

FOR SALE



LIST
PRICE: **\$2,395,000**

0 Baker Road | Fort Erie | ON

±3.6 AC Proposed Residential Development in Black Creek

RALPH ROSELLI* SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

**Sales Representative*

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

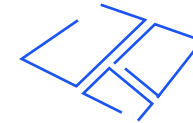
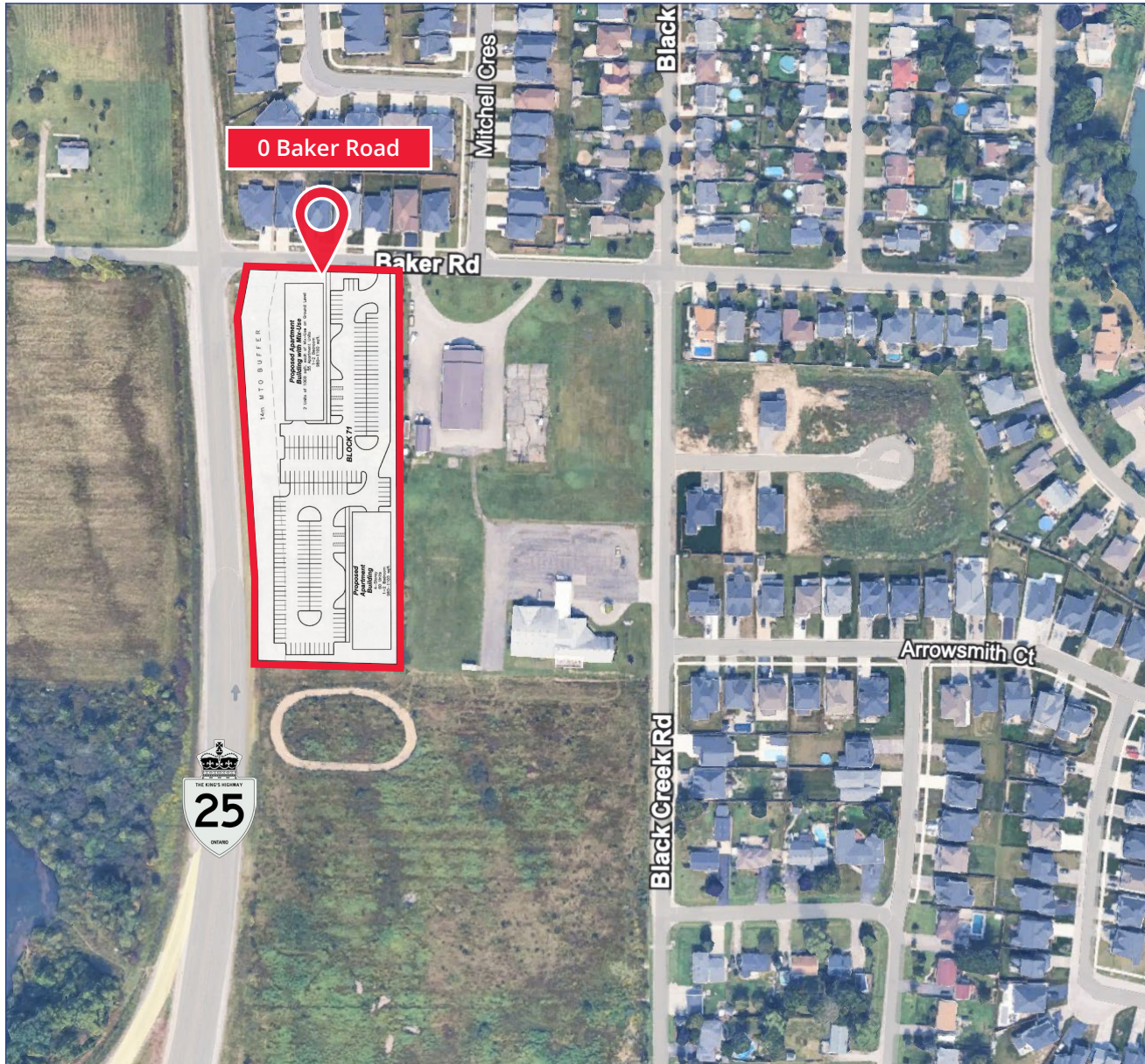
Tel: +1 905 354 7413 | Fax: +1 905 354 8798

