

AVISON
YOUNG

Mewburn Towns

2700 Mewburn Road, Niagara Falls, Ontario

Substantially completed low-rise town home development in a desirable north end neighbourhood with convenient access to the QEW and Greater Toronto Hamilton Area.

28 units | 2.42 acres | Construction ±75% complete



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Platinum member

For sale 2700 Mewburn Road, Niagara Falls, Ontario

The opportunity

Receivership sale | Draft Plan approved development

Avison Young is pleased to present for sale 2700 Mewburn Road, Niagara Falls, Ontario, on behalf of BDO Canada Limited in its capacity as court appointed Receiver. The property comprises a substantially completed 28-unit townhouse development (approximately 75% complete) located in a highly desirable residential area on the Toronto side of Niagara Falls, with convenient access to the QEW, shopping, and schools.

This offering represents a compelling opportunity for developers and investors seeking scale and a near-term exit in an improving housing market. The project benefits from significant advancement, including completed municipal servicing and meaningful construction progress, enabling a streamlined path to completion with reduced timelines and capital requirements.

Further enhancing its appeal is the expanded federal and provincial HST rebate program for new homes, under which eligible purchasers may qualify for up to \$130,000 in combined tax savings (effectively eliminating HST on homes valued up to \$1 million). Given the advanced stage of construction, a purchaser is well positioned to complete the project expeditiously and bring units to market within this limited incentive window, supporting accelerated absorption and enhanced returns.

Opportunity details

Address	2700 Mewburn Road, Niagara Falls, Ontario
Lot size	2.42 acres
No. of units	28 residential units 28 3-bed
Average unit size	1,852 sf
Total size	51,870 sf
Zoning	R4-749
Servicing	Completed



Deliver faster and capture the temporary favourable financial incentives in-place



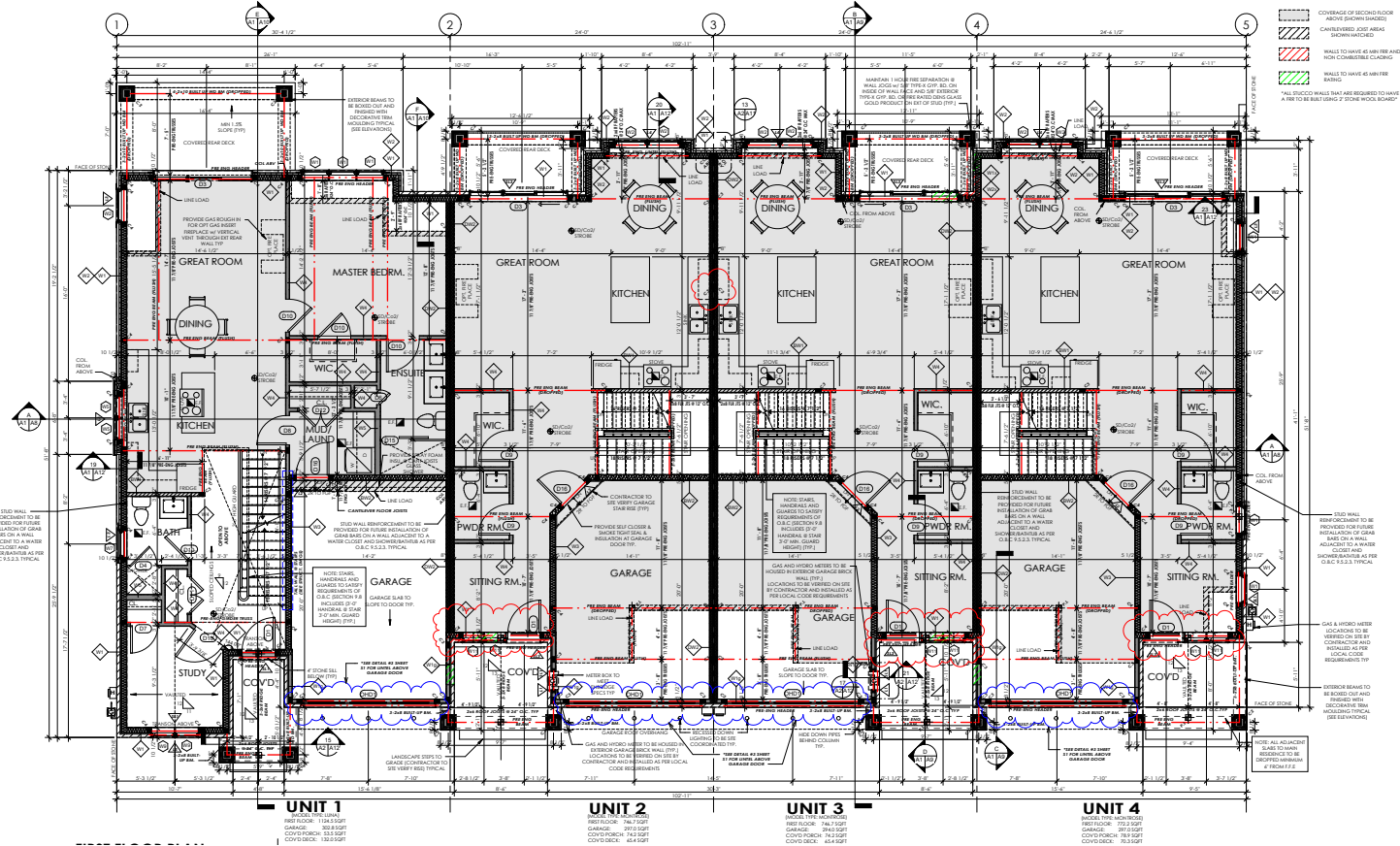
Sell as freehold towns to leverage the new HST savings



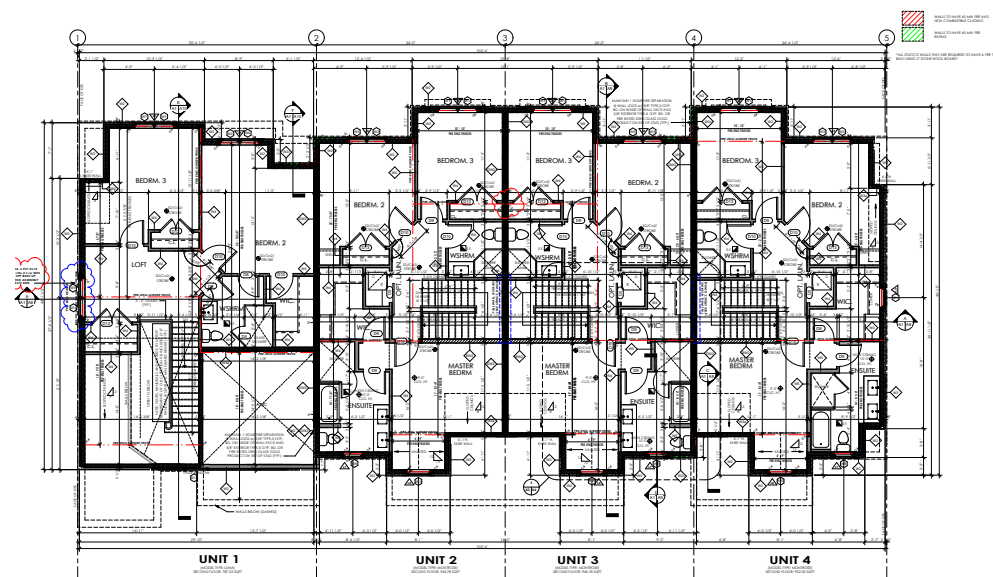
Carry-on with a single-PIN purpose-built rental project to unlock highly favourable CMHC financing

