

INDUSTRIAL PROPERTY FOR SALE

56 Niagara Stone Road

56 NIAGARA STONE RD. | NIAGARA-ON-THE-LAKE | ON
±7,800 SF Industrial Property on 3.23 Acres Zoned M1

LIST
PRICE:

\$2,500,000



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

collierscanada.com/niagara

DAVE FULTON*

+1 905 984 9533 | dave.fulton@colliers.com

RALPH ROSELLI* SIOR

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

**Sales Representative*

Listing Specifications

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Lot Size	±3.23 Acres
Lot Dimension	Frontage: ±786 ft. Depth: ±695 ft.
Building Size	Total Area: ±7,800 SF Main Shop Building: ±3,325 SF Cross Dock Shop Area: ±2,300 SF Drivers Room: ±2,175 SF (<i>incl. ±500 SF Upper Level</i>)
Zoning	M1 - Restricted Industrial (M1) Zone
List Price	\$2,500,000
Taxes (2024)	\$14,050.75
Services	Septic municipal water
Features	Main Shop Building: • 18ft. Clear height • FOUR 14'x16' Drive-in Doors • Heavy load cement floor • Floor drain w/ oil separator • Piped in compressor • Exhaust system • Finished office, shop office & washroom with HVAC • 25+ outdoor plugs • T8 Lighting & suspended heat Cross Dock Area: • 15ft. Clear height • THREE 9'6" x 10' Truck level doors • ONE 9'6" x 12' Truck level doors • T8 Lighting & suspended heat • 3-Phase 600V 200A power service

Comments

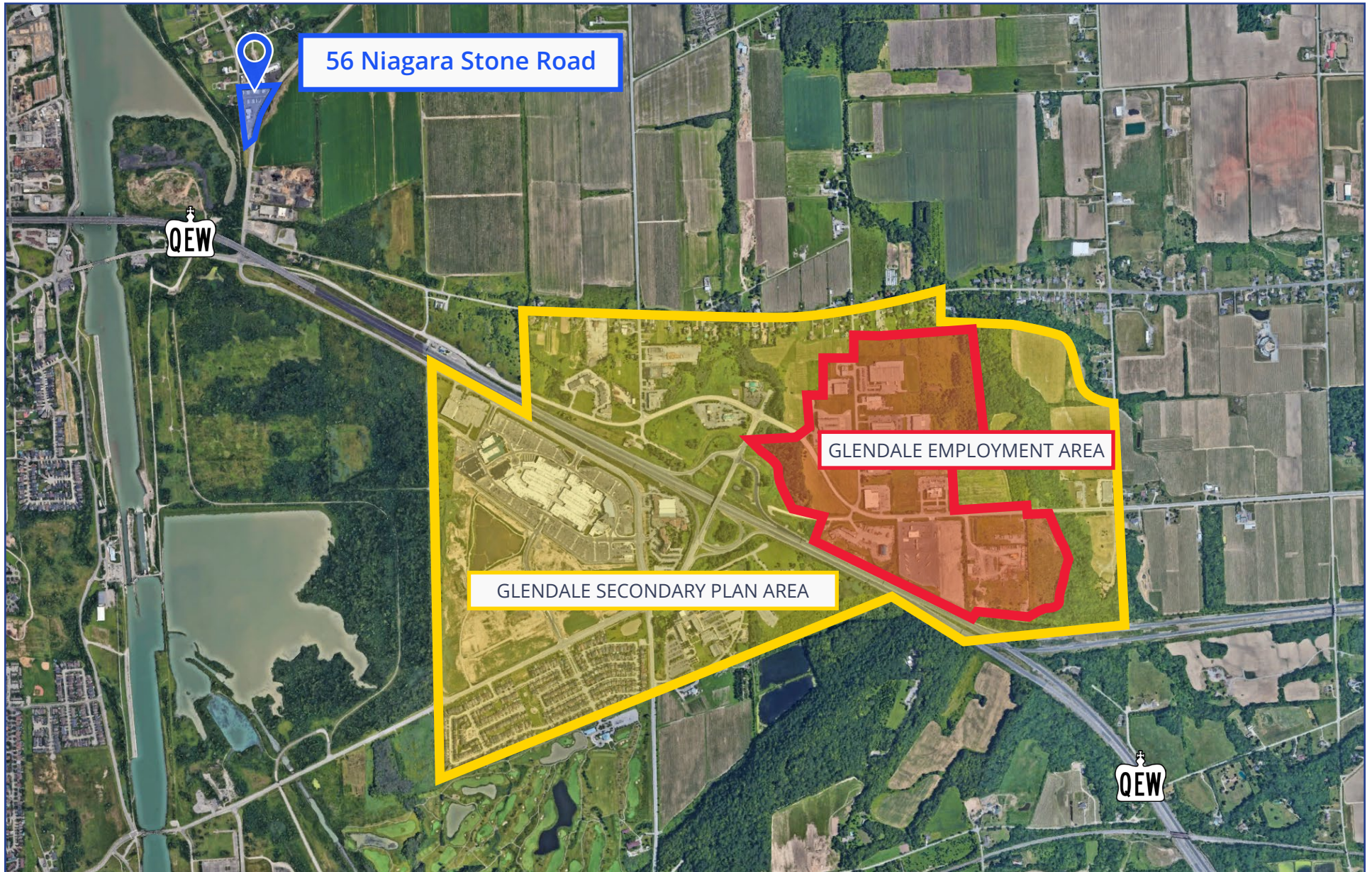
- Currently used as a trucking facility
- Located just outside the Glendale Secondary Plan & Glendale Employment Area
- Situated along the Niagara-on-the-Lake/St. Catharines municipal boundary, close to Welland Canal
- Roof 9 years old
- Paved yard in fully secured fenced and gated compound with remote access gate (1 year old) plus alarm system
- Shop furnaces (9 year old)
- Environmental remediation recently completed



