

FOR SALE - 4994 North Service Road | Beamsville | ON
±10.1 AC Commercial / Residential Development Land
Inside the Urban Area Boundary of Beamsville, Town of Lincoln



ASKING PRICE: **\$13,750,000**

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**Broker **Broker of Record*

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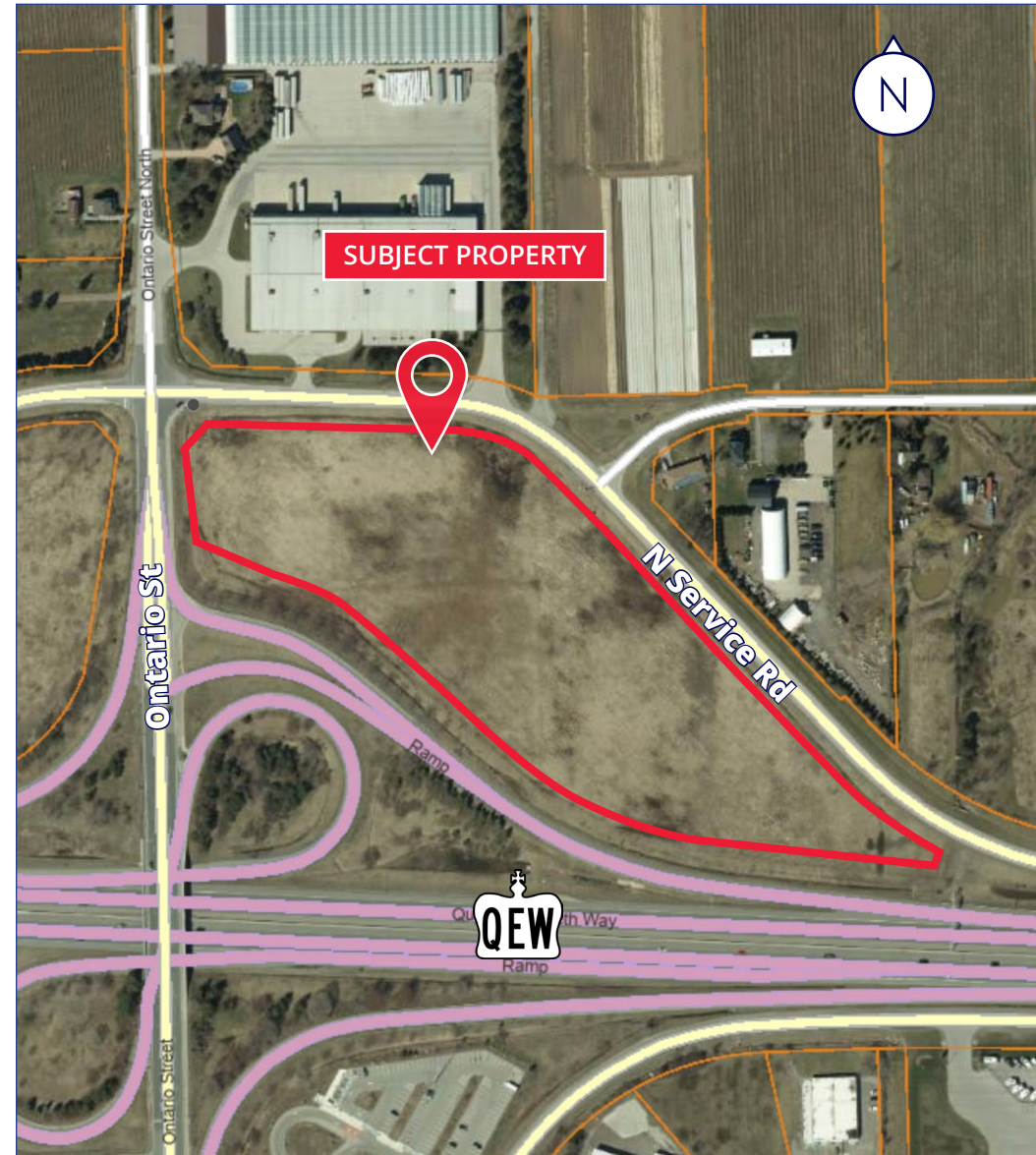
Listing Specifications