Block A1 building plans

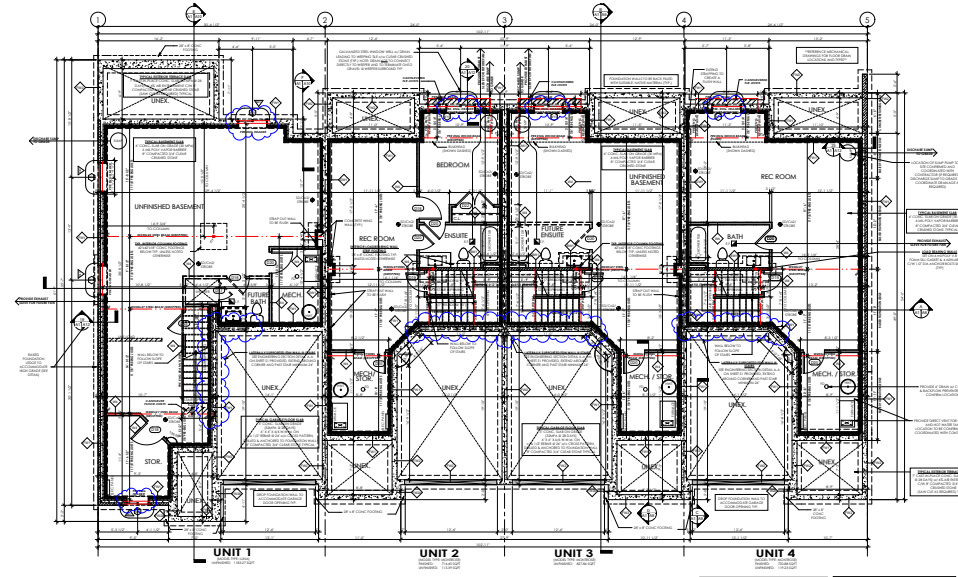
First floor



Second floor



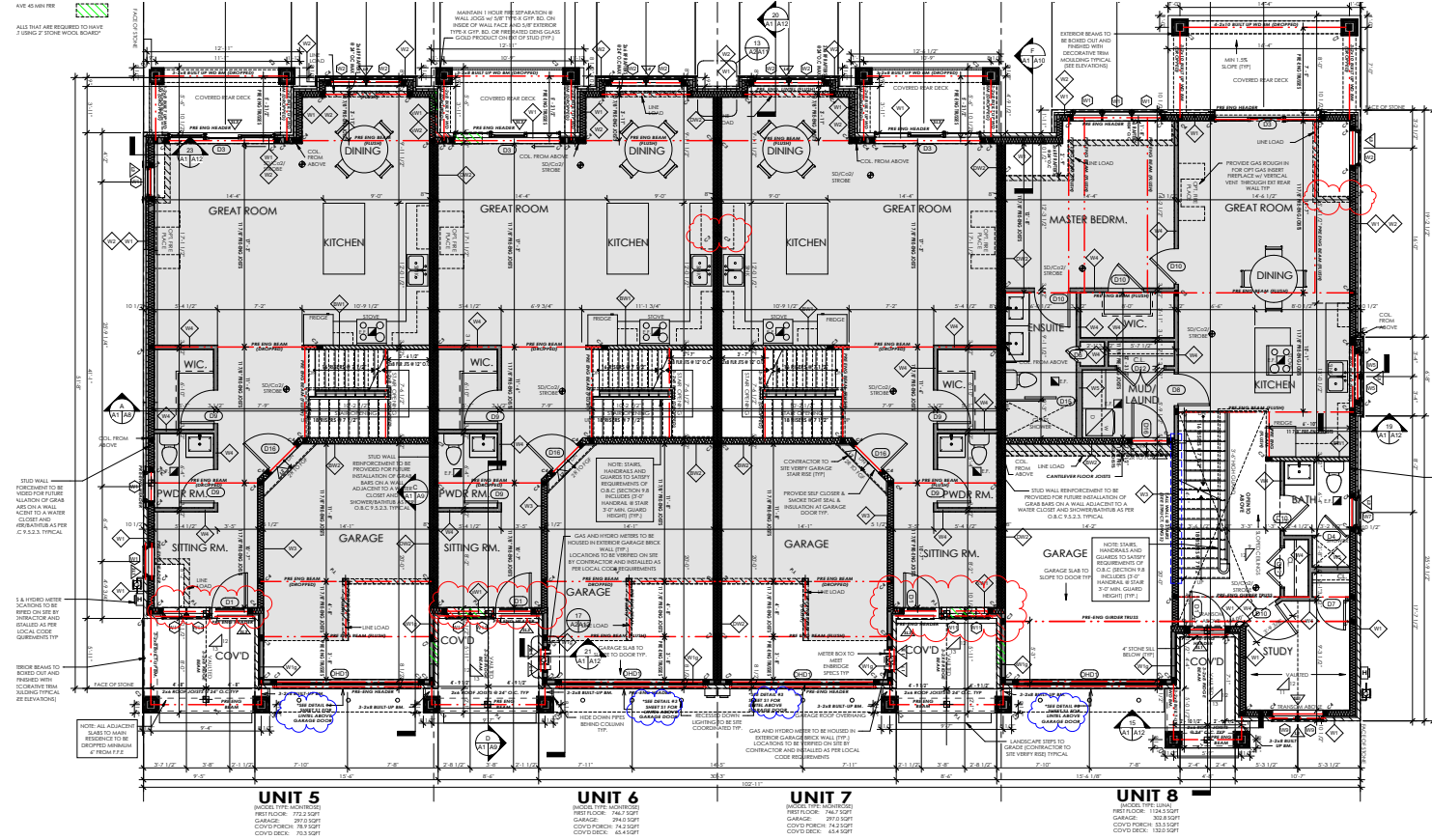
Basement level



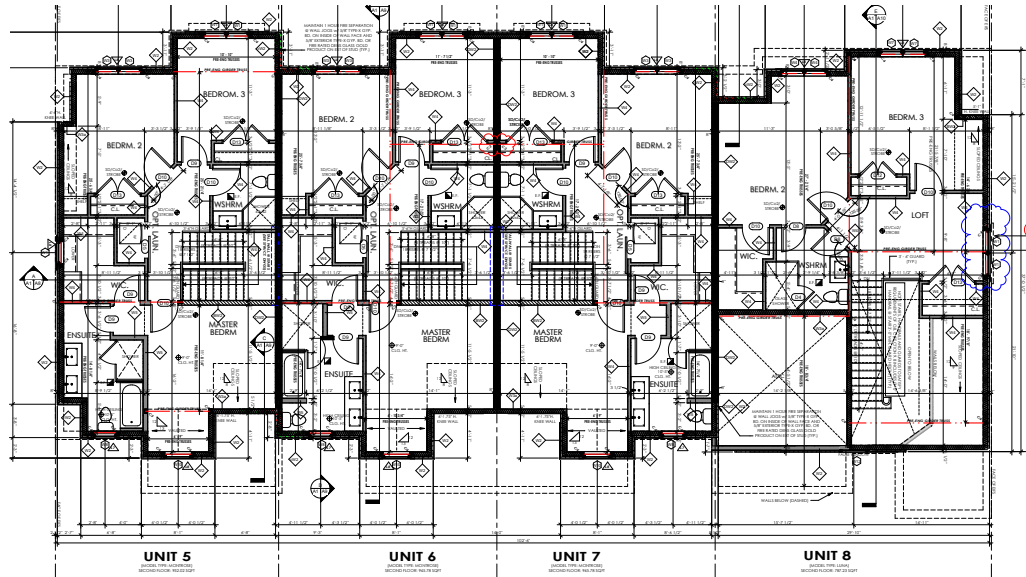
For sale 2700 Mewburn Road, Niagara Falls, Ontario

