

**FOR SALE**

**Colliers**



LIST PRICE: **\$1,425,000**

**737 Gilmore Road | Fort Erie | ON**  
**±3,400 SF Free-Standing Industrial on ±1.179 Acres**

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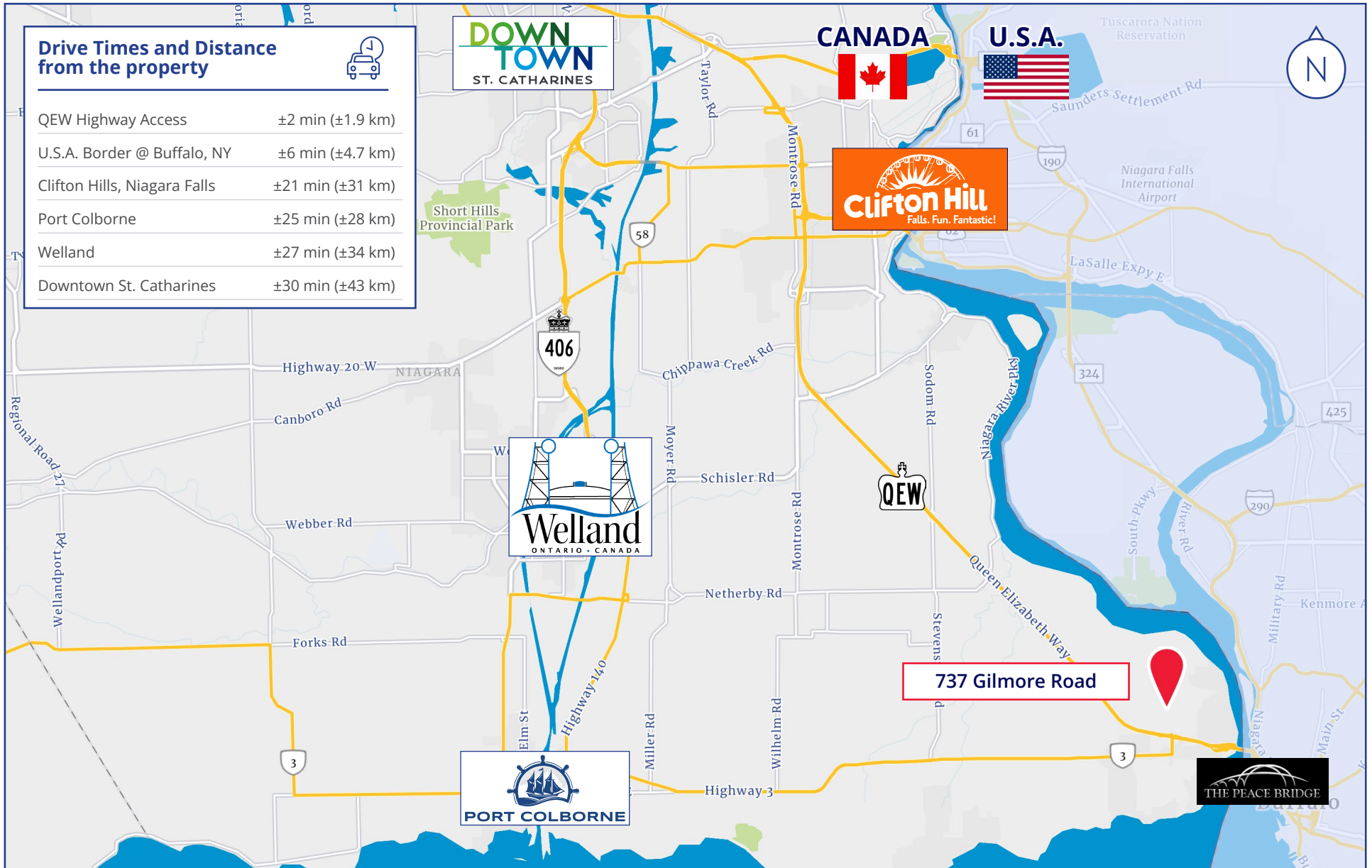
# Listing Details



