



N/A Dunlop St

Fort Erie, ON

Get more information

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Space Highlights

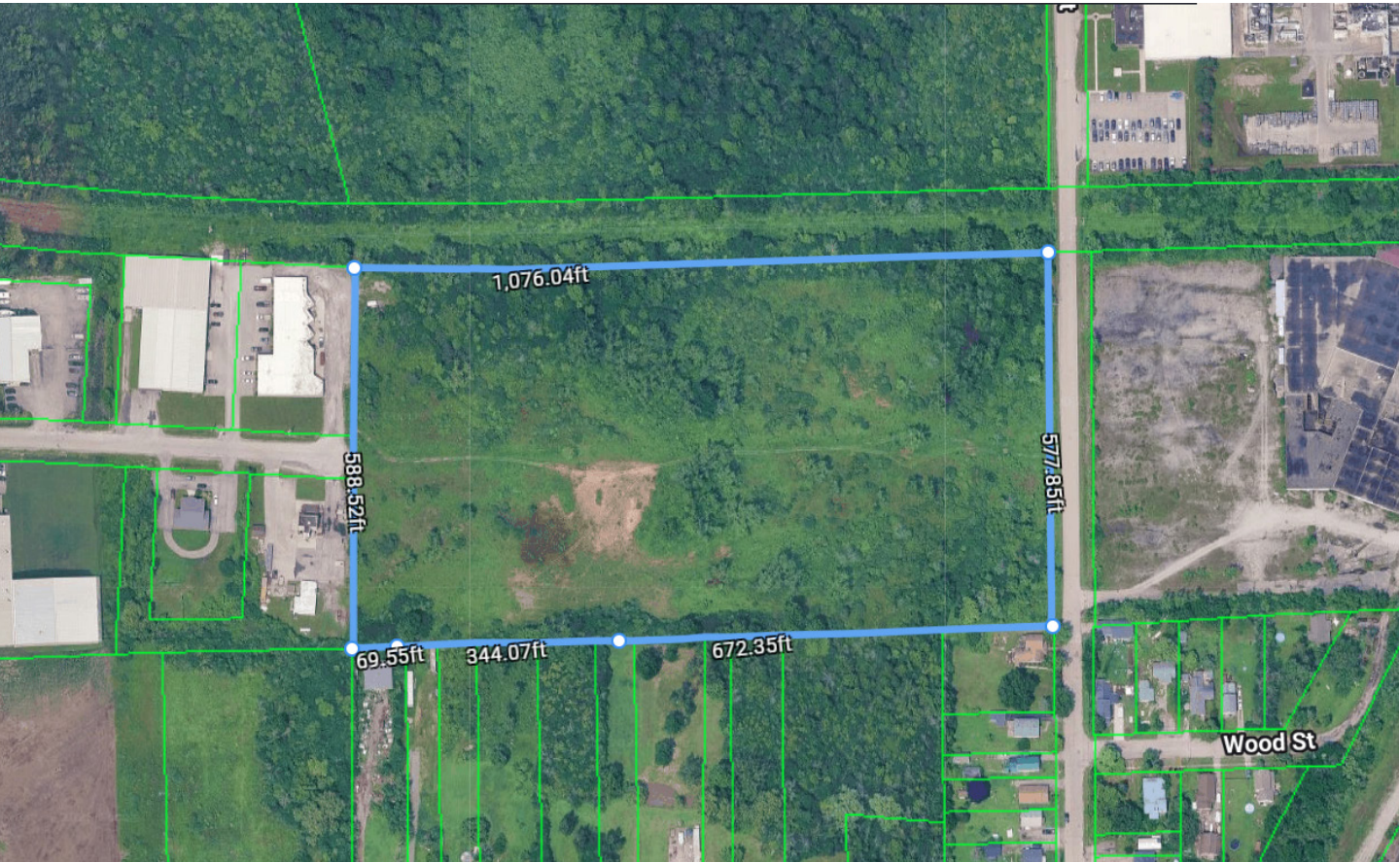
- 14.38-acre parcel presents a rare development opportunity in the rapidly growing Niagara Region.
- Situated minutes from the Peace Bridge, the property offers excellent access to cross-border trade and logistics routes.