Block A2 building plans

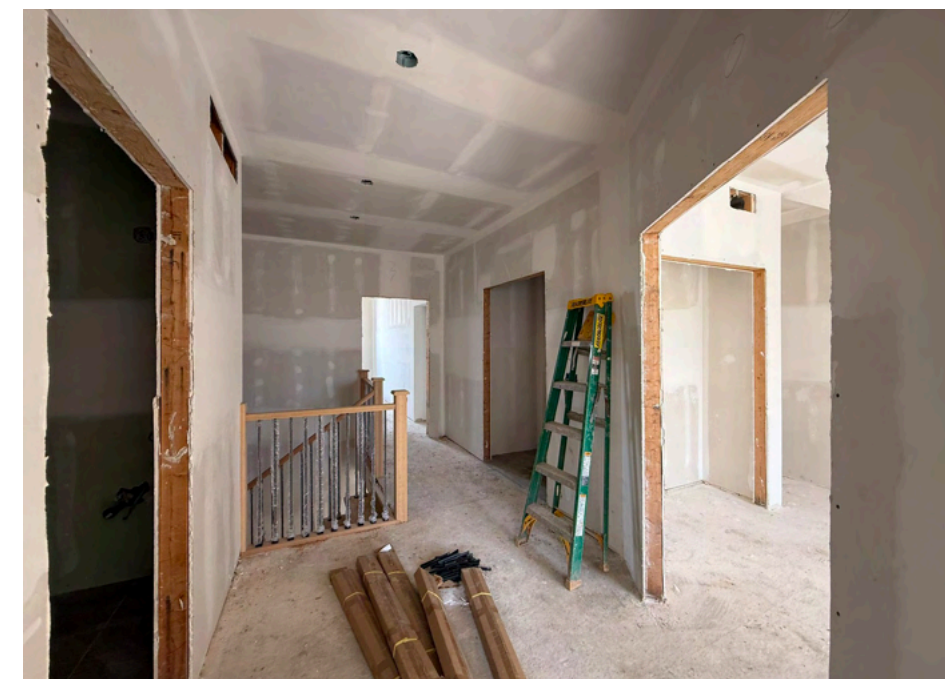
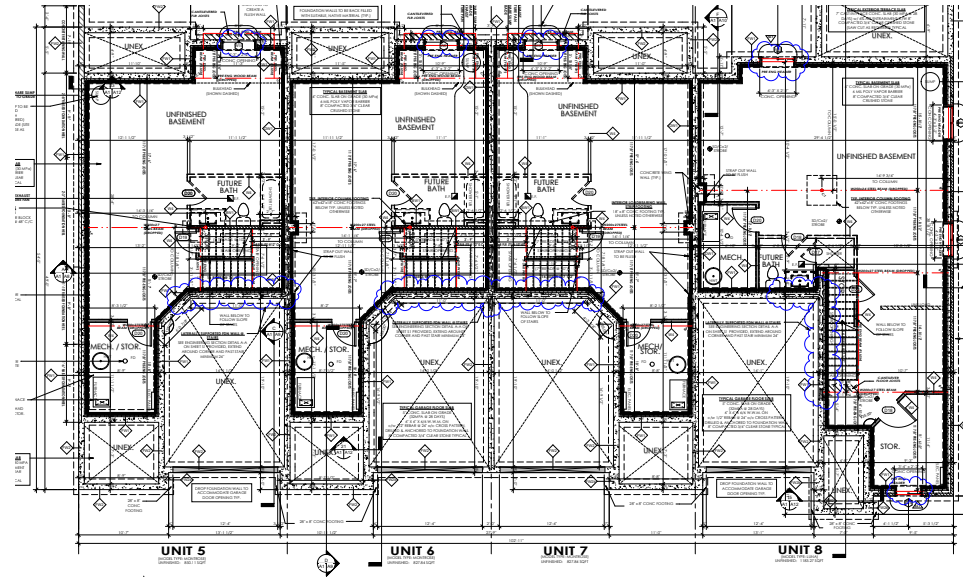
First floor



