

# For Sale

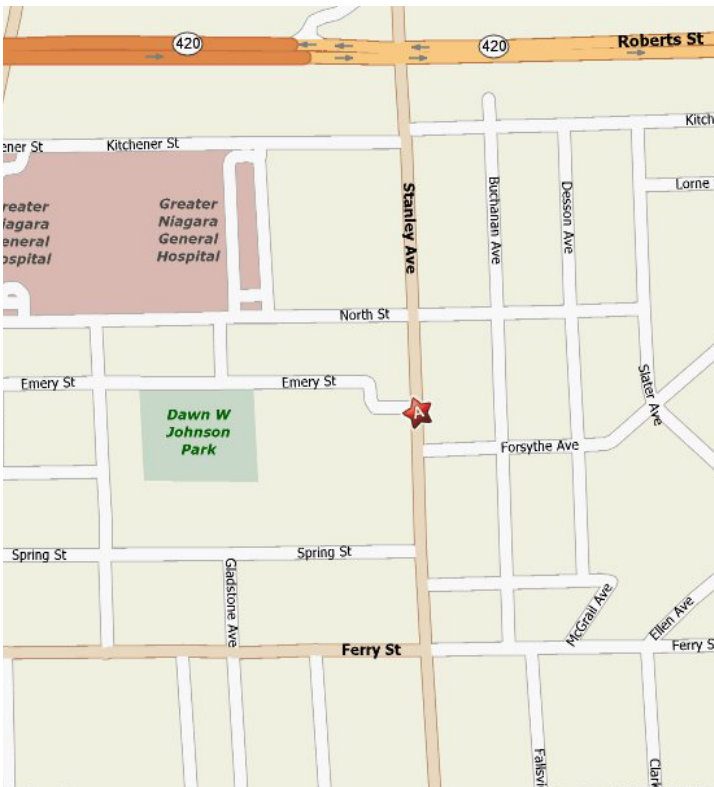
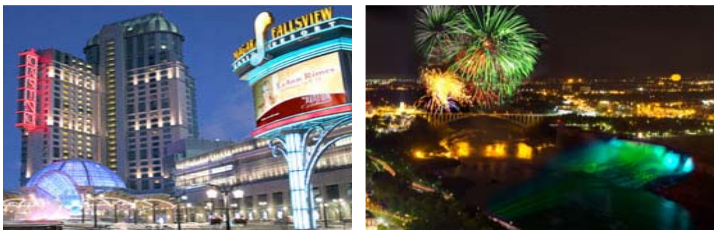
5687 & 5711

Stanley Avenue

Niagara Falls, Ontario



List Price: \$1.25M | Niagara Falls Development Opportunity at High Traffic Location



## location

Stanley Avenue at

## highlights

Great location; Great Potential! Capitalize on this vacant land parcel with it's location on the arterial route to the Casino, the Falls, hotels, major attractions and only 1.5 km from the new Convention Centre at Stanley & Dunn. Great Tourist Commercial zoning wide range of permitted uses (i.e. hotel/motel, drug store, drive-through restaurant, food store, health centre, parking lot, retail store, bank, car wash, etc.). Estimated lot size over 38,400 sq ft on the corner of Emery and Stanley. Surrounded by commercial activity.

- ◆ Tourist Commercial Zoning
- ◆ 1.5km from New Convention Centre
- ◆ En-route to Casino and the Falls

## Douglas McNaughton

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# For Sale

# 5687&5711 Stanley Avenue | Niagara Falls



View of site from Stanley Avenue



Across the street from property



Southbound View from property



Northbound view from property



Artists rendering of the future Niagara Falls Convention & Civic Centre  
View Website for more information: <http://www.fallsconventions.com/>



## salient facts

owner	Clara Casucci-McLeod (In Trust) Philip Casucci
municipal address	5687 & 5711 Stanley Avenue Niagara Falls, Ontario L2G 3X6
legal description	Pt Lt 2 w/s Stanley Ave or Con- cession Rd, N of Spring St Pl 653 Abstracted as blk 13 Village of Niagara Falls as in R0252593; Niagara Falls
roll number	2725060003120000000
list price	\$1,250,000
taxes	\$12,000.00 (2007)
terms	Cash Seller may consider financing
lot size	38,458 sf 167.5 x 231.0 feet (irregular) .86 acres
access	Emery St. and Stanley Ave.
services	Municipal All Services to Lot Line
zoning	Tourist Commercial (TC) Zoning

## area highlights

- Easily accessible to Hwy 420 & QEW and to Rainbow Bridge to the United States
- Corner of Emery & Stanley Avenue
- Stanley Avenue is the major arterial road in Niagara Falls to the Convention Centre, Falls, Casino, and all major attractions

## permitted uses – tourist commercial zone

- Art Gallery
- Health Centre
- Hotel
- Motel
- Souvenir Store
- Museum
- Parking Lot
- Place of Entertainment
- Private Club
- Restaurant

Please contact us for a complete list of the  
Tourist Commercial Permitted Uses

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\*See Disclaimer on Front Page

8.6.1. PERMITTED USES: No person shall within any TC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- a. Art Gallery
- b. Assembly hall
- c. Automobile service station
- d. Bake shop
- e. Bank, Trust Company, Credit Union, Currency Exchange
- f. Beer, wine or liquor store
- g. Car rental establishment, truck rental establishment
- h. Car wash, interior and exterior hand car cleaning
- i. Clothing store
- j. Convention centre
- k. Day Nursery
- l. Drive-In Restaurant
- m. Drug Store
- n. Exhibition 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. Photographers studio
- w. Place of Entertainment
- x. Place of Worship
- y. Private club
- z. Public garage, mechanical
- aa. Recreation uses
- bb. Restaurant
- cc. Service shop
- dd. Sightseeing tours establishments, sightseeing tourist information centre
- ee. Souvenir store
- ff. Tobacco store

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gg. Tourist home

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 body-rub by a minimum distance of 300 metres.

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 provide that such dwelling units except entrances thereto are located entirely above the ground floor.

jj. Gasoline Bar

kk. Body-Rub Parlour

ll. Timeshare sales office

mm. Retail store

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