Property Location Overview

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Property Photos

56 Niagara Stone Road | Niagara-on-the-Lake | ON



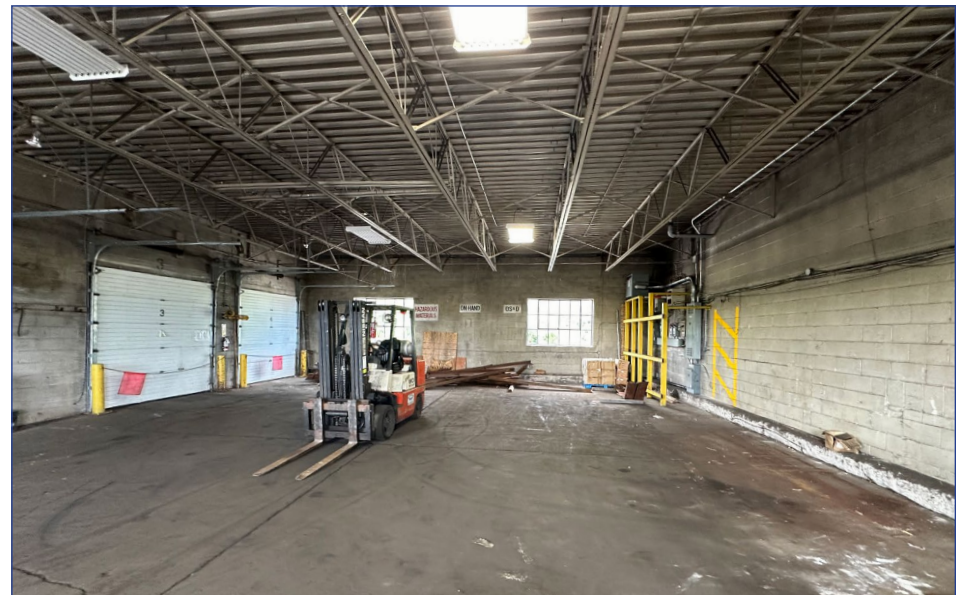
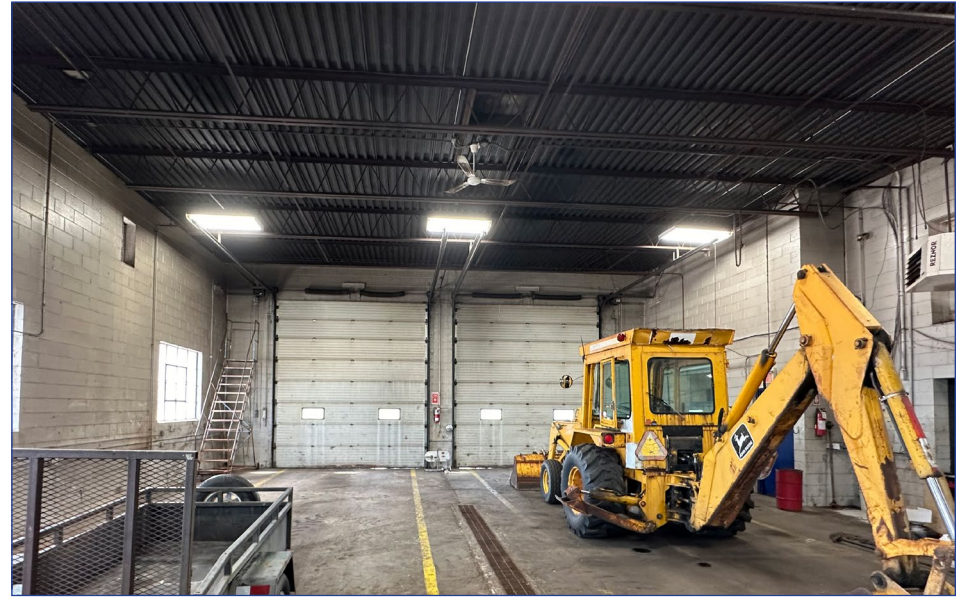
Property Photos