Second floor



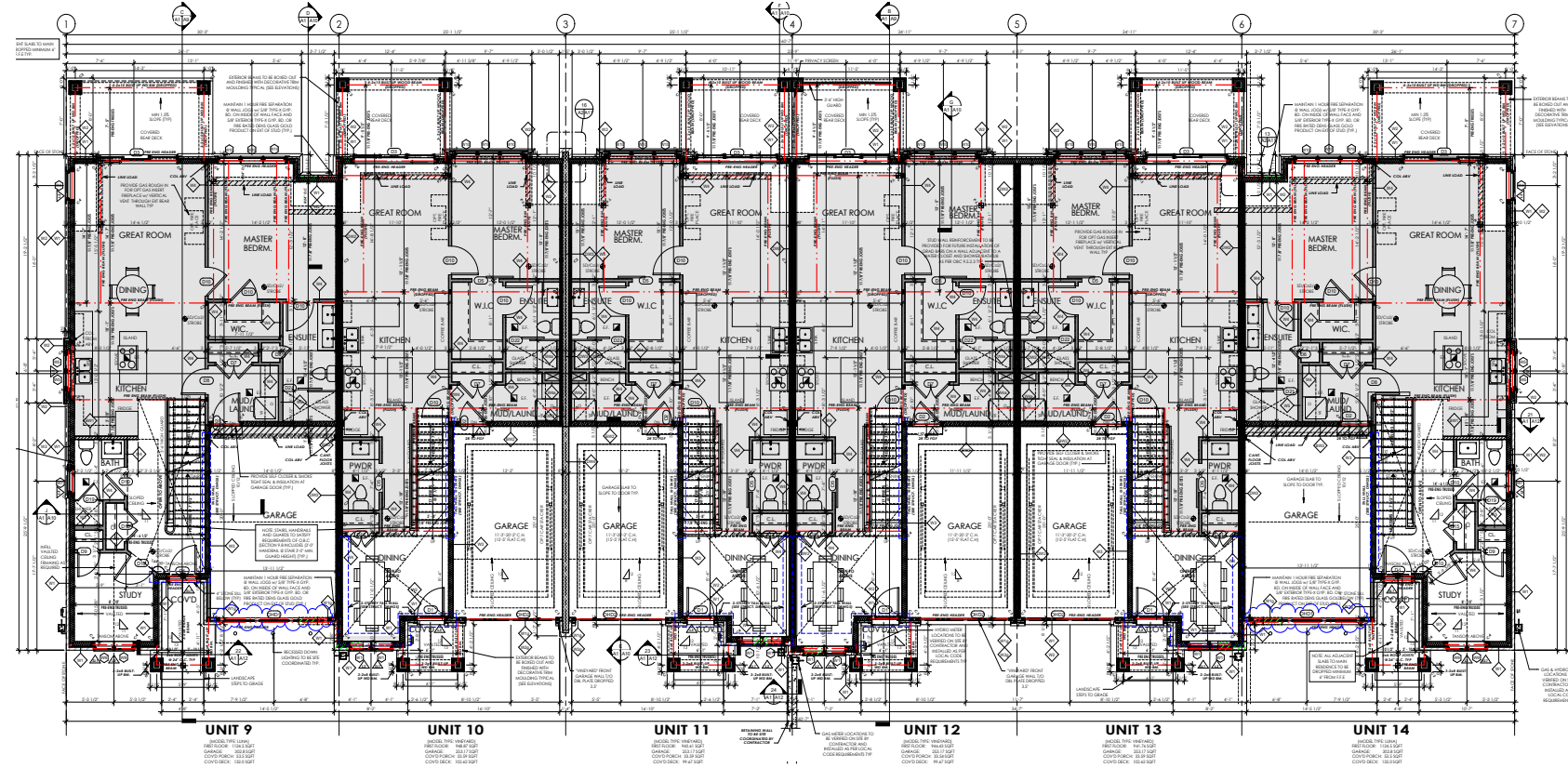
Basement level



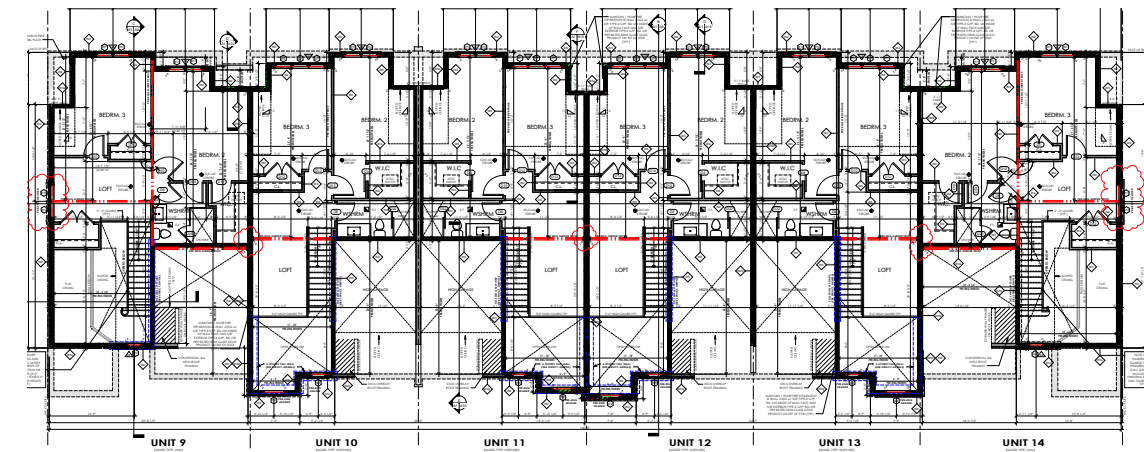
For sale 2700 Mewburn Road, Niagara Falls, Ontario