PIN/ ARN	460960263/ 262201000222702
Lot Size	±10.1 Acres
Zoning	OC - Office Commercial
List Price	\$13,750,000
Taxes (2025)	\$65,121
Comments	<ul style="list-style-type: none"> • Vacant commercial/residential development land within the urban area boundary of Beamsville • Approved ZBA & OPA and draft S.P.A. • Positioned just off the QEW Corridor with great visibility • Strong regional accessibility • Serviced by Region of Niagara water and sewer • Approx. 600 metres from proposed GO Station (business plan approved) • Only 45 minutes to the Greater Toronto Area • Positioned within a designated Secondary Plan area supporting future growth

Approved Site Plans Showing:

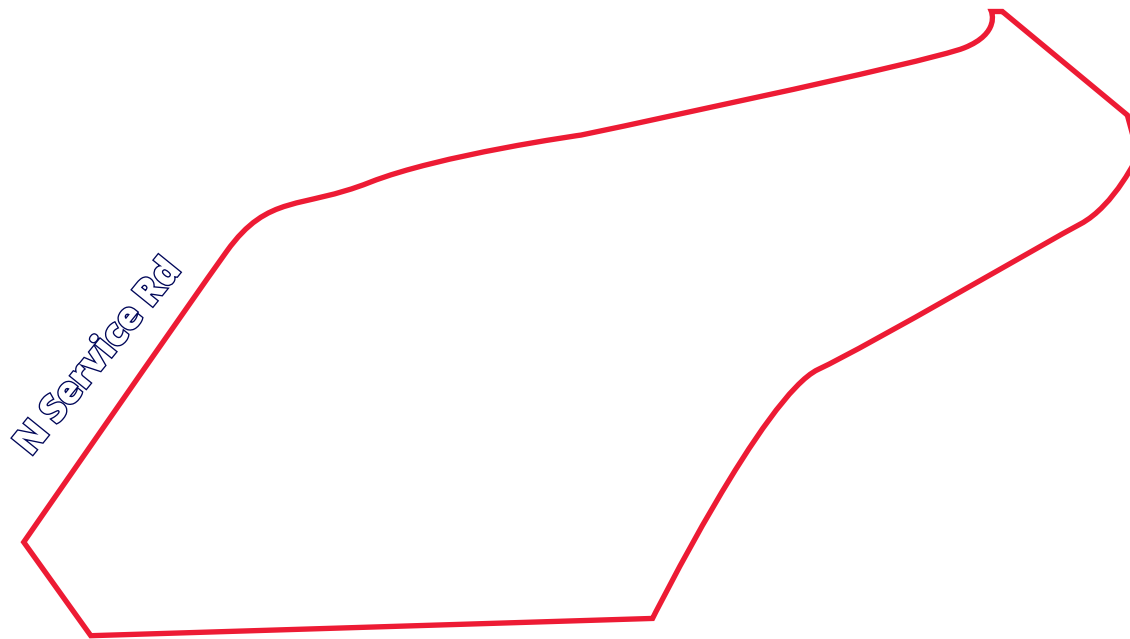
- 389 residential units across three 9-storey towers (Building A, B & D)
- 3-storey ±25,000 SF commercial building (Building C)
- 90-room hotel (6-storey)
- ±15,000 SF event centre (2-storey) with potential for restaurant conversion



Property Highlights

4994 North Service Road | Beamsville, Lincoln | ON

Located adjacent to the QEW with excellent highway exposure, approx. 600 metres from a proposed GO Station (business plan approved), and offering convenient access within 45 mins to the GTA.



