

PRICE REDUCED!!

Colliers

Garrison Rd

Garrison Rd

Arthur St

1023 Arthur Street

LIST PRICE: **\$1,595,000**

FOR SALE | 1023 Arthur Street | Fort Erie | ON
63-Unit Apartment Development Opportunity with Site Plan Approval

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Listing Details

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Lot Size ±1.38 Acres

Lot Dimension Frontage: ±146.30 ft. | Depth: ±331.48 ft.

List Price \$1,595,000

Taxes (2025) \$2,500

Zoning RM1-810 | Residential Multiple 1
RM2-809 | Residential Multiple 2

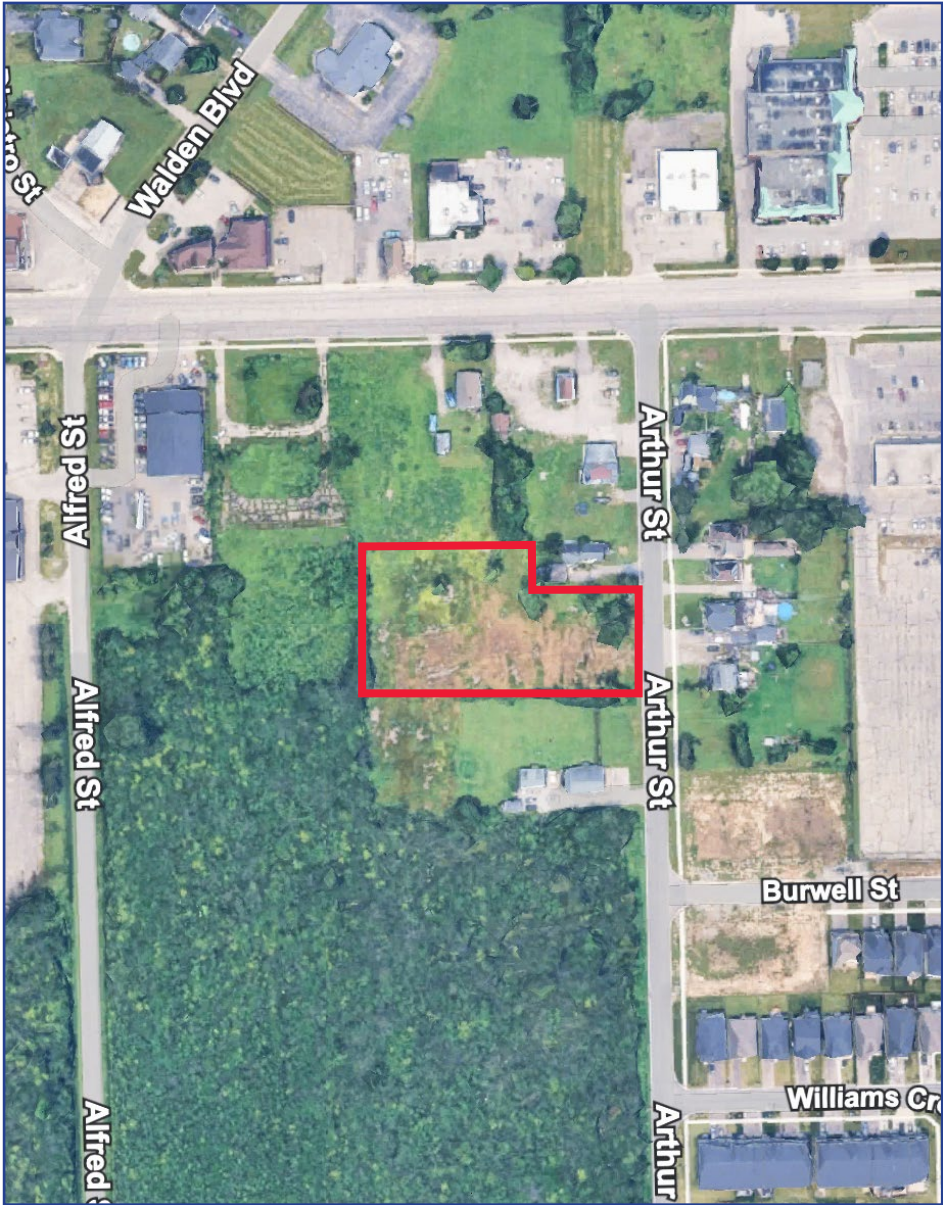
Comments

- 63-unit site plan approved apartment development opportunity
- Located just off Garrison Road in Fort Erie
- Well-designed project with excellent visibility and exposure in a growing residential area
- Priced at under \$30,000 per approved unit
- Offering an attractive entry point for investors and developers
- Approved plans include 95 surface parking spaces and a practical, marketable building design
- With increasing demand for rental housing and continued growth throughout Fort Erie, this is a rare opportunity to acquire a ready-to-develop multi-residential project at an affordable basis

