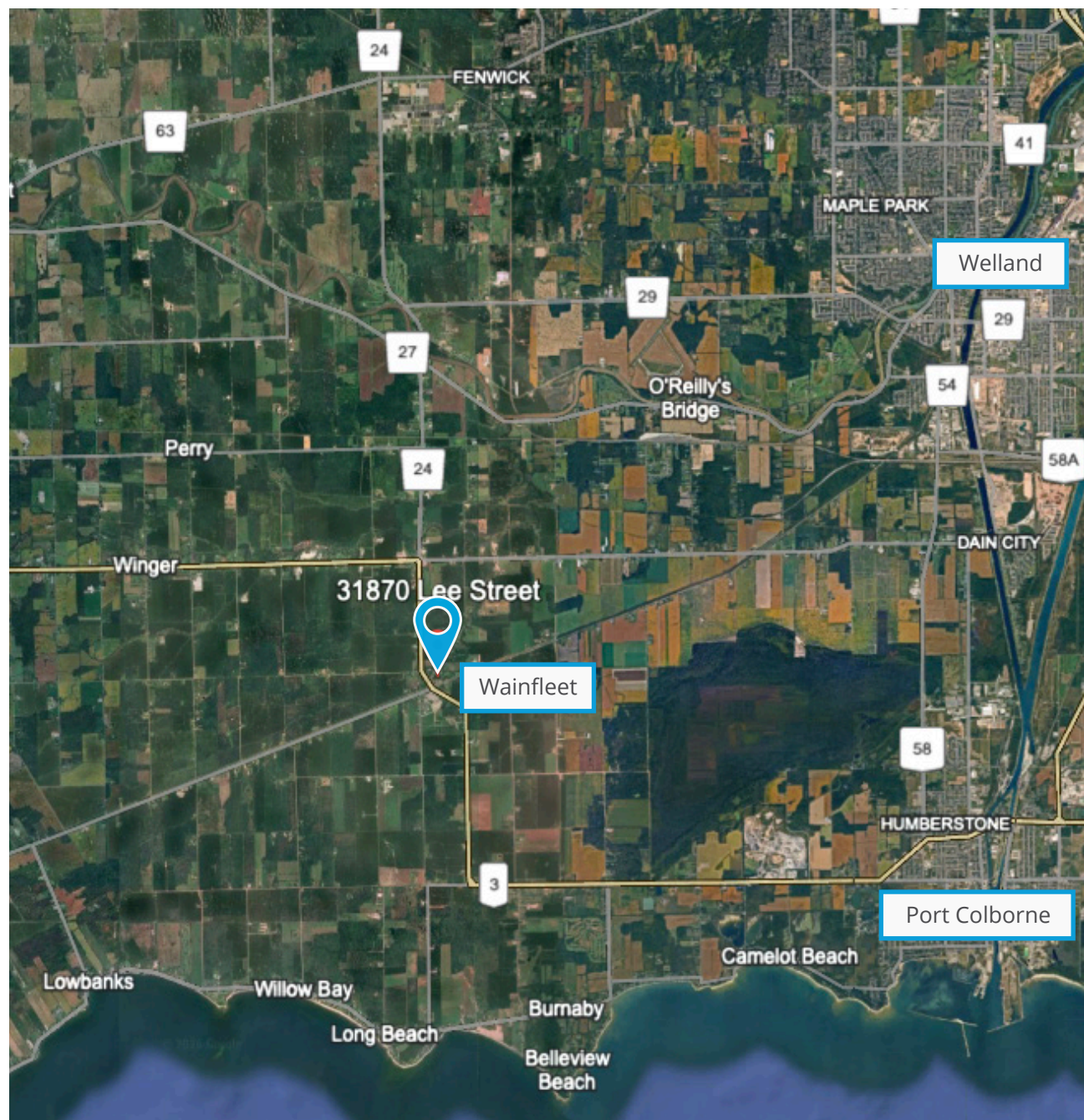
Location



Subject Property

- Quiet, low-density setting in Wainfleet, ideal for institutional and campus-style uses
- Rural environment offering privacy, separation, and a peaceful operating atmosphere
- Minutes to Lake Erie and waterfront recreation
- Short drive to Port Colborne for amenities, services, and workforce access
- Located within the Niagara Region with long-term growth appeal
- Future residential redevelopment potential, subject to approvals
- Compelling opportunity for users or investors seeking current institutional use with long-term optionality