Block B1 building plans

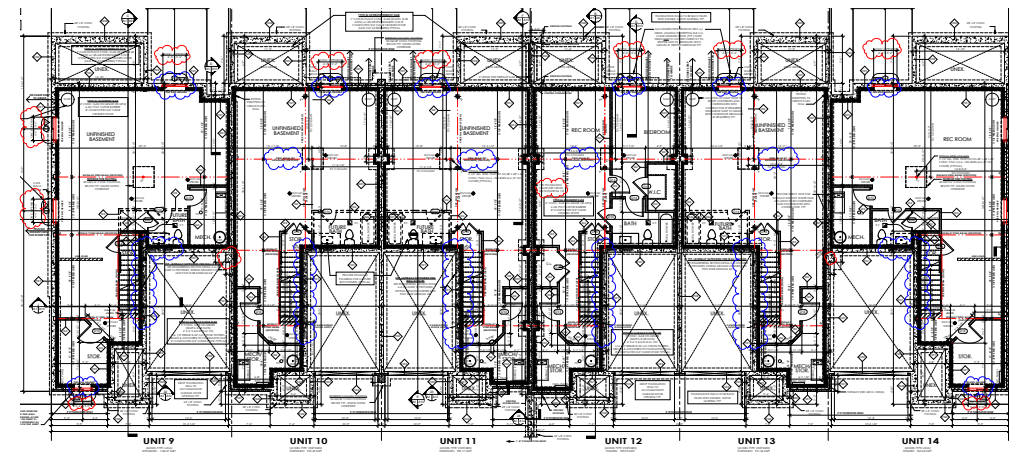
First floor



Second floor

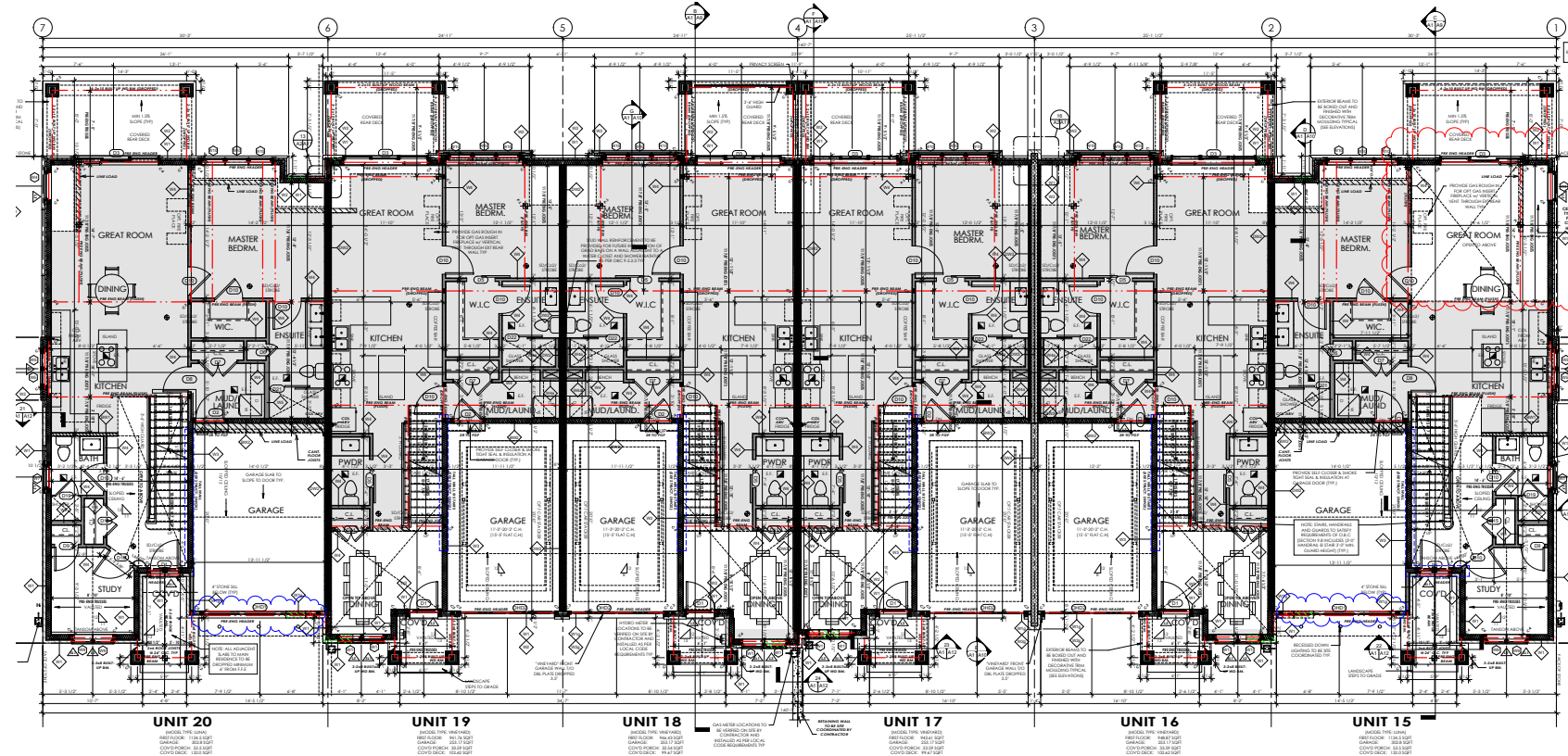


Basement level

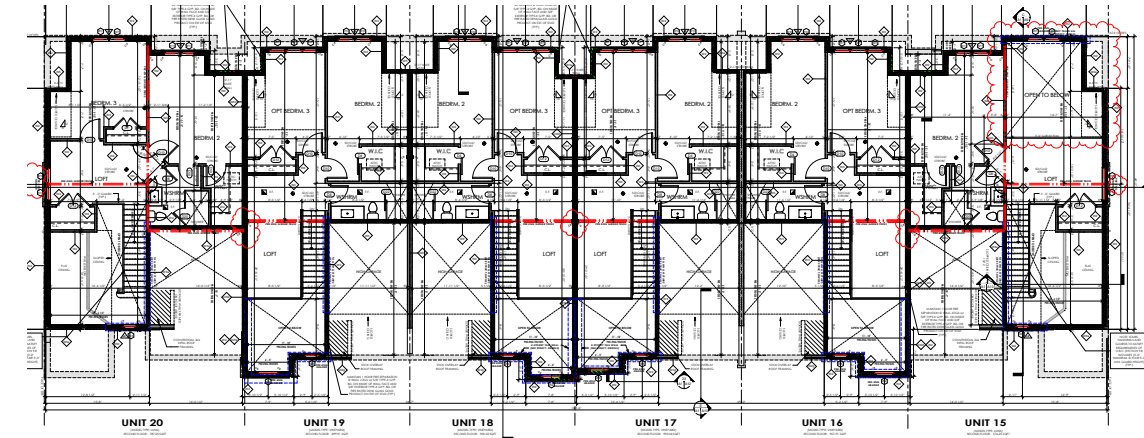


Block B2 building plans

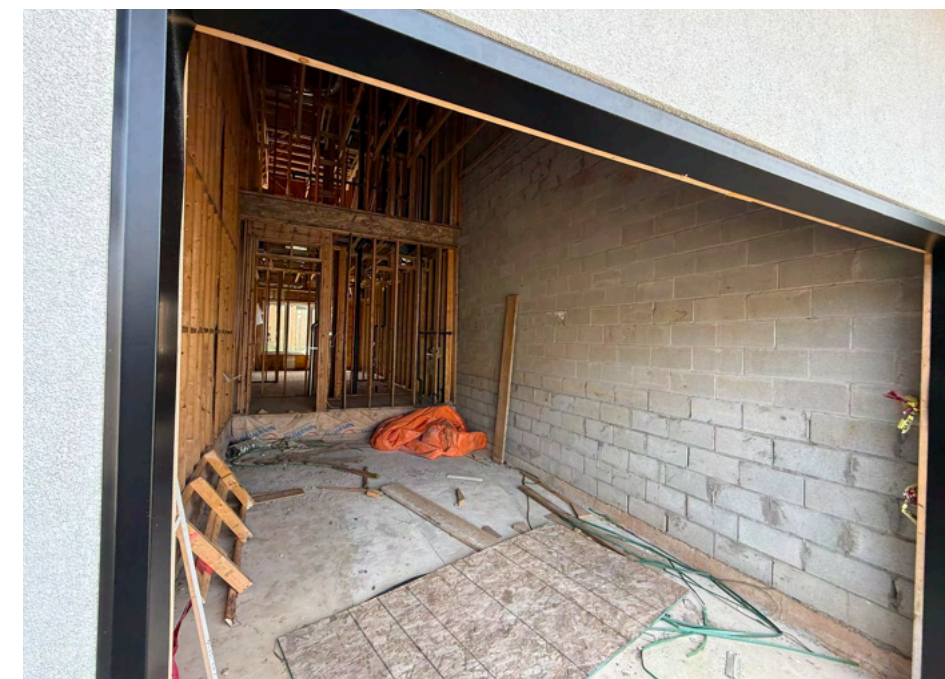
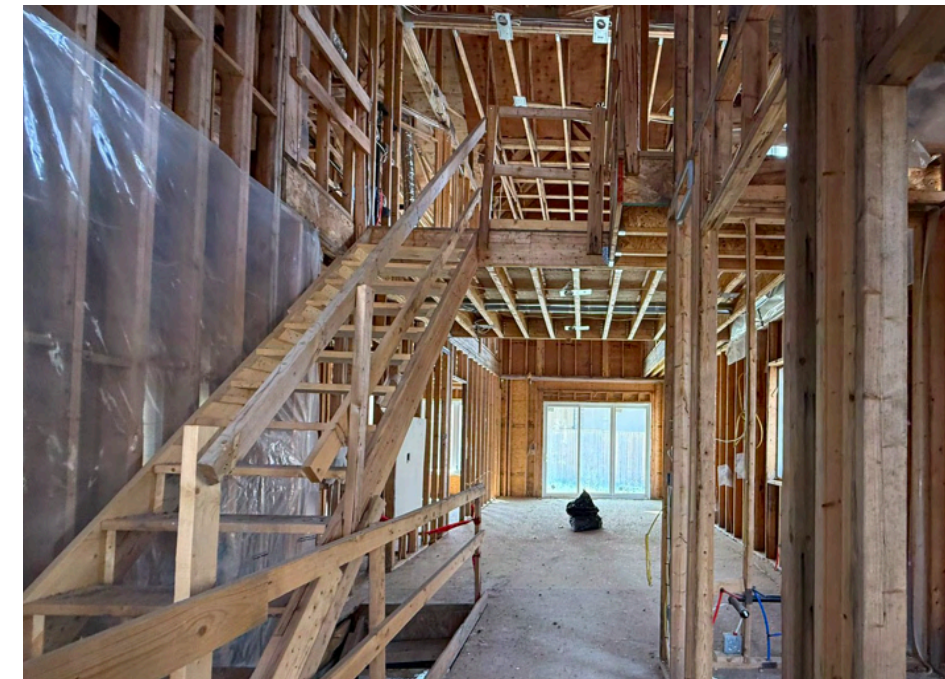
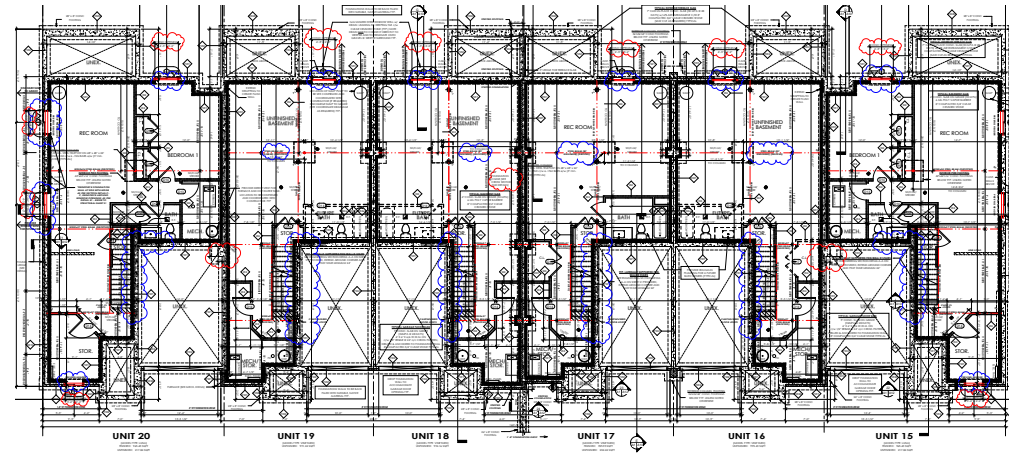
First floor



