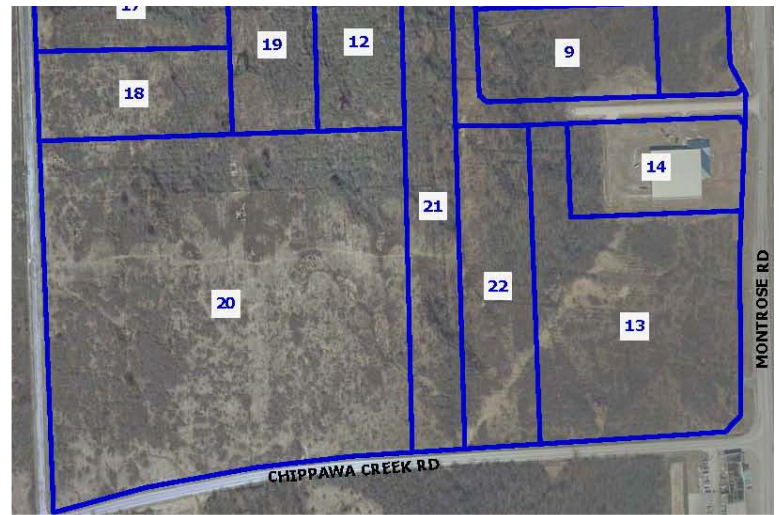


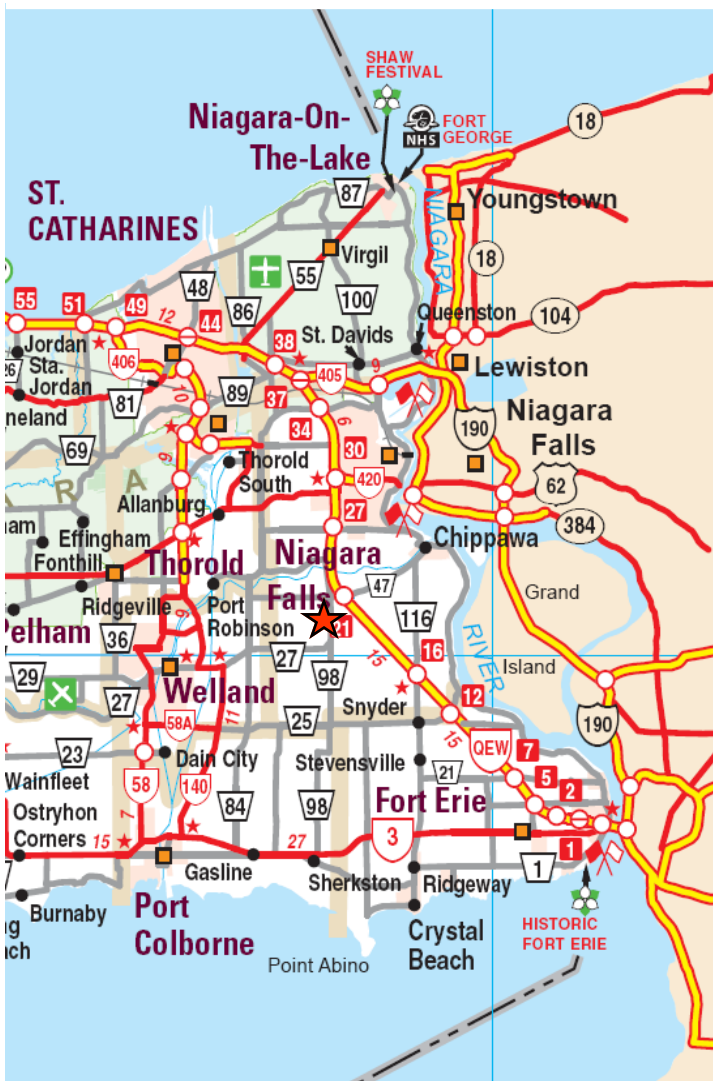
For Sale

Lot 20

Montrose Business Park
Niagara Falls, Ontario



List Price: \$1,500,000 | 20 acres of prime Prestige Industrial zoned Development Land