Details

Available Area	Possession
14.38 acres	Immediate
Frontage	Asking Price
577.85	\$2,495,000
Zoning	Taxes (2026)
Industrial	\$7,890.492

For Sale

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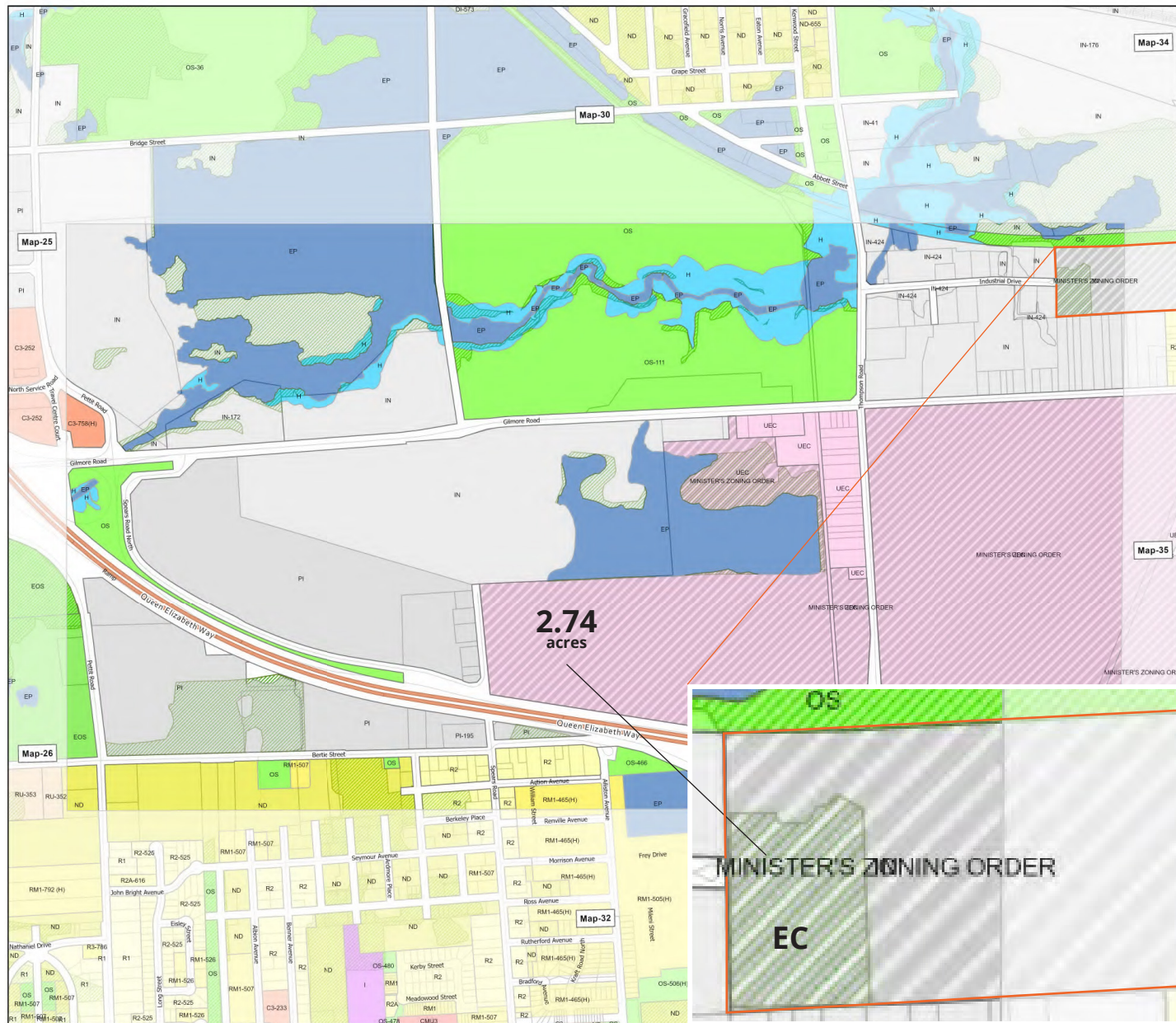
Zoning Information

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Zoning - PRESTIGE INDUSTRIAL (PI)

The Property is impacted by several zoning designations: Industrial (IN), Environmental Conservation (EC), and a Minister's Zoning Order. The entire site is zoned IN, while the EC designation only applies to the southwest corner of the site – as shown on the map – based on a review of the Fort Erie zoning by-law. This area comprises approximately 20% of the total site area and the developable portion of this area will need to be determined following the completion of an Environmental Impact Study. The Minister's Zoning Order indicates the property permits the operation of slot machines, and prohibits all further uses.

A more in-depth zoning review, that includes verification with the municipality, will be required to confirm the extent of the impact caused by the various zoning designations on the permitted uses and the marketability of the property.