Second floor

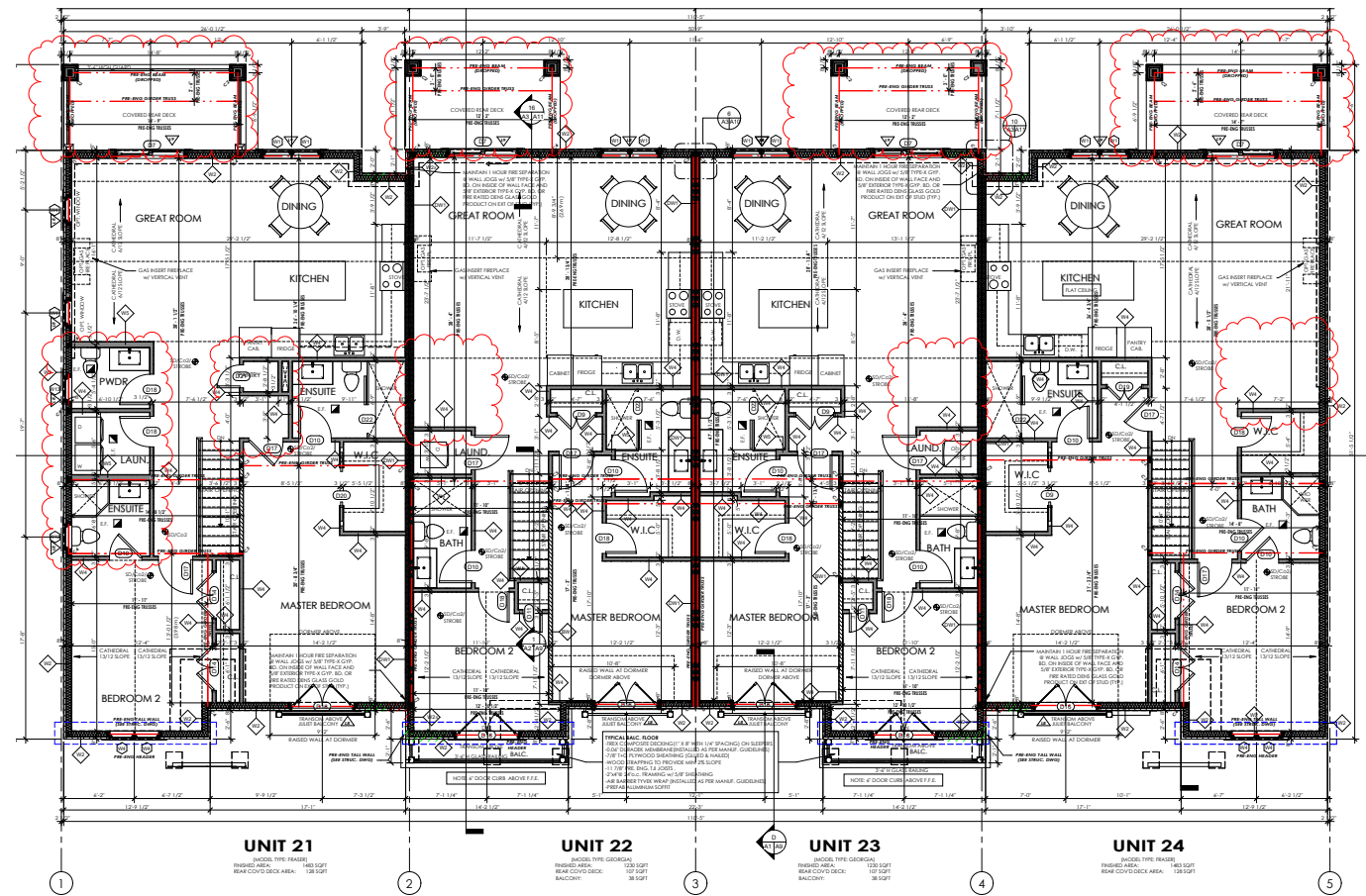


Basement level

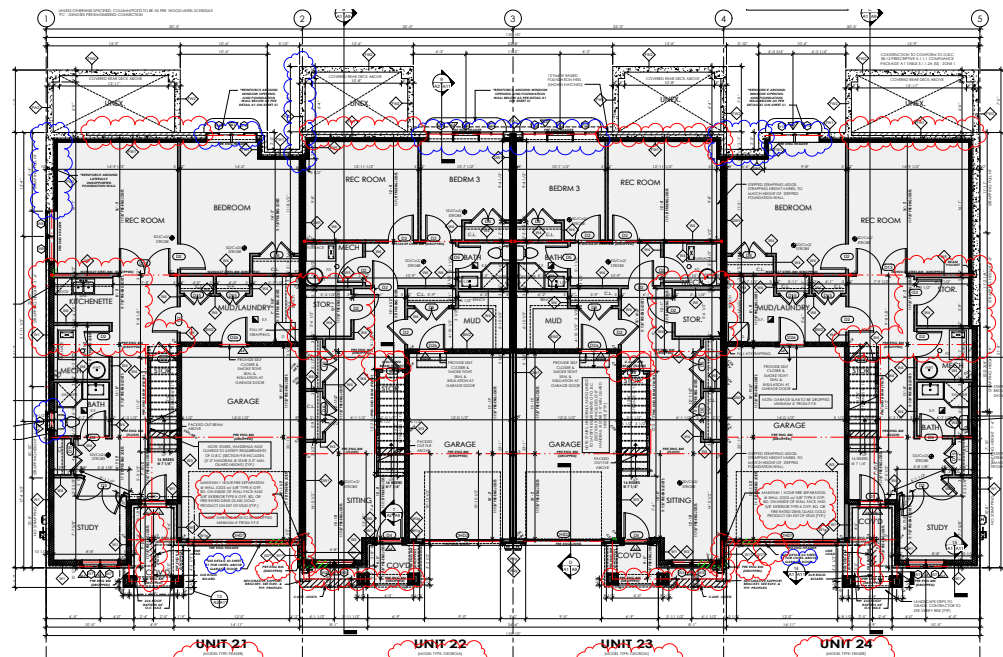


Block C1 building plans

Main floor

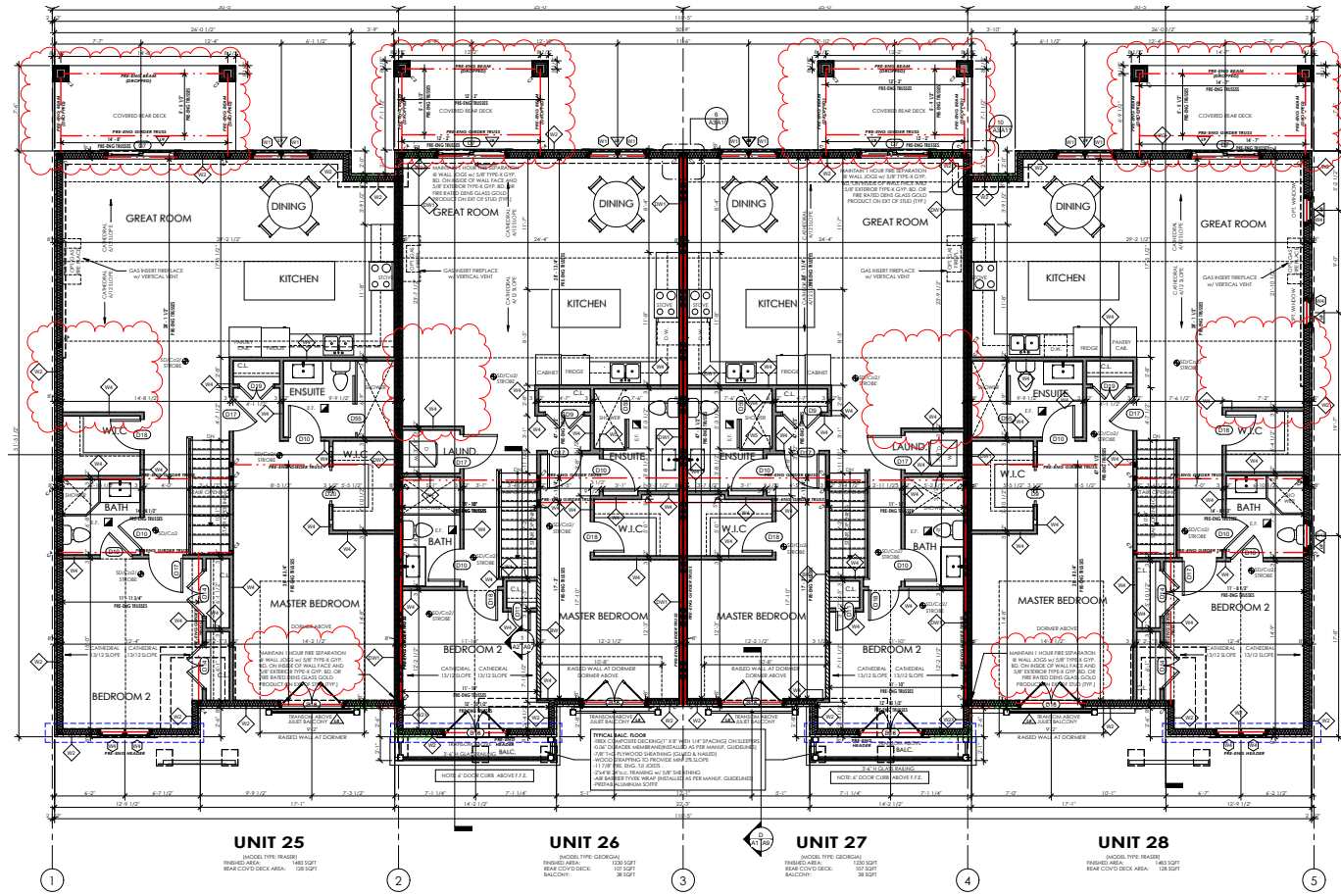


Ground floor

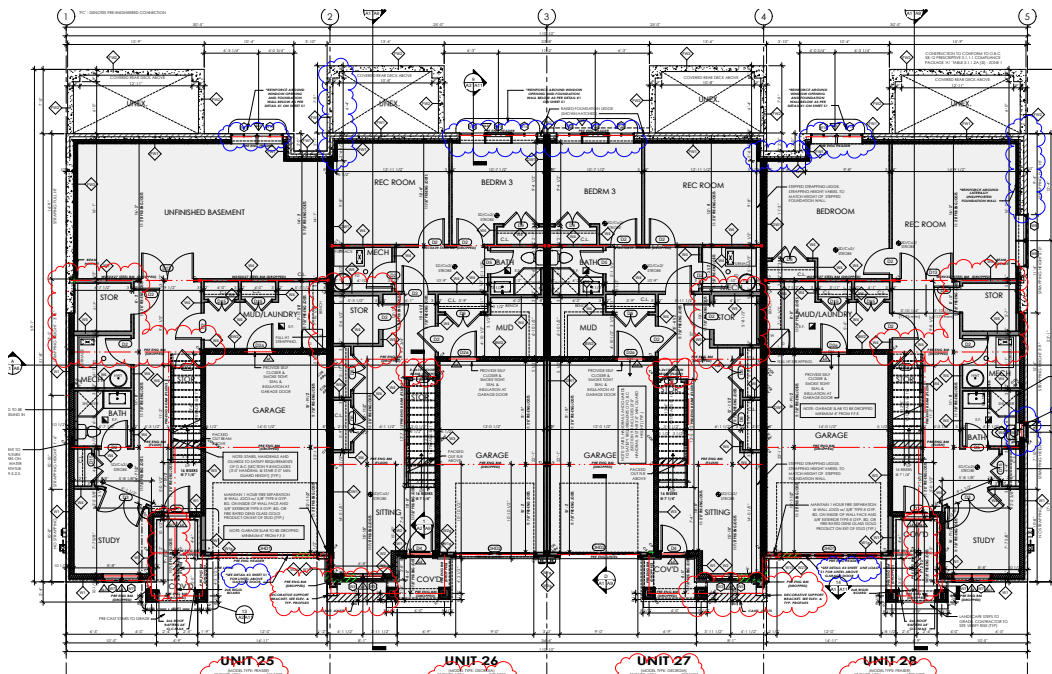


Block C2 building plans

Main floor



Ground floor



Site plan



Block	No.	Bed / storey	Basement	Size	Model type
A1	1	3BR / 3 storey	Unfinished	1,915 sf	Luna
	2	3BR / 3 storey	Unfinished	1,756 sf	Montrose
	3	3BR / 3 storey	Unfinished	1,756 sf	Montrose
	4	3BR / 3 storey	Unfinished	1,756 sf	Montrose
A2	5	3BR / 3 storey	Unfinished	1,756 sf	Montrose
	6	3BR / 3 storey	Unfinished	1,756 sf	Montrose
	7	3BR / 3 storey	Unfinished	1,756 sf	Montrose
	8	3BR / 3 storey	Unfinished	1,915 sf	Luna
B1	9	3BR / 3 storey	Unfinished	1,915 sf	Luna
	10	3BR / 3 storey	Unfinished	1,745 sf	Vineyard
	11	3BR / 3 storey	Unfinished	1,740 sf	Vineyard
	12	3BR / 3 storey	Unfinished	1,750 sf	Vineyard
B2	13	3BR / 3 storey	Unfinished	1,745 sf	Vineyard
	14	3BR / 3 storey	Unfinished	1,915 sf	Luna
	15	3BR / 3 storey	Unfinished	1,915 sf	Luna
	16	3BR / 3 storey	Unfinished	1,745 sf	Vineyard
C1	17	3BR / 3 storey	Unfinished	1,750 sf	Vineyard
	18	3BR / 3 storey	Unfinished	1,740 sf	Vineyard
	19	3BR / 3 storey	Unfinished	1,745 sf	Vineyard
	20	3BR / 3 storey	Unfinished	1,745 sf	Vineyard
C2	21	3BR / 2 storey	None	1,915 sf	Luna
	22	3BR / 2 storey	None	2,171 sf	Fraser
	23	3BR / 2 storey	None	1,800 sf	Georgia