N Service Rd

Ontario St



Vacant commercial/
residential development
land within the urban area
boundary of Beamsville,
Town of Lincoln



Immediate access to the
QEW, providing strong
regional connectivity



Elevated visibility along
the QEW corridor



Serviced development land
in limited supply due to
Greenbelt Constraints



Future growth supported
by the City's Secondary Plan

Aerial Photos

Colliers



Plan of Survey

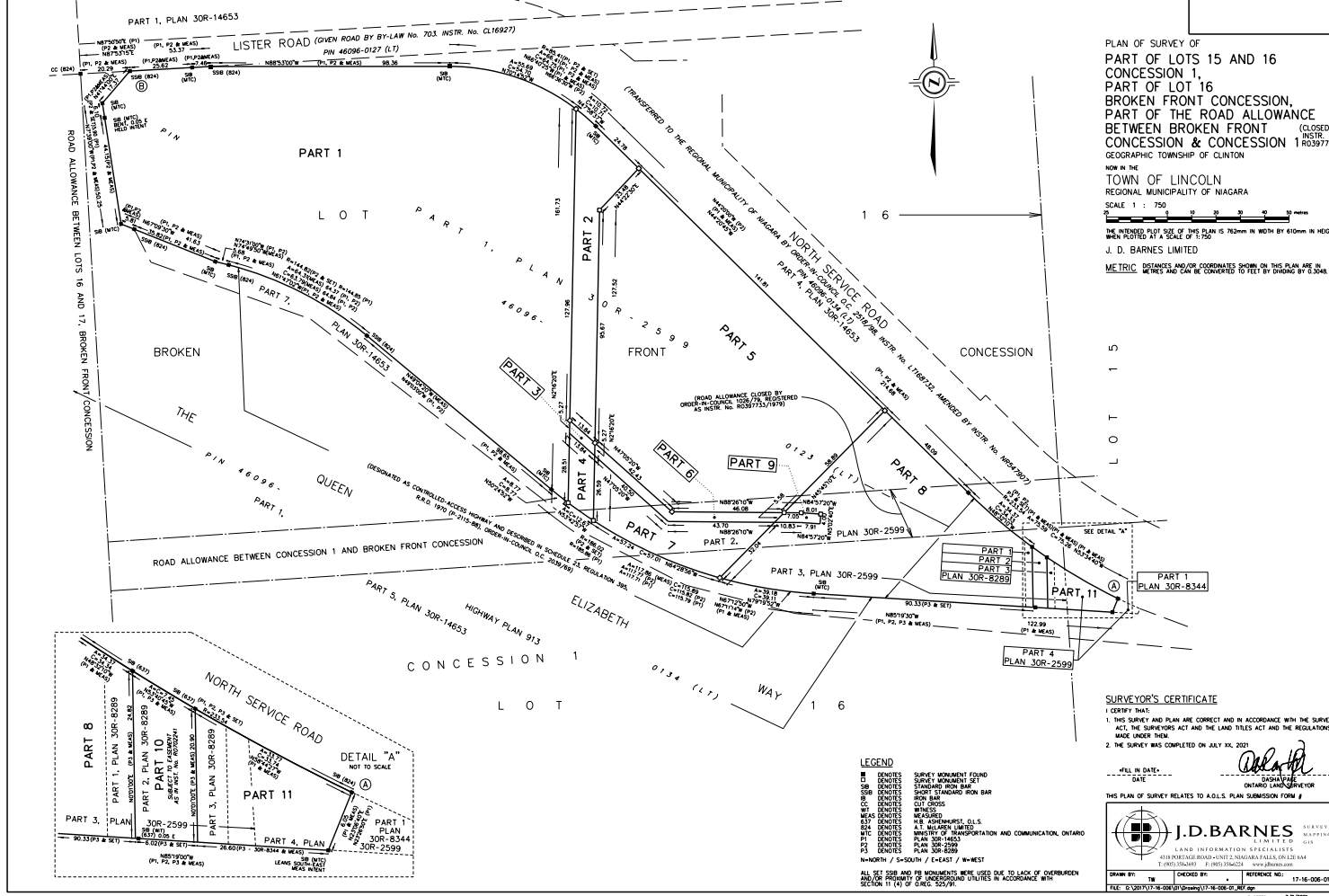


INTEGRATION DATA	
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0)	
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 2/6/10.	
POINT ID	NOTING
ORP (1)	4 782 979.35
ORP (2)	4 783 203.85
COORDINATES CANNOT BY THEMSELVES BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.	
THE RESULTANT OF THE BETWEEN ORP (1) AND ORP (2) IS 460.00 (GROUND), N62°45'13"W	

NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2, BY TECH. THE NETWORK WITH OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99972.
 FOR BEARING COMPARISONS, A ROTATION OF 1°02'00" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON PL. P2 & P3.