Location Overview



Property Photos



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Floor Plan



Elevations



JASON PIZZICAROLA DESIGN - ARCHITECTS INC.
205 RIDGE ROAD N.
BIDDEFORD, ONTARIO, L0S 1N0
T: 905-884-8300
F: 905-884-8301
e-mail: jpizzic@jpdesign.ca
CERTIFICATE OF PRACTICE: # 4053

2824116 Ontario Inc

Arthur Street Apartments

No.	Description	Date
1	Elevations for Comment	2024-05-04

Concept

SHEET TITLE:

Building Elevations

DRAWN BY: CHW DATE: 2024-09-04 3:28:40 PM
SCALE: 1/125 JOB #: 24022
SHEET NO: A3-000

Area Neighbours





RM1-810 Residential Multiple 1 & RM2-809 Residential Multiple 2 Zone

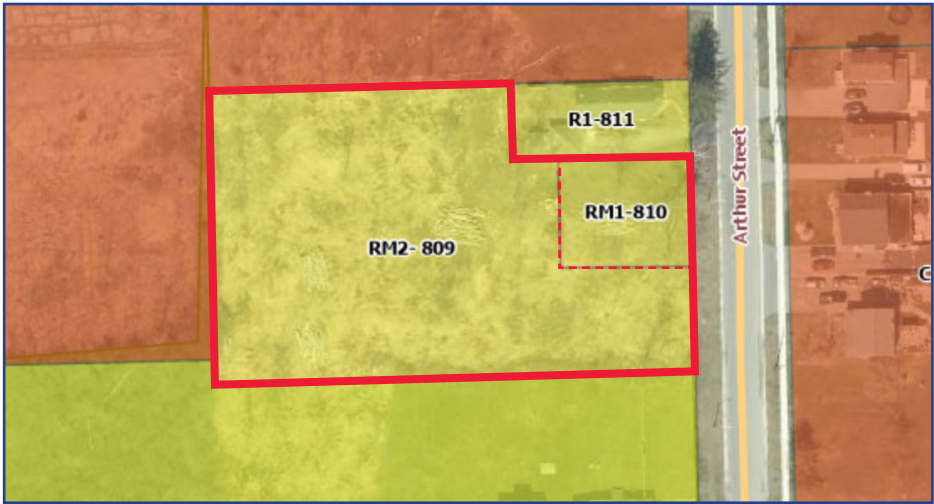
Residential Multiple 1 (RM1-810) Zone - PERMITTED USES:

- Single detached dwellings
- Semi-detached dwellings
- Duplexes
- Triplexes
- Fourplexes
- Street townhouse dwellings
- Block townhouse dwellings
- Residential uses existing at the date of passing of this by-law
- Uses, buildings and structures accessory to the foregoing permitted uses
- Two (2) Accessory Dwelling Units, or one (1) Accessory Dwelling Unit and one (1) Detached Accessory Dwelling Unit as per the regulations of Subsection 6.43
- Short-Term Rental, Owner Occupied

RM1-810(H) (118-2024) 1023 Arthur Street, Fort Erie

These lands are zoned “Residential Multiple 1 (RM1-810(H)) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 1 (RM1) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 1 (RM1-810(H)) Zone” subject to the following special provisions:

- a) Notwithstanding the Regulations in Section 14.3, Zone Regulations, as it relates to Minimum Lot Area and Maximum Density, the following shall apply to street townhouse dwellings:
- | | |
|---------------------|---------------|
| i. Minimum Lot Area | 189.0 sq. m |
| ii. Maximum Density | 45 units / ha |



Residential Multiple 2 (RM2-809) Zone - PERMITTED USES:

- Fourplexes
- Apartment dwellings
- Home for the Aged
- Residential uses existing at the date of passing of this by-law
- Assisted Living House
- Nursing Home
- Uses, buildings and structures accessory to the foregoing permitted use

RM2-809(H) (118-2024) 1023 Arthur Street, Fort Erie

These lands are zoned “Residential Multiple 2 (RM2-809(H)) Zone”, and all of the provisions that relate to lands zoned “Residential Multiple 2 (RM2) Zone” by this by-law shall apply to those lands zoned “Residential Multiple 2 (RM2-809(H)) Zone” subject to the following special provisions:

- a) Notwithstanding the Regulations in Section 15.13, Regulations for Apartment Dwellings and Assisted Living House, as it relates to Minimum Lot Frontage, Minimum Lot Area, Minimum Side Yard and Minimum Rear Yard, the following shall apply to apartment dwellings:
- | | |
|-------------------------|------------------|
| i. Minimum Lot Frontage | 19.5 m |
| ii. Minimum Lot Area | 77.0 sq m / unit |
| iii. Minimum Side Yard | 10.0 m |
| iv. Minimum Rear Yard | 10.0 m |

\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

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 June 2026

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 27,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com.

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