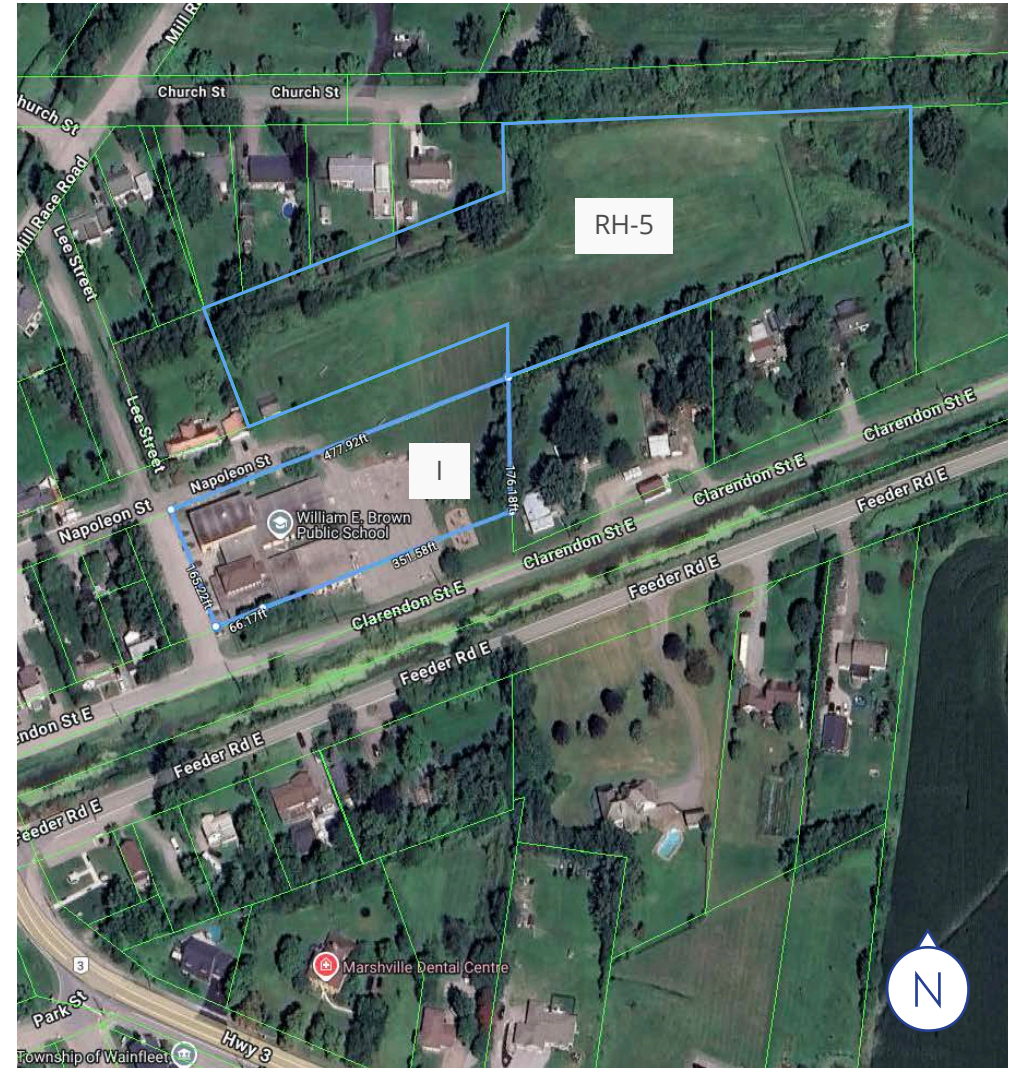
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Property Specifications