Permitted Uses

- | | | |
|--|--|---|
| - Any executive and administrative offices of any industrial use | - Equipment rentals and servicing | - Offices providing construction management and land development services |
| - Animal hospitals and shelters Bakery | - Factory outlets | - Printing establishments |
| - Building, specialty or general contractor offices | - Food processing establishments | - Public storage |
| - Business offices | - Gasoline bars | - Public uses and operations |
| - Business or commercial trades school | - Industrial uses | - Scientific or medical laboratories |
| - Construction trades establishments | - Laundries | - Service shops |
| - Commercial refuelling stations | - Machine shops | - Tradesperson's shops |
| - Communication Facilities | - Medical Marihuana Grow and Production Facilities | - Transportation depots |
| - Courier or delivery services | - Motor vehicle body shops | - Transport truck terminals |
| - Day nurseries | - Motor vehicle repair shops | - Veterinarian Clinic in wholly enclosed building |
| - Dry cleaning plants | - Manufacturing | - Warehousing |
| - Establishments providing information and telecommunication services | - Motion picture, audio and video production and distribution services | - Wholesale establishments |
| - Establishments providing for quality control, research and/or product development services | - Offices providing architectural, engineering, planning, surveying, industrial design, computer, accounting, interior design, printing, graphic advertising and/or marketing services | |

Outside Storage Regulations

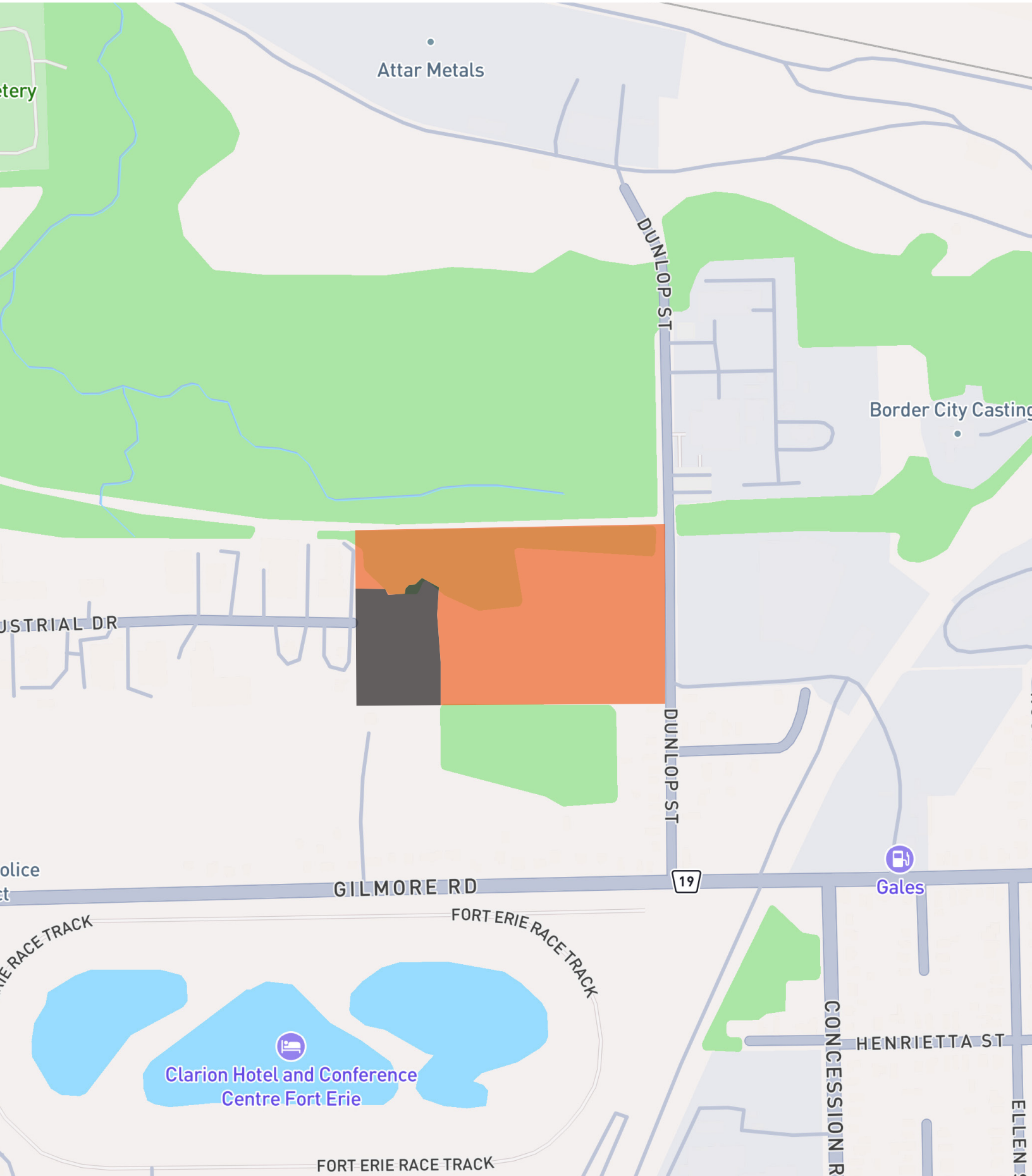
There shall be no outside storage of materials, waste matter, finished or unfinished products, equipment or parts which shall be placed, kept or allowed to remain, except in accordance with the following outside storage requirements: (i) Outside storage is permitted in the rear and interior side yard, provided it is screened from view from any street.