SCHEDULE		
PART	LOT	CONCESSION
1		
2	PART OF 16	BROKEN FRONT
3		
4	PART OF 16 & ROAD ALLOWANCE	BROKEN FRONT
5		
6	PART OF 16, PART OF 16 & ROAD ALLOWANCE	BROKEN FRONT & 1
7		
8	PART OF 16, PART OF 16 & ROAD ALLOWANCE	BROKEN FRONT & 1
9	PART OF ROAD ALLOWANCE	
10	PART OF 16	1
11	PART OF 15 & 16	

NOTE: PART 10 IS SUBJECT TO AN EASEMENT AS IN INSTR. No. N0202241



PLAN OF SURVEY OF
 PART OF LOTS 15 AND 16
 CONCESSION 1,
 PART OF LOT 16
 BROKEN FRONT CONCESSION,
 PART OF THE ROAD ALLOWANCE
 BETWEEN BROKEN FRONT
 CONCESSION & CONCESSION 1
 NOW IN THE
 TOWN OF LINCOLN
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 750

J. D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

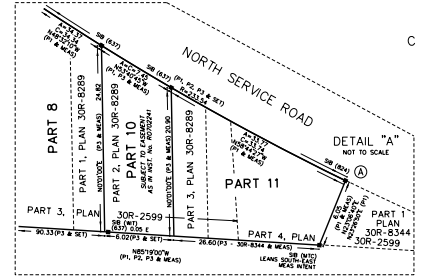
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS, MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON JULY XX, 2021.

DATE: _____
 SIGNATURE: _____
 J. D. BARNES LIMITED
 4318 OVERVALE ROAD, SUITE 22, NIAGARA FALLS, ON L2E 6A4
 T (905) 336-0101 F (905) 336-0102 www.jdbarnes.com

THIS PLAN OF SURVEY RELATES TO A D.L.S. PLAN SUBMISSION FORM # _____

DATE: 11/20/21 BY: JDB/ML/ML REFERENCE NO: 17-16-006-01
 PLotted: 7/9/2021



Draft Site Plan

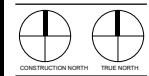
Site plan draft agreement issued for 389 residential units (THREE 9-storey towers), a 90-room hotel, banquet hall, and 25,000 SF commercial building.



Chamberlain Architect Services Limited
 4671 Paladium Way (Unit 1)
 Burlington, Ontario, L7M 0W9
 CANADA
 Phone: 905.631.7777
 www.chamberlainFPD.com

NO.	ISSUED	DATE
1	ISSUED	2022-10-03
2	REVISED	2022-10-03
3	REVISED	2022-10-03
4	REVISED	2022-10-03
5	REVISED	2022-10-03
6	REVISED	2022-10-03
7	REVISED	2022-10-03
8	REVISED	2022-10-03
9	REVISED	2022-10-03
10	REVISED	2022-10-03

DO NOT SCALE DRAWINGS. SEE THE CHAMBERLAIN ARCHITECT SERVICES LIMITED FOR CONSTRUCTION. VERIFY CONSTRUCTION AND OPERATIONS ON THE BASIS OF ANY SPECIAL CONDITIONS OR DISCREPANCIES. CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN ARCHITECT SERVICES LIMITED HAVE NO LIABILITY FOR ANY ERRORS OR OMISSIONS. CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



