

# For Sale

5464 - 5472

Stanley Avenue

Niagara Falls, Ontario



List Price: \$1.375M | Niagara Falls Development Opportunity at High Traffic Location



## location

Stanley Avenue at Kitchener Road

## highlights

**\*Seller may consider Land Lease for AAA Long Term**

**Tenants\*** Great location; Great Potential! Great access from the 420! 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. One of the last visible corners left for development in Niagara Falls; located at the corner of Stanley Avenue and Kitchener Road. Tourist Commercial (TC) Zoning allows for a wide range of permitted uses (i.e. hotel/motel, fast food, etc.) Lot size just under an acre (.8 Acres) at 34,925 sq ft Surrounded by commercial activity.

- ◆ 1.5km from New \$100M Convention Centre
- ◆ En-route to new Casinos and the Falls
- ◆ Ideal for many tourist related activities

## Douglas McNaughton

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# For Sale

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Attractions on Clifton Hill "The Street of Fun"



Fallsview Casino Resort and Casino Niagara



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



## salient facts

<b>owner</b>	Celine M. Trudeau
<b>municipal address</b>	5464 - 5472 Stanley Avenue Niagara Falls, Ontario L2G 3X2
<b>legal description</b>	PLAN 17, LOTS 731, 732, 733, 734, 735
<b>side of road</b>	East
<b>roll number</b>	272503000615200
<b>list price</b>	\$1,375,000
<b>taxes</b>	\$23,000.00 (2009)
<b>terms</b>	Cash Seller may consider Land Lease for AAA Long Term Tenants
<b>lot size</b>	34,925 sf 250.0 x 139.7 feet .8 acres
<b>access</b>	Kitchener Rd. and Stanley Ave.
<b>services</b>	Municipal All Services to Lot Line
<b>zoning</b>	Tourist Commercial (TC) Zoning

## area highlights

- Easily accessible to Hwy 420 & QEW and to Rainbow Bridge to the United States
- Corner of Kitchener & 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    | • Museum                 |
| • Health Centre  | • Parking Lot            |
| • Hotel          | • Place of Entertainment |
| • Motel          | • Private Club           |
| • Souvenir Store | • Restaurant             |

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



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\*See Disclaimer on Front Page

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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
- 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