



# 13210 Lundy's Lane

OPPORTUNITY TO PURCHASE 2 TO 3 ACRES  
OF DEVELOPABLE INDUSTRIAL LAND

Niagara Falls, Ontario

FOR SALE

SUBURBAN RETAIL TEAM

**CBRE**

# Property Detail

A rare opportunity to acquire 2-3 acres of developable industrial land in the heart of the Niagara Region. Ideally situated along Lundy's Lane / Hwy 20, this high-profile location is poised for continued growth, supported by surrounding residential development and strong regional demand.

The property benefits from excellent exposure due to high traffic volumes from both daily commuters and tourists travelling to and from Niagara Falls. Its central location provides convenient regional access via Highway 20 over the canal and Highway 58 under the canal, ensuring strong connectivity for a wide range of users.

The Highway Commercial zoning offers significant flexibility and supports a variety of industrial, service commercial, retail, and food service uses, making the site well suited for owner-users, investors, or developers looking to establish a presence in this growing market.

*Lot dimensions and site area are approximate and subject to final severance location and size.*

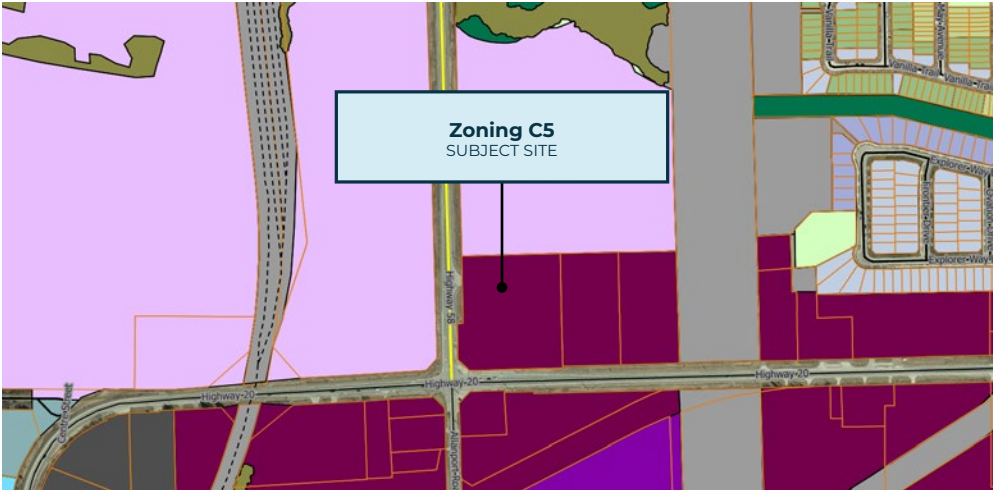


Property Details	3 Acres	2 Acres
Frontage	137 Ft. Approximate	
Zoning	C5 - Highway Commercial	
Taxes (2025)	\$31,445.69 (To be adjusted once severance completed)	
Price Per Acre	\$750,000	\$750,000