BEAMSVILLE HOTEL AND CONDOS

BEAMSVILLE, ON

SHEET NAME

MASTER PLAN

START DATE: OCTOBER 2022

DRAWN BY: MA

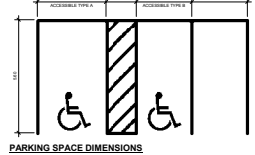
CHECKED BY: LC

SCALE: As Indicated

PROJECT NO: 122050

DRAWING NO:

A001



Site Plan
 1:600

SITE STATISTICS			
DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE
BUILDING FOOTPRINT	77,937 SQ. FT.	8,724 SQ. YD.	1.8%
COMMERCIAL BUILDING FOOTPRINT	7,717 SQ. FT.	882 SQ. YD.	1.6%
HOTEL BUILDING FOOTPRINT	7,021 SQ. FT.	797 SQ. YD.	1.5%
RESIDENTIAL BUILDING FOOTPRINT	4,207 SQ. FT.	479 SQ. YD.	0.9%
STAIR ACCESS TO UNDERGROUND	18,382 SQ. FT.	2,103 SQ. YD.	3.9%
LANDSCAPE	7,214 SQ. FT.	823 SQ. YD.	1.5%
HARD LANDSCAPE	13,156 SQ. FT.	1,506 SQ. YD.	2.8%
GRASS	478,822 SQ. FT.	54,725 SQ. YD.	10.2%
DRIVEWAY	3,333 SQ. FT.	381 SQ. YD.	0.7%
SIDEWALK	18,333 SQ. FT.	2,103 SQ. YD.	3.9%
SOFT LANDSCAPE	14,582 SQ. FT.	1,653 SQ. YD.	3.1%
LANDSCAPE	1,222 SQ. FT.	139 SQ. YD.	0.3%
SWAMP POND	15,224 SQ. FT.	1,736 SQ. YD.	3.2%
OVERALL SITE	40,781 SQ. FT.	4,647 SQ. YD.	100.0%

PARKING PROVIDED		
PARKING SCHEDULE - AT GRADE		
TYPE	COUNT	
ACCESSIBLE - TYPE A - 3.40m x 5.50m	6	
ACCESSIBLE - TYPE B - 2.75m x 5.50m	6	
PARALLEL - 7.50m x 2.75m	6	
TOTAL PARKING	18	
	300	

PARKING SCHEDULE - MTO		
TYPE	COUNT	
MTO ZONE	21	
	21	

PARKING SCHEDULE - BELOW GRADE		
TYPE	COUNT	
ACCESSIBLE - TYPE A - 3.40m x 5.50m	5	
ACCESSIBLE - TYPE B - 2.75m x 5.50m	5	
PARALLEL - 7.50m x 2.75m	6	
TOTAL PARKING	16	
	400	

PARKING SCHEDULE - ALL		
TYPE	COUNT	
ACCESSIBLE - TYPE A - 3.40m x 5.50m	11	
ACCESSIBLE - TYPE B - 2.75m x 5.50m	11	
PARALLEL - 7.50m x 2.75m	12	
TOTAL PARKING	34	
	700	



SITE PLAN LEGEND	
	CONCRETE CURB
	CONCRETE SIDEWALK
	PROPOSED BUILDING
	LANDSCAPE
	ASPHALT DRIVEWAY
	CUT STAIR FROM UNDERGROUND
	PAINTED ROAD LINES
	PAVERS
	SETBACK
	PROPERTY LINE
	SM OFFSET FROM MTO
	HANDICAP PARKING
	FIRE ROUTE SIGN