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Property Overview

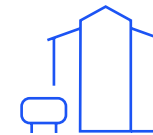
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±3.6 Acres Residential Development Land in Black Creek



Proposed for Two Mixed-Use Residential Apartment-Style Bldg.'s



4-Storey 60-Unit Bldg. and a 55-Unit Bldg. with Two 1,000 SF Commercial Units



A Short Drive North to the New South Niagara Hospital

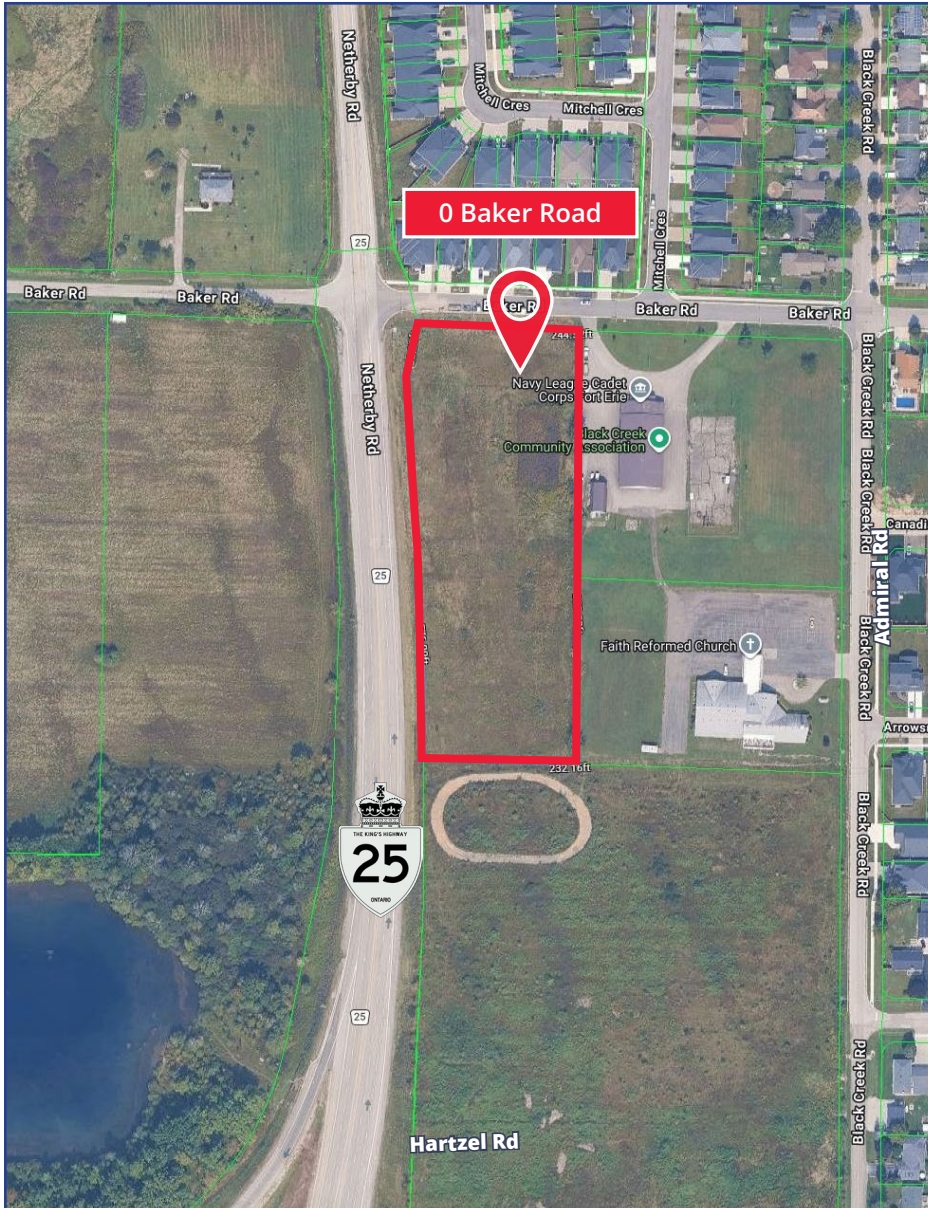


A 1-Min. Drive to QEW Hwy Access on Netherby Road



C1-550 Local Commercial Zone

Property Details

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Location SE Corner of Netherby Road & Baker Road

Lot Size ±3.6 Acres

Lot Dimension Frontage ±243.90 ft. | Depth ±653.28 ft.

Zoning C1-550 Local Commercial

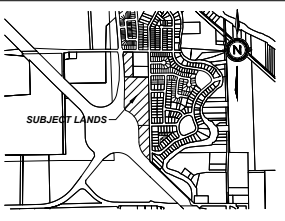
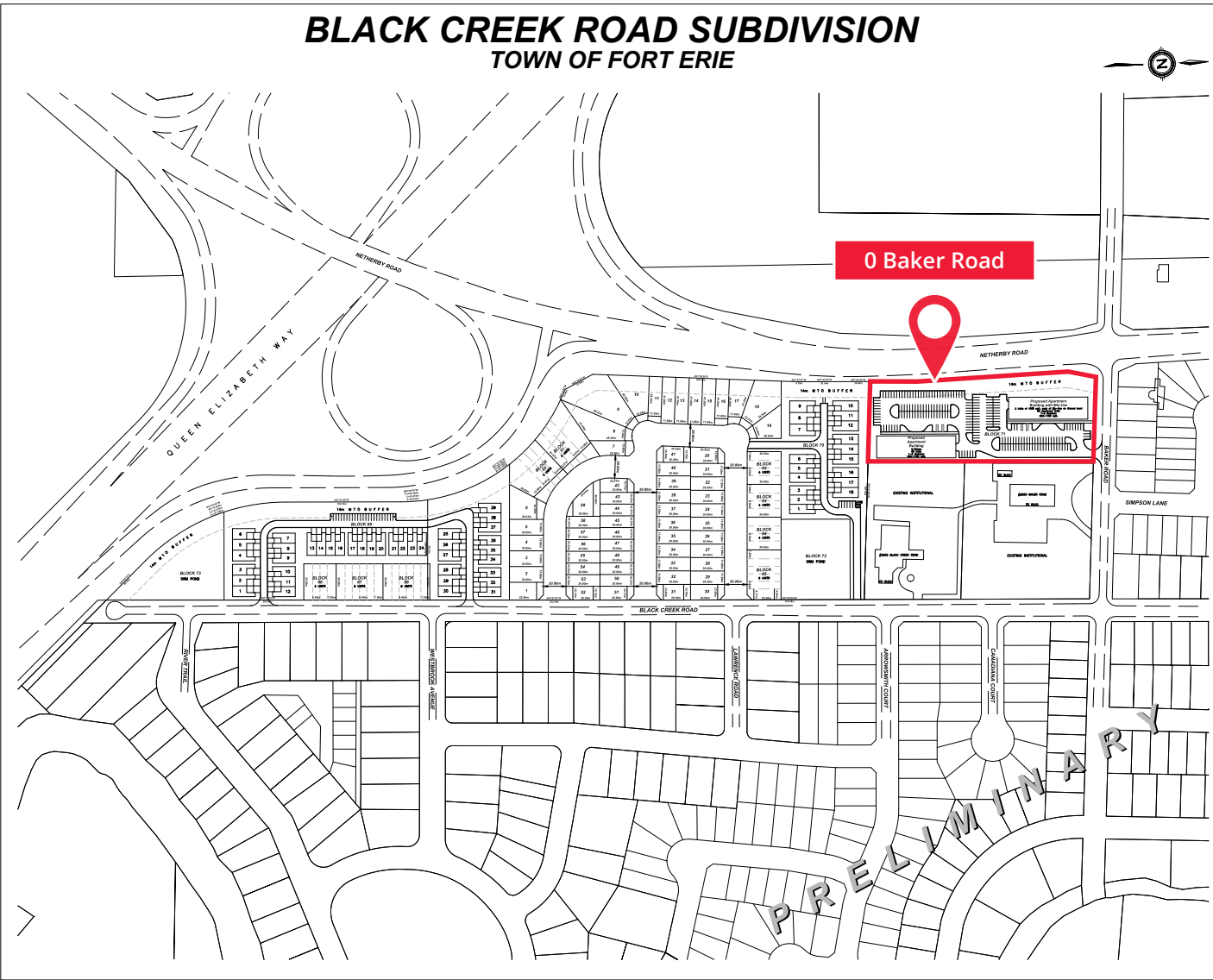
List Price \$2,395,000