location

Montrose Business Park
Corner of Kalar Road and Chippawa Creek Road

highlights

- Largest corner vacant land parcel
- Approximately 20 acres
- Located in the prestigious Montrose Business Park in Niagara Falls
- Centrally located between QEW exits McLeod Rd and Lyons Creek Rd allows for quick access to the NAFTA Truck Route via QEW Toronto and Buffalo bound to all points on the Interstate
- All services are stubbed at the road
- Zoning is Prestige Industrial
- The Business Park is a Niagara Falls City development area and is priced with attractive incentives
- Currently located in the Business Park is the headquarters for International ALO Farm Equipment

Please contact the Listing Agent for more detailed information.

Douglas McNaughton

A.P.A.(Can)(US),I.C.I.A.,R.P.A., A.I.P.F.M. (UK)

Sales Representative

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For Sale

Lot 20 Montrose Business Park | Niagara Falls



salient facts

owner	1533074 Ontario Inc.
municipal address	Lot 20 Montrose Business Park Niagara Falls, Ontario
legal description	STAMFORD PT TWP LOT 209 RP 59R13527 PART 22
side of road	North
roll number	272511002615000
list price	\$1,500,000
taxes	\$22,597.43
terms	Cash
lot size	19.96 Acres 869457.6 sf
zoning	Prestige Industrial (PI) Zoning
services	All Services Stubbed at Road
area highlights	<ul style="list-style-type: none">• Largest Corner Lot• Easily accessible to Hwy 420 & QEW and to bridges to the United States• Corner of Kalar Road and Chippawa Creek Road• Up and coming industrial area• Can be merged to accommodate larger size to suit

For Sale

Lot 20 Montrose Business Park | Niagara Falls

Prestige Industrial Zoning

Please Contact the Listing Agent For the Complete Zoning Bylaw

2. Notwithstanding the PI designation or any of the provisions of section 11.1.1 of the aforesaid By-law No. 79-200, as amended, no person shall use the land designated PI and numbered 278 on said plan Schedule 1, attached hereto, or erect or use any building or structure thereon for any purpose except one or more of the following uses, provided that each such use except the uses described in clauses (f) and (i) is conducted within a completely enclosed building and is not prohibited under section 4.8 of By-law No. 79-200, as amended:

- (a) Facilities for research, testing and development, manufacturing, warehousing, processing including reclaiming and recycling, compounding, fabrication, packaging, crating, finishing, repairing, bottling, assembling of raw or semi-processed or fully processed material;
- (b) Publishing and printing, broadcasting and telecommunications, motion picture, audio, video production and distribution;
- (c) Corporate and business offices and other industrial related offices and services;
- (d) Industrial or business training facilities, and conference centres.

The following additional uses are only permitted to be established at distances greater than 170 metres, measured perpendicular, from a road allowance adjacent to a provincial highway inclusive of any reserve thereto:

- (e) Home furnishing and home improvement warehouse retail outlet and showroom of not less than 4,000 square metres of gross floor area;
- (f) Automobile service station, car wash, gasoline bar and public garage (mechanical);
- (g) Personal service shop, bank, credit and loan institutions, trust company, mortgage company and collection agency, service shop, convenience store, restaurant, tavern, coffee shop/bake shop, and day care services;
- (h) Health Centre, private club, assembly hall, community centre and public hall;
- (i) Transportation, postal, courier and delivery services, car and truck rentals, new car agency.
- (j) Factory outlet in accordance with section 10 of the aforesaid By-law No. 79-200, as amended, up to a maximum of 25% of gross floor area less any areas devoted to warehousing and storage;
- (k) One dwelling per lot for caretaking/security personnel;
- (l) Public garage (autobody) only in conjunction with a new car agency;
- (m) Accessory buildings and accessory structures.