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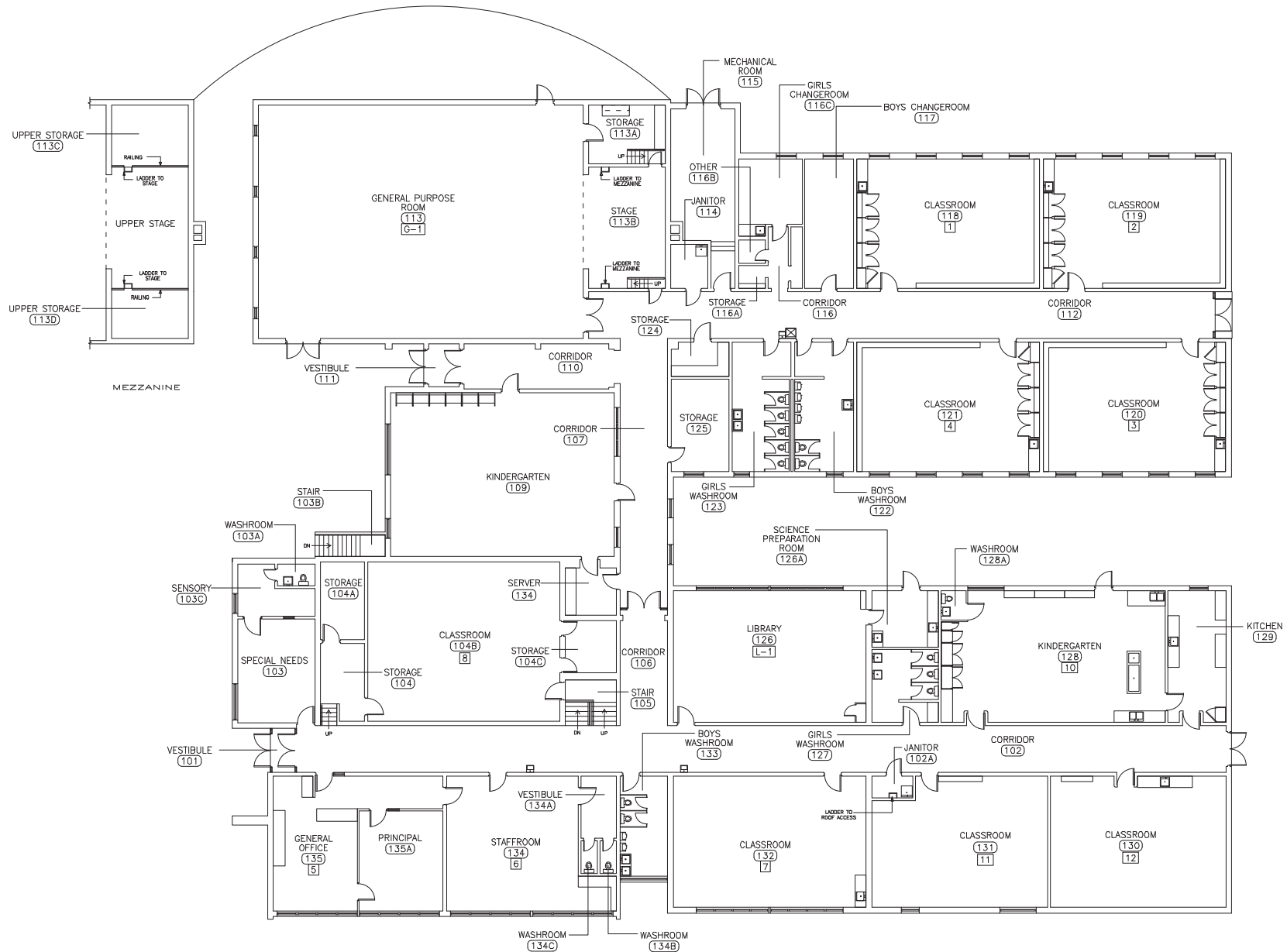
Location	Northeast corner of Lee St. and Clarendon Rd. E just east of HWY 3
PINS	640250271 & 640250189
Land Parcels	640250271 = ±1.7 Acres 640250189 = ±4.53 Acres Acres Total = ±6.23 Acres
Building Size	±25,086 SF
Zoning	640250271 - (I) Institutional Zone 640250189 - (RH-5) Residential Hamlet Zone
Official Plan	640250271 - Institutional 640250189 - Village Residential
Price	\$1,575,000
Comments	<p>Wainfleet Village is the largest and most diverse Hamlet within the municipality. It shall play a more significant role in accommodating future growth in the Township. Subject to the population allocations of the Niagara Region and the policies of Section 2.4.9, the potential to accommodate future growth shall be considered first in the Wainfleet Village hamlet.*</p> <p>*Wainfleet Official Plan</p>