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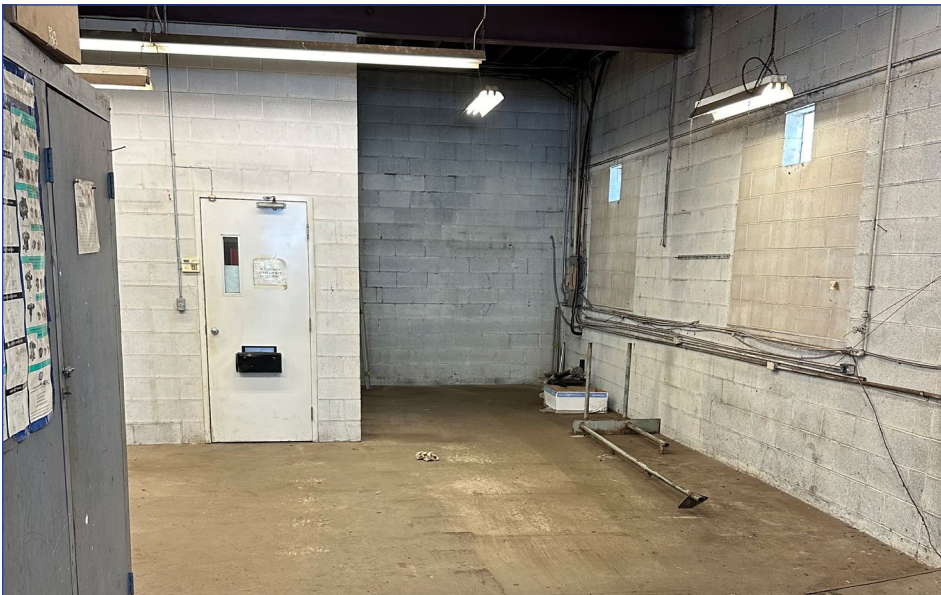
Property Photos