	24	3BR / 2 storey	None	1,800 sf	Georgia
C2	25	3BR / 2 storey	None	2,171 sf	Fraser
	26	3BR / 2 storey	None	2,171 sf	Fraser
	27	3BR / 2 storey	None	1,800 sf	Georgia
	28	3BR / 2 storey	None	1,800 sf	Georgia

LEGEND

- PRIORITY LINE
- SETBACK LINES
- LANDSCAPING
- DRIVEWAYS
- 6m FIRE ACCESS ROUTE
- 3m FIRE ACCESS ROUTE SET BACK
- MANHOLE (SEE CIV)
- CATCH BASIN (SEE CIV)

TOWN HOME ZONING INFO

- MINIMUM LOT FOOTAGE: 4.094
- FRONT YARD SETBACK: 4.394
- FRONT FACE OF GARAGE SETBACK: 4.394
- EXTERIOR SIDE YARD SETBACK: 3.204
- INTERIOR SIDE YARD SETBACK: 3.204
- REAR YARD SETBACK: 7.534

TOWN HOMES / SINGLE DWELLING SQUARE FOOTAGE

TYPE A: GROUND FLOOR: 1755.06 sqft, 1ST FLOOR: 853.15 sqft, TOTAL: 2608.21 sqft

TYPE B: GROUND FLOOR: 1571.74-1881.2 sqft, 1ST FLOOR: 1000.47 sqft, TOTAL: 2572.21-2881.67 sqft

TYPE C: GROUND FLOOR: 1745.55 sqft, 1ST FLOOR: 1000.47 sqft, TOTAL: 2746.02 sqft

TYPE D: GROUND FLOOR: 1160.67 sqft, 1ST FLOOR: 556.67 sqft, TOTAL: 1717.34 sqft

TOWN HOMES / SINGLE DWELLING SQUARE FOOTAGE

TYPE E: GROUND FLOOR: 797.52 sqft, 1ST FLOOR: 487.72 sqft, TOTAL: 1285.24 sqft

TYPE F: GROUND FLOOR: 1225.56 sqft, 1ST FLOOR: 1000.47 sqft, TOTAL: 2226.03 sqft

TYPE G: GROUND FLOOR: 1000.47 sqft, 1ST FLOOR: 444.57 sqft, TOTAL: 1445.04 sqft

TYPE H: GROUND FLOOR: 1110.00 sqft, 1ST FLOOR: 515.24 sqft, TOTAL: 1625.24 sqft

LOT SIZE / COVERAGE

BLK A1: 5478.00 sqft (126.94m x 43.17m)