Buildings with exposure to the QEW

i) There shall be no outside storage of materials, waste matter, finished or unfinished products, equipment or parts in yards adjacent to the QEW.

Zoning Maps

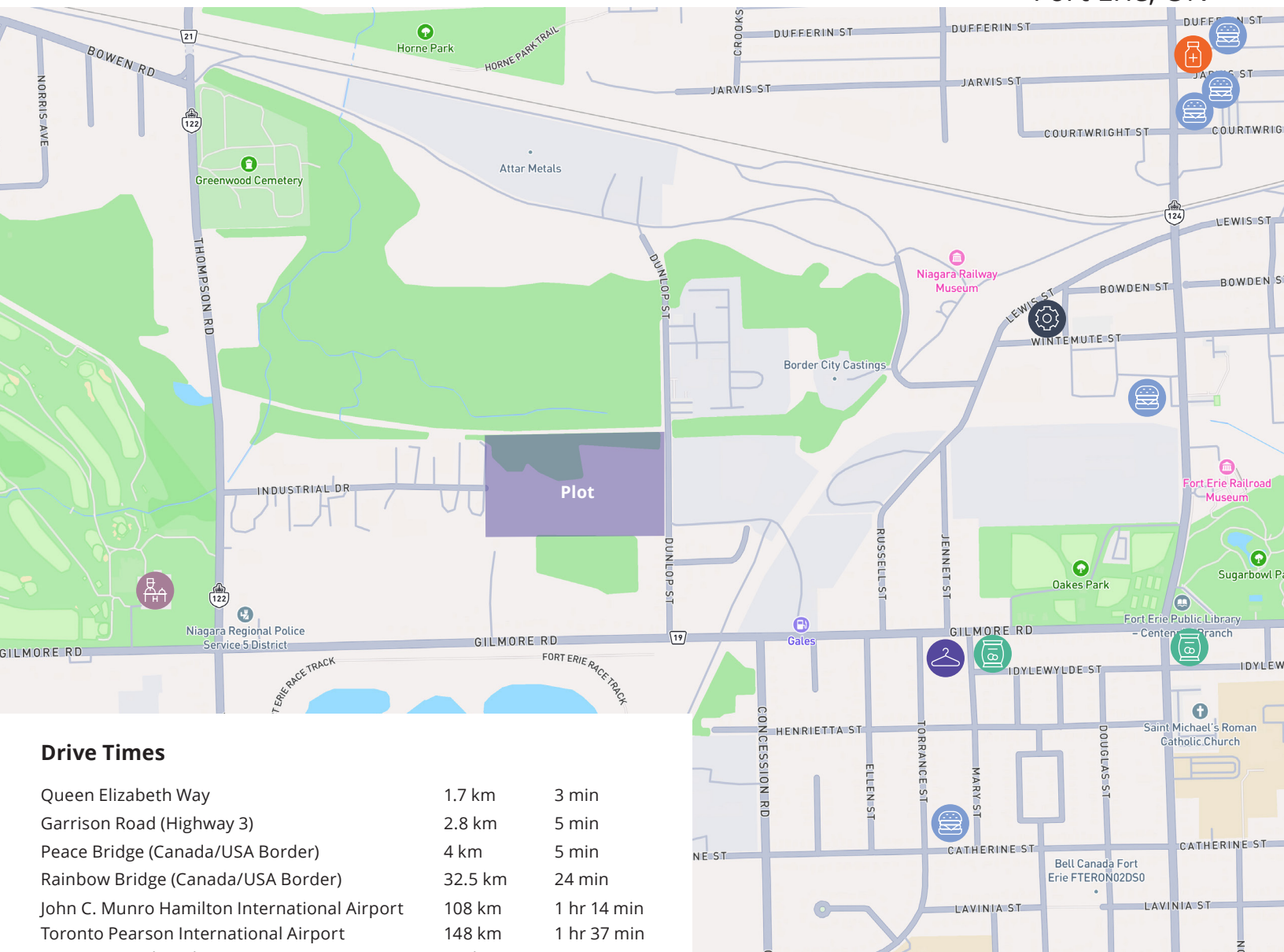
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Property Location

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Drive Times

Queen Elizabeth Way	1.7 km	3 min
Garrison Road (Highway 3)	2.8 km	5 min
Peace Bridge (Canada/USA Border)	4 km	5 min
Rainbow Bridge (Canada/USA Border)	32.5 km	24 min
John C. Munro Hamilton International Airport	108 km	1 hr 14 min
Toronto Pearson International Airport	148 km	1 hr 37 min
Garrison Road (Highway 3)	2.8 km	5 min

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