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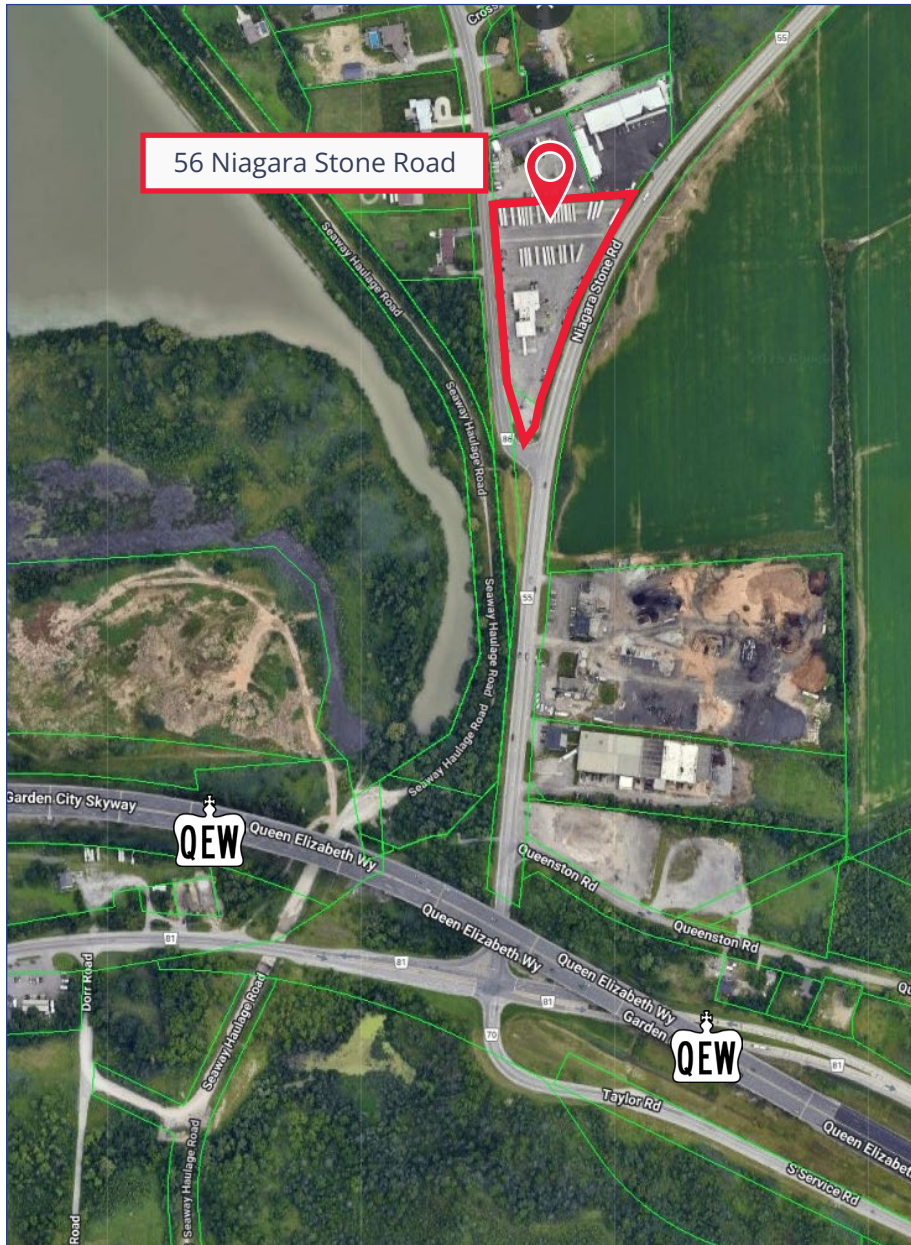
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Zoning M1 Restricted Industrial Zone

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PERMITTED USES

No person shall within the Restricted Industrial (M1) Zone, use any lot, erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- A dwelling unit or units permitted under the provisions of Section 3.9 of this Bylaw.

(b) Commercial Uses

- a motor vehicle sales and service establishment (*)
- a parking garage, structure or lot
- a publishing establishment
- a seasonal produce stand
- a service station
- a telephone exchange

(c) Industrial Uses

- an assembly plant
- a contractor's or tradesman's shop or office
- a dry-cleaning or laundry establishment
- a fabricating, processing, servicing or manufacturing establishment
- a machine shop
- a warehouse
- a transportation terminal (but not a truck terminal or storage yard)

Except that:

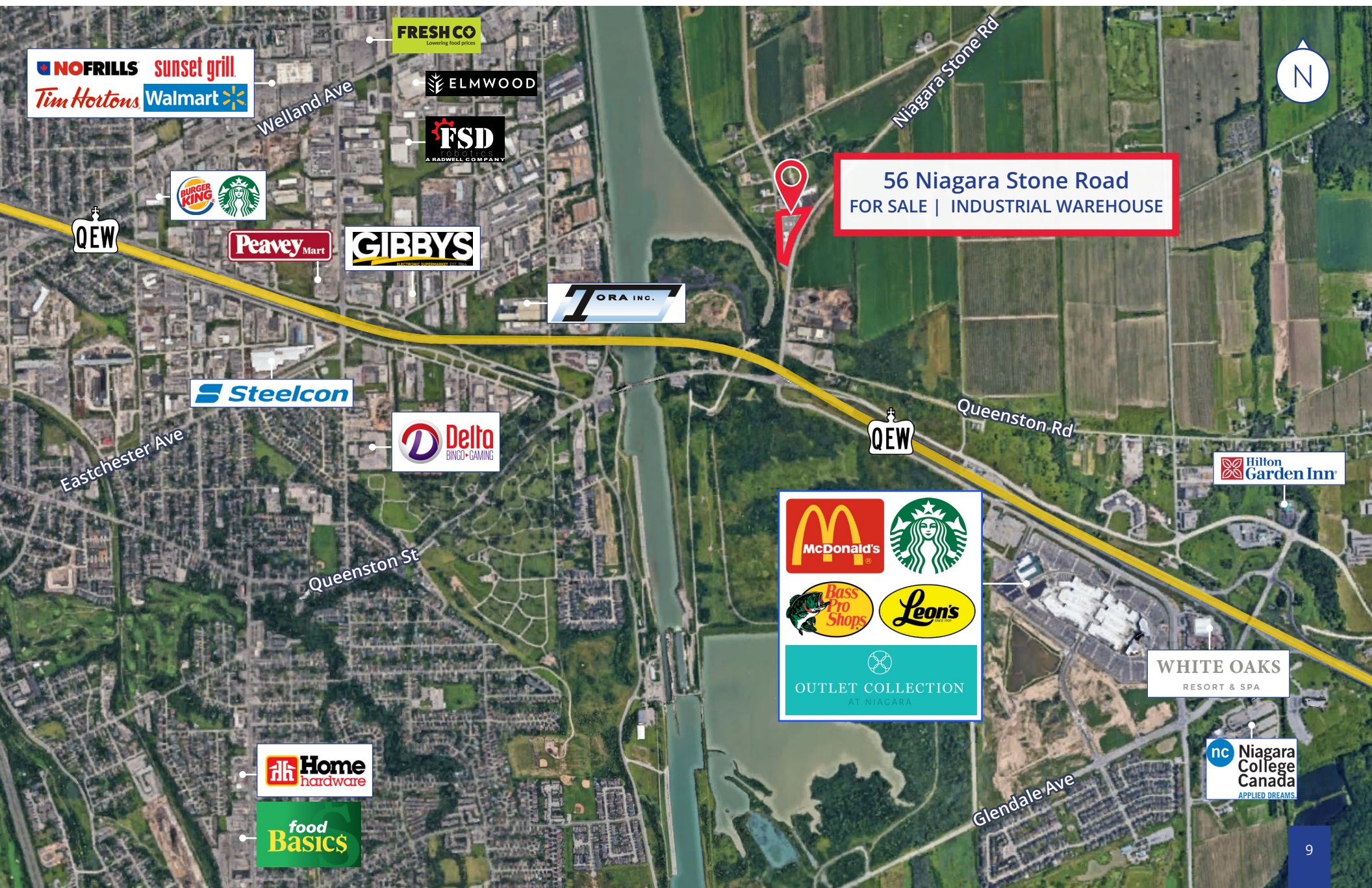
- (i) there shall not be open storage of goods or materials for the Industrial Uses;
- (ii) there shall be no Obnoxious Use as defined under Section 2.60 of this Bylaw;
- (iii) there shall be no storage of inoperable vehicles

(d) Open Space Uses

- a meeting hall or auditorium
- a private park, swimming or private club

Area Neighbours

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56 Niagara Stone Road
FOR SALE | INDUSTRIAL WAREHOUSE

NOFRILLS **sunset grill**
Tim Hortons **Walmart**

FRESH CO
Lowering food prices

ELMWOOD

FSD
A RADWELL COMPANY

BURGER KING **Starbucks**

Peavey Mart

GIBBYS

TORA INC.

Steelcon

Delta
BINGO • GAMING

McDonald's **Starbucks**
Bass Pro Shops **Leon's**
OUTLET COLLECTION
AT NIAGARA

Hilton Garden Inn

WHITE OAKS
RESORT & SPA

Home
hardware

food Basics

nc **Niagara College Canada**
APPLIED DREAMS

\$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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