Rendering Photos

Colliers



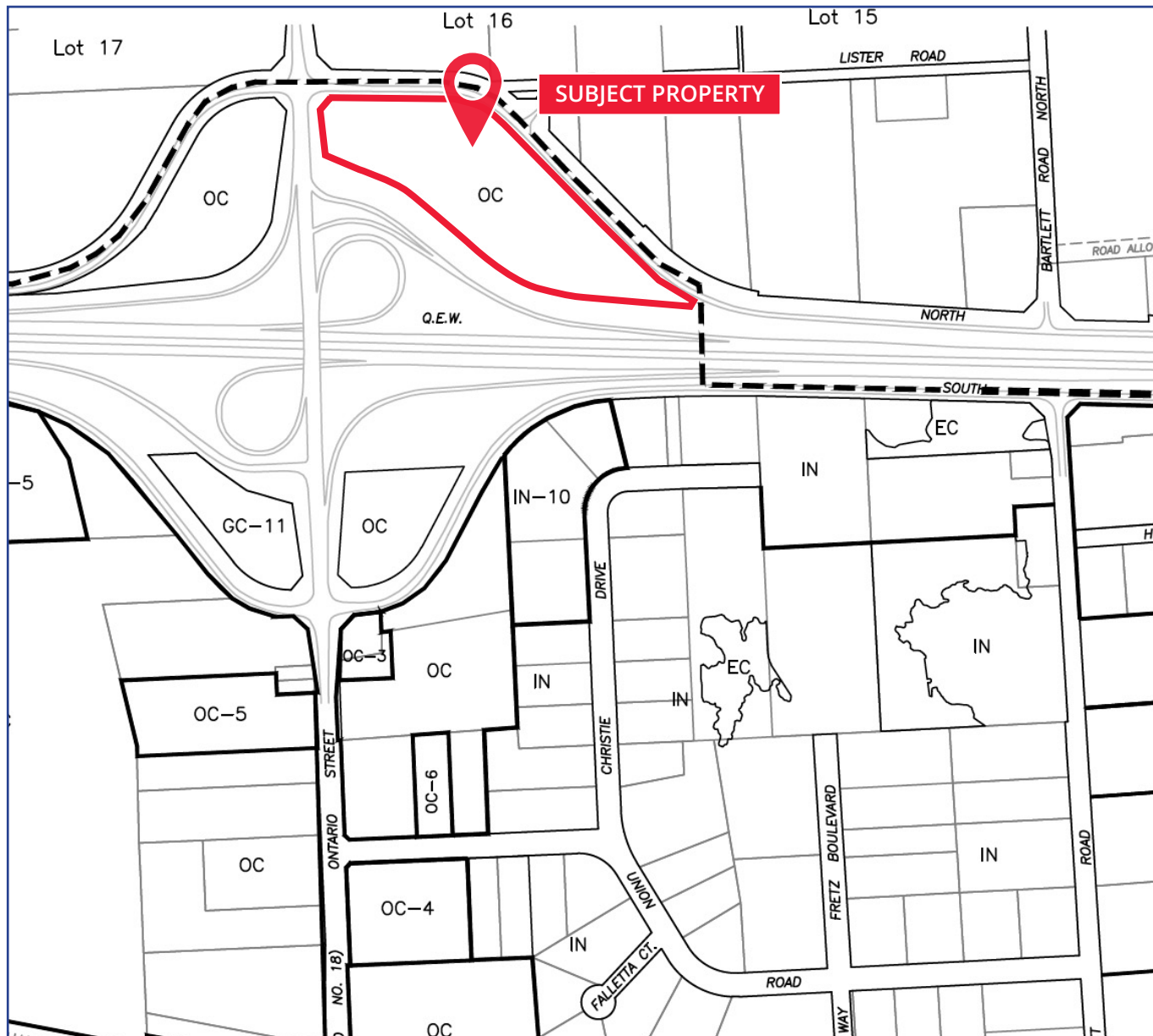
Rendering Photos

Colliers



OC - Office Commercial Zone

Colliers



Site Specific Mixed Use

PERMITTED USES:

- Banquet and/ or Convention Centre
- Clinic
- Commercial School
- Community Facilities/ Centre
- Culinary School
- Daycare Centre
- Financial Use
- Firehall
- Government Services
- Hotels
- Office Use
- Personal Service Use, accessory to a permitted use
- Post Office
- School
- Recreation Use, accessory to a permitted uses
- Research and Development Centre
- Retail Use, accessory to a permitted use
- Tourist Centre and/ or Welcome Centre

\$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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