|               |  |
|---------------|--|
| Lot Size      | ±1.179 Acres   |
| Building Size | Total: ±3,400 SF<br>Warehouse: ±2,150 SF<br>Built-Out Office: ±885 SF<br>Ancillary Garage: ±365 SF   |
| List Price    | \$1,425,000  |
| Taxes (2026)  | \$7,539  |
| Doors         | TWO drive-in doors   |
| Clear Height  | 13 ft.   |
| Power         | 3-Phase 600V, 225A   |
| Zoning        | UEC with existing Prestige Industrial use permitted  |
| Comments      | <ul style="list-style-type: none"> <li>• Freestanding industrial building for sale</li> <li>• Ample outdoor storage and partially fenced gravel compound ideal for a variety of industrial, contractor, transportation, and service-related users</li> <li>• Strategically located on busy Gilmore Road, just minutes from the U.S. border</li> <li>• Compact gravel driveway, and excellent truck access with generous turning radius</li> <li>• Municipal water &amp; septic with sewer available at the road</li> <li>• A unique combination of building area, yard space, and accessibility, making it well-suited for owner-occupiers and investors alike</li> <li>• Available immediately</li> </ul> |

# Location Overview

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# Property Photos

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# Property Photos

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# Property Photos

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# Area Neighbours

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# Zoning

*Zoned Urban Entertainment Centre (UEC) with existing Prestige Industrial (PI) use permitted.*



## Prestige Industrial (PI) Zone PERMITTED USES:

- Any executive and administrative offices of any industrial use
- Animal hospitals and shelters Bakery
- Building, specialty or general contractor offices
- Business offices
- Business or commercial trades school
- Construction trades establishments
- Commercial refuelling stations
- Communication Facilities
- Courier or delivery services
- Day nurseries
- Dry cleaning plants
- Establishments providing information and telecommunication services
- Establishments providing for quality control, research and/or product development services
- Equipment rentals and servicing
- Factory outlets
- Food processing establishments
- Gasoline bars

- Industrial uses
- Laundries
- Machine shops
- Medical Marihuana Grow and Production Facilities
- Motor vehicle body shops
- Motor vehicle repair shops
- Manufacturing
- Motion picture, audio and video production and distribution services
- Offices providing architectural, engineering, planning, surveying, industrial design, computer, accounting, interior design, printing, graphic advertising and/or marketing services
- Offices providing construction management and land development services
- Printing establishments
- Public storage
- Public uses and operations
- Scientific or medical laboratories
- Service shops
- Tradesperson's shops
- Transportation depots
- Transport truck terminals
- Veterinarian Clinic in wholly enclosed building
- Warehousing
- Wholesale establishments
- Eating Establishments are permitted, provided they are not in a freestanding building, rather in the same building or connected to a building containing one of above permitted uses.
- Uses, buildings and structures accessory to the above permitted uses.

## Urban Entertainment Centre (UEC) Zone PERMITTED USES:

- Amusement Facilities
- Animal hospitals in wholly enclosed buildings
- Automobile Service Stations
- BMX Race Track
- Conference and Banquet Facilities
- Eating Establishments
- Gaming Activities
- Horse racetrack and equine centre
- Hotel/ Motel/ Lodges
- Institutional uses
- Manufacturing and food processing facilities
- Personal Service Shops
- Places of entertainment or recreation or assembly
- Private or commercial clubs
- Professional and Business Offices
- Public transportation depots including bus stations and rail stations
- Recreational uses
- Retail stores
- Spa Services
- Taverns
- Theatres
- Tourist Information Centre
- Vehicle Service Stations
- Veterinarian Offices or Clinics
- Waterpark
- Uses building and structures accessory to any permitted use.
- Residential dwellings, accessory to any permitted use.

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026*

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