Taxes(2026) \$2,219

Comments

- Vacant 'Local Commercial' zone land in Fort Erie's Black Creek Neighbourhood
- Proposed for two mixed-use residential apartment-style buildings including a 4-storey 60-unit building, and a 55-unit building with two ground floor commercial units of 1,000 SF each
- Surrounded by residential homes, new subdivision, churches and schools
- The new South Niagara Hospital Site is located just a short drive north on the QEW Hwy.
- Potential for a VTB to a qualified Buyer with terms & conditions to apply

Proposed Site Plan



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
PART OF LOT 19
BROKEN FRONT CONCESSION AT
SOUTHEAST ANGLE
GEOGRAPHIC TOWNSHIP OF WILLOUGHBY,
COUNTY OF WELLAND
NOW IN THE TOWN OF FORT ERIE

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(m ²)	AREA(AC)
SINGLE LOT RESIDENTIAL	LOT 1-89	89	2,8103	25.7088
STREET TOWNHOUSE	BLOCK 60-68	40	1,0860	10.7001
BLOCK TOWNHOUSE	BLOCK 69-70	70	2,8816	26.3603
APARTMENT/RES-USE BLOCK	BLOCK 71	117	1,4785	14.5409
TRAIL ROAD	BLOCK 72-73		0.9108	8.3687
ROADWAY	BLOCK 74		1,0885	10.7198
TOTAL		290	10,1541	100.00