Floor Plan 1st Floor

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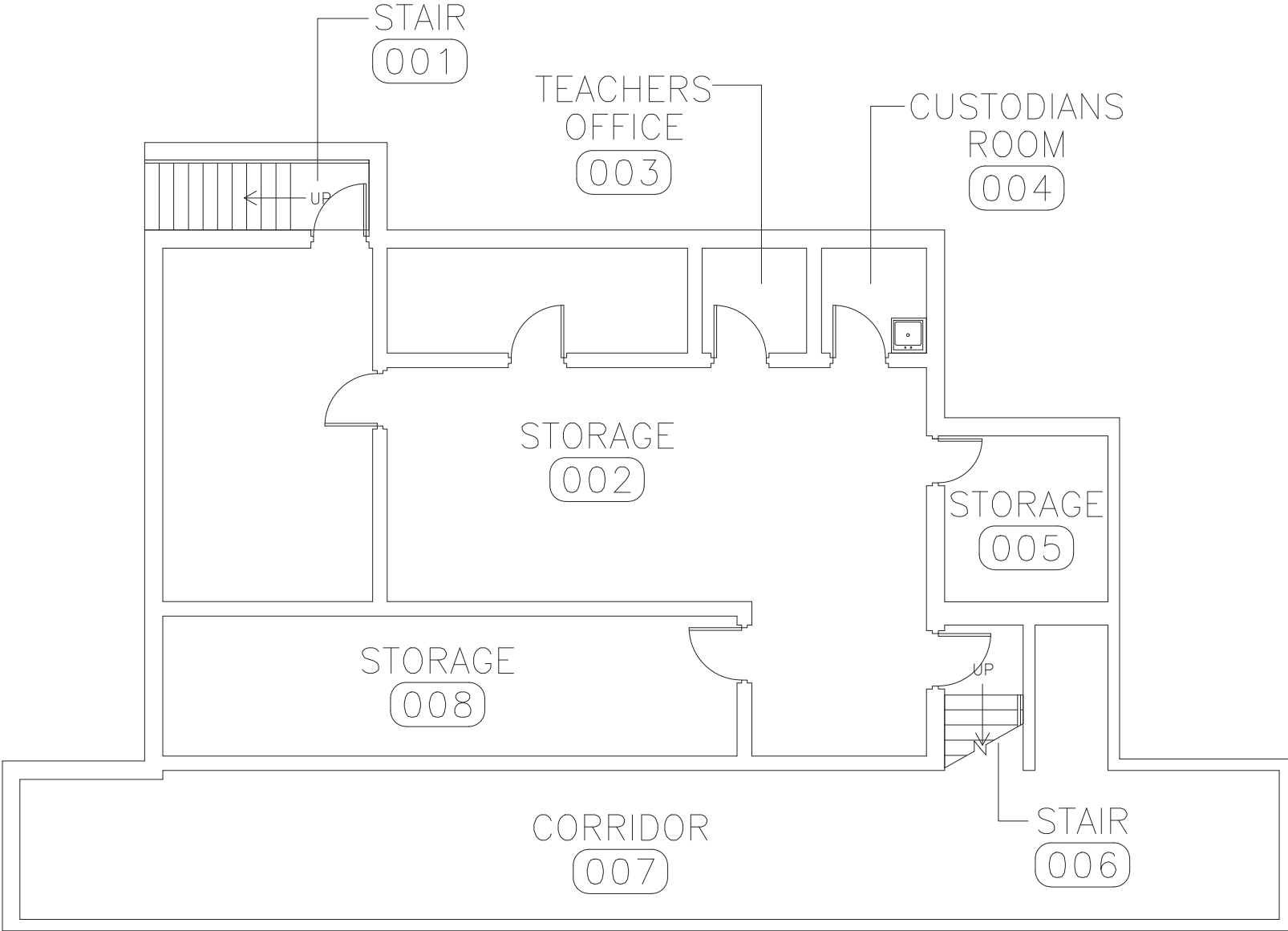
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Floor Plan Basement