Drive Times	Km	Mins
Highway 406	4.1 Km	5 Mins
Highway QEW	10.6 Km	11 Mins

*\* the above distances and drive times are approximate*

# Permitted Uses & Zoning

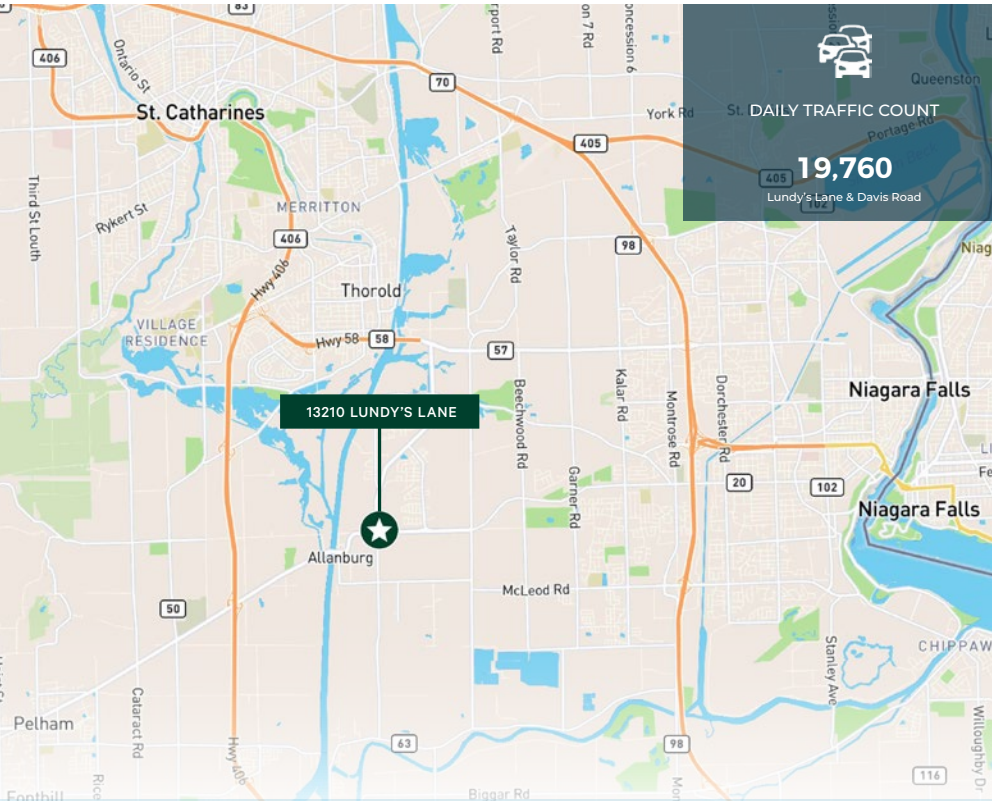


- PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:**
- Commercial Uses
  - Auctioneering establishment
  - Building supply outlet
  - Campground
  - Commercial recreation facility
  - Convenience store
  - Custom workshop
  - Drive-in theatre
  - Equipment sales and rental establishment
  - Farm implement dealer
  - Farmer's market
  - Financial institution
  - Fuel storage depot
  - Funeral establishment
  - Garden centre
  - Light equipment/ machinery rental establishment
  - Motor vehicle repair shop/ garage
  - Motor vehicle sales and rental establishment
  - Motor vehicle service station
  - Motor vehicle washing establishment
  - Place of assembly/ banquet hall
  - Place of entertainment
  - Propane dispensing station
  - Propane exchange station
  - Recreation vehicle establishment
  - Restaurant
  - Self service establishment
  - Shopping centre
  - Tavern
  - Tent and trailer campground
  - Transportation terminal
  - Veterinary clinic
  - Warehouse
  - Wholesale establishment
  - Winery
  - Specified Accessory Uses
  - Accessory building or structure
  - Convenience retail and service kiosk
  - Drive-through
  - Open/ outside storage
  - Outside display and sales area
  - Storage container
  - Storage trailer
  - Temporary tent and/ or stage

CLICK TO VIEW  
PERMITTED USES  
ZONE C5

CLICK TO VIEW  
CITY OF THOROLD  
ZONING BY-LAW

# Demographics



	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
<b>3 KM</b>	5,547	16.5%	6,449	\$126,399
<b>5 KM</b>	29,711	12.0%	28,936	\$119,836
<b>10 KM</b>	205,435	8.4%	199,155	\$112,074

\*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

## FOR MORE INFORMATION, PLEASE CONTACT:

### **Steven Davidson\*\***

Associate Vice President  
905 321 5550  
steve.davidson1@cbre.com

### **Jeff Davidson\*\***

Vice President  
905 321 1334  
jeff.davidson@cbre.com

### **Adam Occhipinti\***

Vice President  
416 798 6265  
adam.occhipinti@cbre.com

### **Matthew Pieszchala\***

Vice President  
905 234 0376  
matthew.pieszchala@cbre.com

**CBRE Limited, Real Estate Brokerage** | 5935 Airport Road, Suite 700, Mississauga, ON, L4V 1W5 | **\*\*Broker, \*Sales Representative**

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