DEVELOPABLE AREA = 8,8440 ha
DEVELOPABLE DENSITY = 32.79 units/ha

REVISION	DATE	BY
0	2021-03-22	SD

**UPPER CANADA CONSULTANTS**
CONSULTANTS/PLANNERS

DRAFTING TITLE

DRAFT PLAN 3

DRAFTING SD

DATE MARCH 22, 2021

PRINTED MARCH 22, 2021

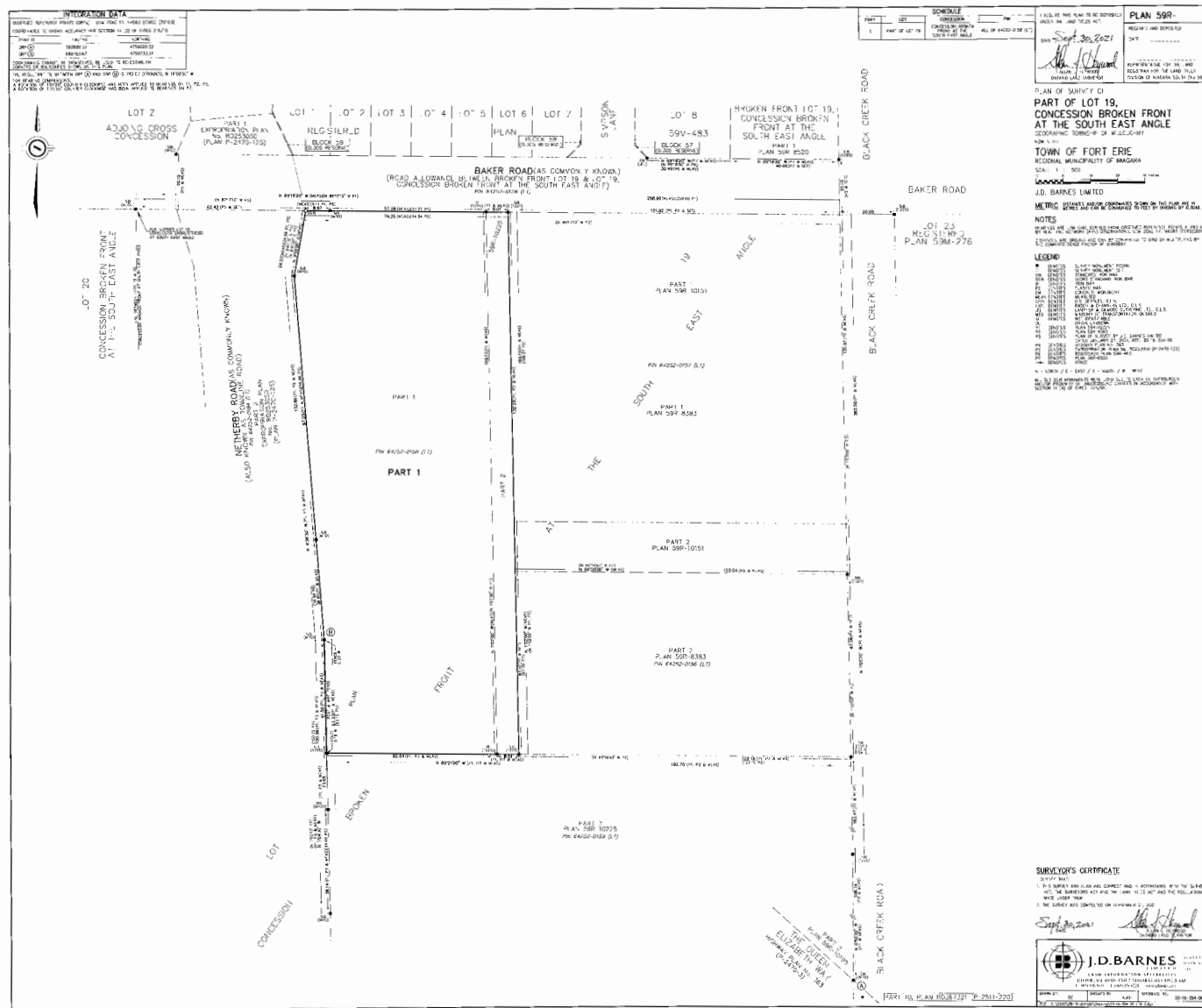
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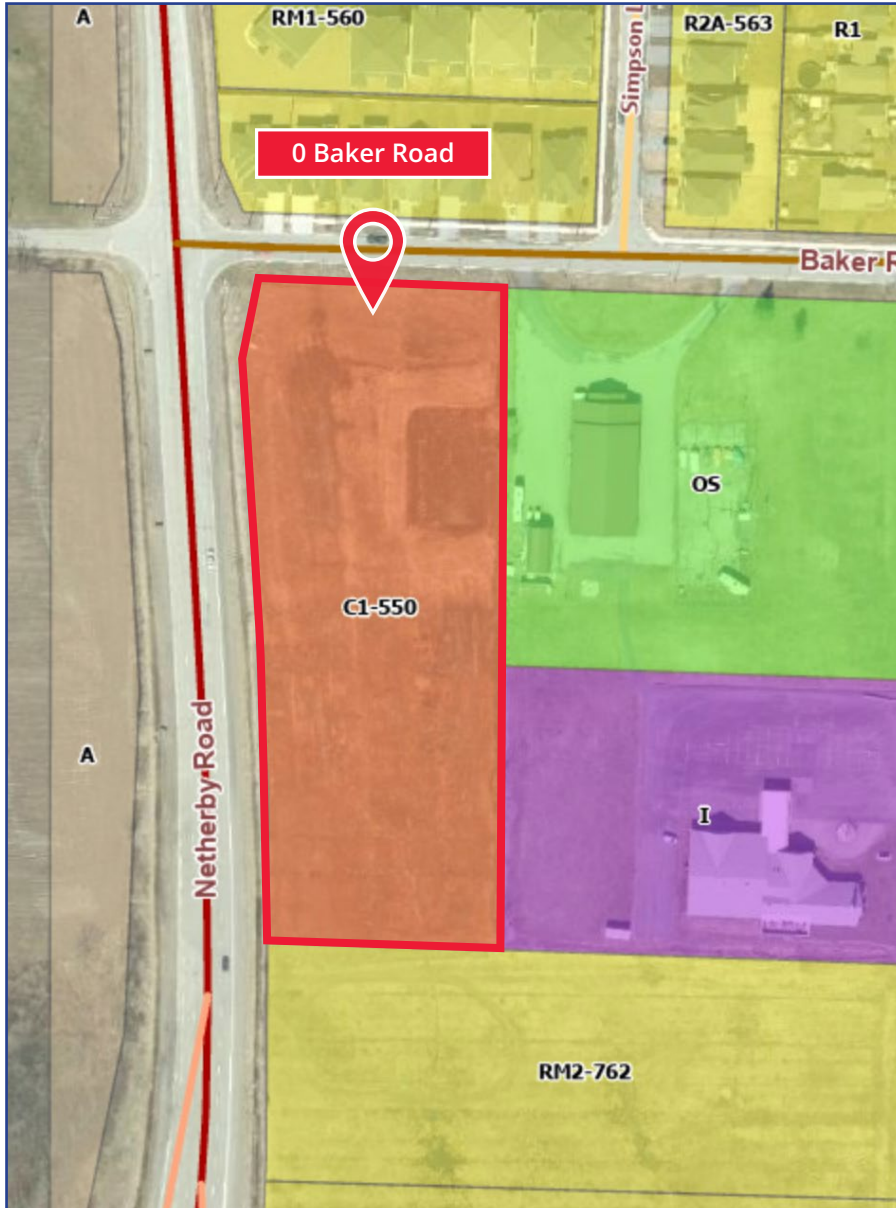
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DRAWING FILE: 21-03-2021-Planning\20174 - Concept Plan 3_2021-03-17_SitePlan PLOTTED: Mar 22, 2021 - 10:05am PLOTTED BY: swh