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Aerials

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School Exteriors

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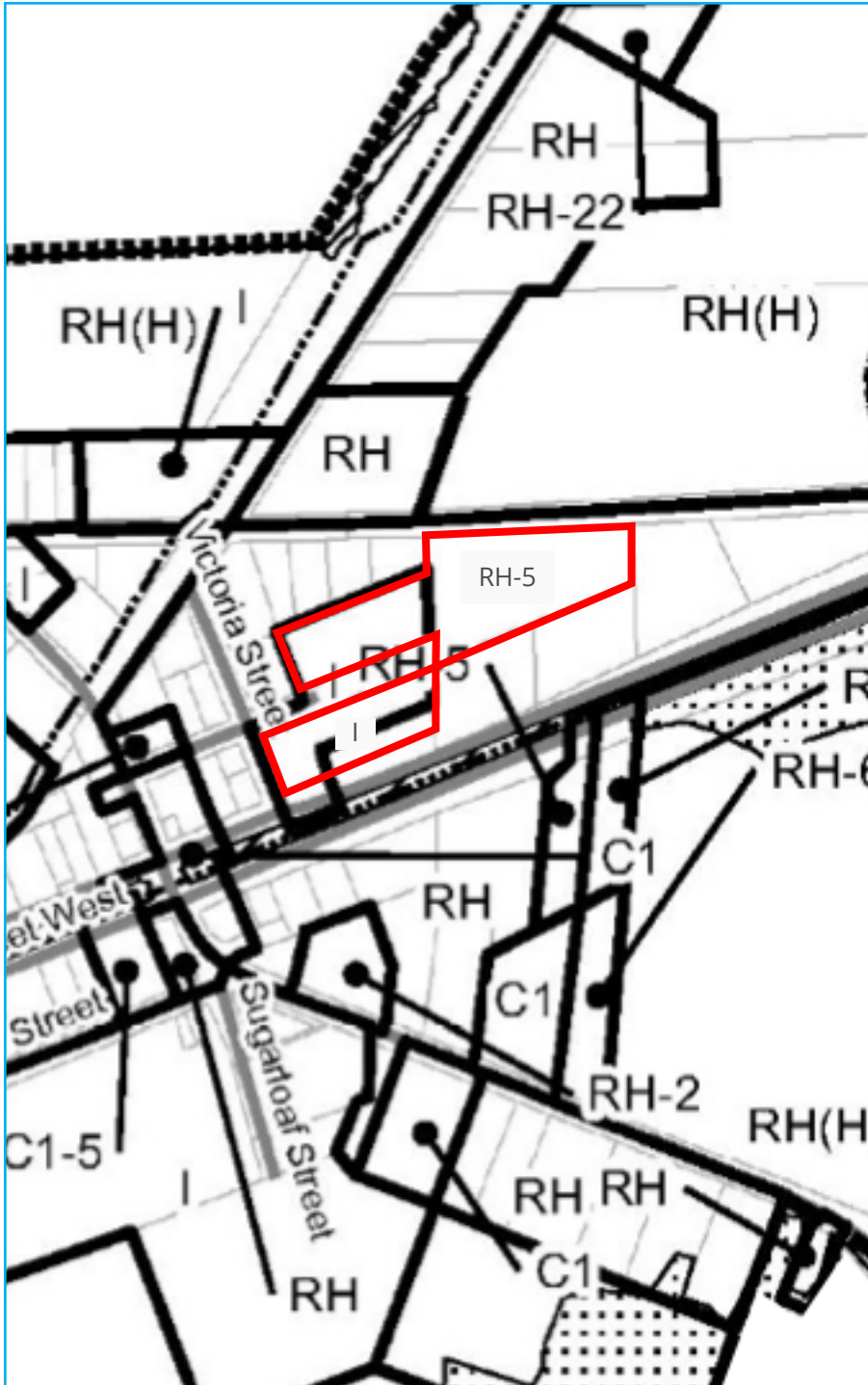


School Interiors



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Zoning - I & RH-5

Institutional

Permitted Uses:

Places of worship, Monastery, Convent
 Schools
 Day nurseries
 Nursing home
 Children's home
 Hospitals
 Municipal arena
 Municipal community centre
 Municipal offices
 Municipal operations centre
 Training school
 Libraries
 Post offices
 Police stations
 Fire halls
 Weigh-scales and fruit and vegetable inspection stations

Residential Hamlet

Permitted Uses:

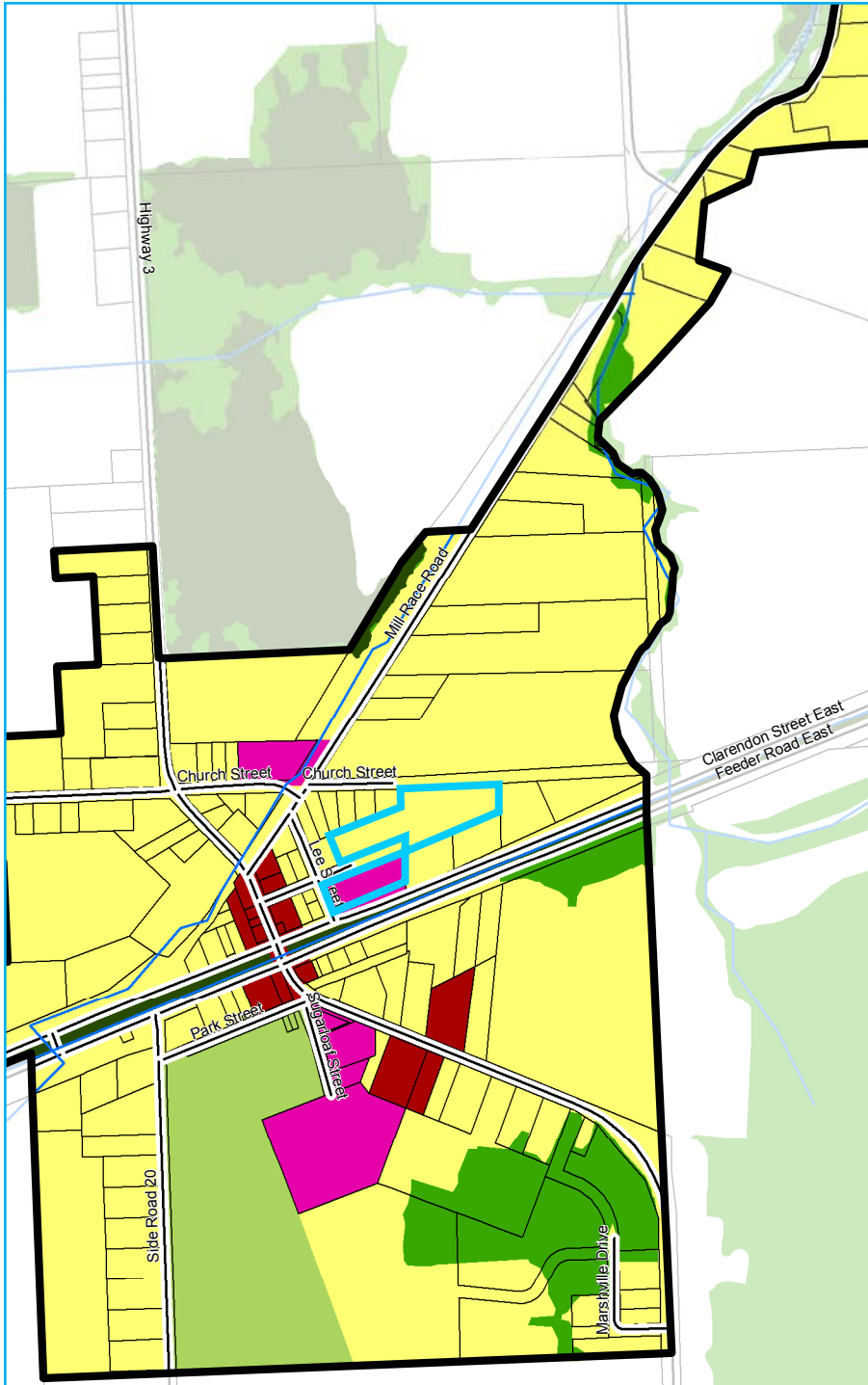
Single detached dwelling
 Semi-detached dwelling
 Converted dwelling
 Bed and breakfast
 Day care facility
 Group home
 Permitted use

Accessory Uses:

Secondary suite
 Home occupation

Please see Wainfleet Zoning By-Law for comprehensive information.

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Official Plan

Institutional

Permitted Uses:

- a) Facilities related to federal, provincial, regional or municipal government service delivery and administration;
- b) Places of worship;
- c) Educational and recreational facilities;
- d) Accessory housing related to the institutional use; and,
- e) Cemeteries.

Village Residential

Permitted Uses:

- a) Single detached dwellings and secondary suites;
- b) Converted dwellings subject to Section 3.3.2.10;
- c) Home occupations subject to Section 3.3.1.5;
- d) Public and private utilities;
- e) Parks and open spaces;
- f) Bed and breakfast establishments subject to Section 3.3.1.6;
- g) Day care facilities subject to Section 3.3.1.9;
- h) Communal Housing subject to Section 3.3.1.2;
- i) Group homes subject to Section 3.3.1.3; and,
- j) Small scale institutional uses.

Please see Wainfleet Official Plan for comprehensive information.

- Environmental Protection Area
- Environmental Conservation Area
- Village Commercial
- Village Residential
- Parks and Open Space
- Institutional

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