BLK A2: 5478.00 sqft (126.94m x 43.17m)

BLK B1: 8870.00 sqft (102.4m x 86.6m)

BLK B2: 8870.00 sqft (102.4m x 86.6m)

BLK C1: 4141.29 sqft (64.6m x 64.1m)

BLK C2: 4141.29 sqft (64.6m x 64.1m)

TOTAL: 40978.28 sqft (1305.4m x 31.37m)

BLOCK GFA (GROUND FLOOR) (SLOTTMAN) (TOTAL)

BLK A1: 3752.45sqft +3430sqft = 7182.45sqft (668.34m²)

BLK A2: 3752.45sqft +3430sqft = 7182.45sqft (668.34m²)

BLK B1: 4331.14sqft +4900sqft = 9231.14sqft (854.41m²)

BLK B2: 4331.14sqft +4900sqft = 9231.14sqft (854.41m²)

BLK C1: 2448.58sqft +1541sqft = 3989.58sqft (367.89m²)

BLK C2: 2448.58sqft +1541sqft = 3989.58sqft (367.89m²)

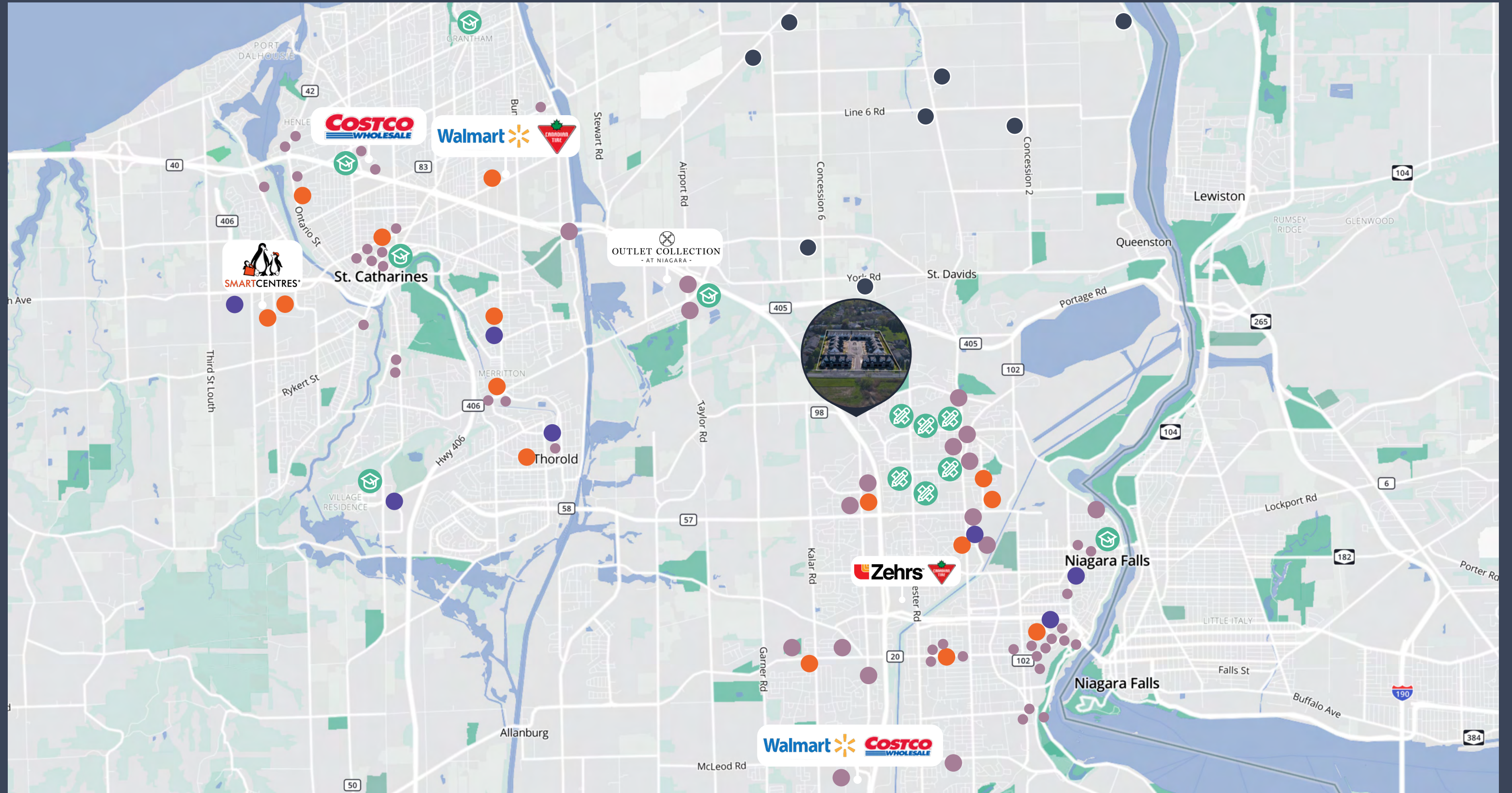
TOTAL: 53247.74sqft (4946.89m²)

For sale 2700 Mewburn Road, Niagara Falls, Ontario



The location

- Grocery stores
- Restaurants / take-out
- Wineries
- Nearby elementary & secondary schools
- University & college campuses
- Hospitals / Medical clinics



Demographics

2700 Mewburn Road is exceptionally well positioned for new residential development, offering an ideal blend of suburban tranquility and strong regional connectivity in Niagara Falls' desirable north end. Surrounded by established neighbourhoods and in close proximity to emerging luxury adult-lifestyle communities, the area attracts downsizers, retirees, and young professionals seeking high-quality, low-maintenance living.

Nearby developments such as Stoneridge Estates—a boutique, amenity-rich 55+ community nearing completion—underscore growing demand for higher-density, lifestyle-oriented housing.

With convenient access to the QEW and short drive times to Niagara Falls, Niagara-on-the-Lake, and St. Catharines, the Mewburn corridor continues to emerge as a desirable residential node.

The property presents a compelling opportunity for a freehold townhome development or premium purpose-built rental offering, supported by strong demographics and proven market appeal.

Located a short drive from all nearby major markets

QEW / Mountain Road access	1 minute / 500m
Highway 405 / Highway 100 access	5 minutes / 3.6km
Heart of Niagara Falls	8 minutes / 8.3km
St Catharine's	8 minutes / 10.3km
Thorold	9 minutes / 8.4km
Canada-U.S. border Niagara Falls	12 minutes / 9.2km
Welland	19 minutes / 25.5km
Hamilton	32 minutes / 54km



Households

35,125

Households with couple families

22,263

Households with single individuals

92,300

Total number of households

2

Average household size



Population

230,069

Total current population

232,465

Total projected population (five years)

6,682

Population density

42

Average age



Income

\$92,557

Average household income

\$113,052

Projected average household income (five years)

96,076

Population of working age group (25-64)

25-34

Largest working age group by population

Demographics within a 10km radius from 2700 Mewburn Road

Mewburn Towns

2700 Mewburn Road, Niagara Falls, Ontario

QEW

Bid date to be set

Sign the Confidentiality Agreement for access to our robust data room:

[Download the Co-operating Broker Confidentiality Agreement here](#)

[Download the Principals Confidentiality Agreement here](#)

Get more information

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