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C1-550 Local Commercial Zone

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PERMITTED USES

Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all Local Commercial (C1) Zones.

- Convenience retail stores
- Personal service shops
- Day nurseries
- Florists
- Pharmacies
- Professional or Business Offices
- Video Outlet Sales and Rental Shops
- Bake Shops
- Spa Services
- Dwelling Units
- Short-Term Rental, Dedicated
- Uses, buildings and structures accessory to a permitted use, excluding open storage

C1-550 (35-2016) – 0 Baker Road – Southeast Corner, Baker Road and Netherby Road

These lands are zoned “Local Commercial (C1-550) Zone” and all of the provisions of By-law 129-90 as amended that relate to lands zoned “Local Commercial (C1) Zone” by this by-law shall apply to those lands zoned “Local Commercial (C1-550) Zone” subject to the following provisions:

- a) Notwithstanding Section 19.2, the following additional uses shall be permitted:
 - Banks and Financial Institutions
 - Candy kitchens
 - Clinics
 - Commercial schools
 - Custom brokers
 - Dry Cleaning Outlets
 - Eating Establishments
 - Laundromats
 - Post offices
 - Veterinarian Clinic in wholly enclosed buildings
- b) Notwithstanding Section 19.3, the following regulation shall apply:

Maximum Gross Floor Area	375 sq.m. (for single Commercial unit)
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\$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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CONTACT:

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