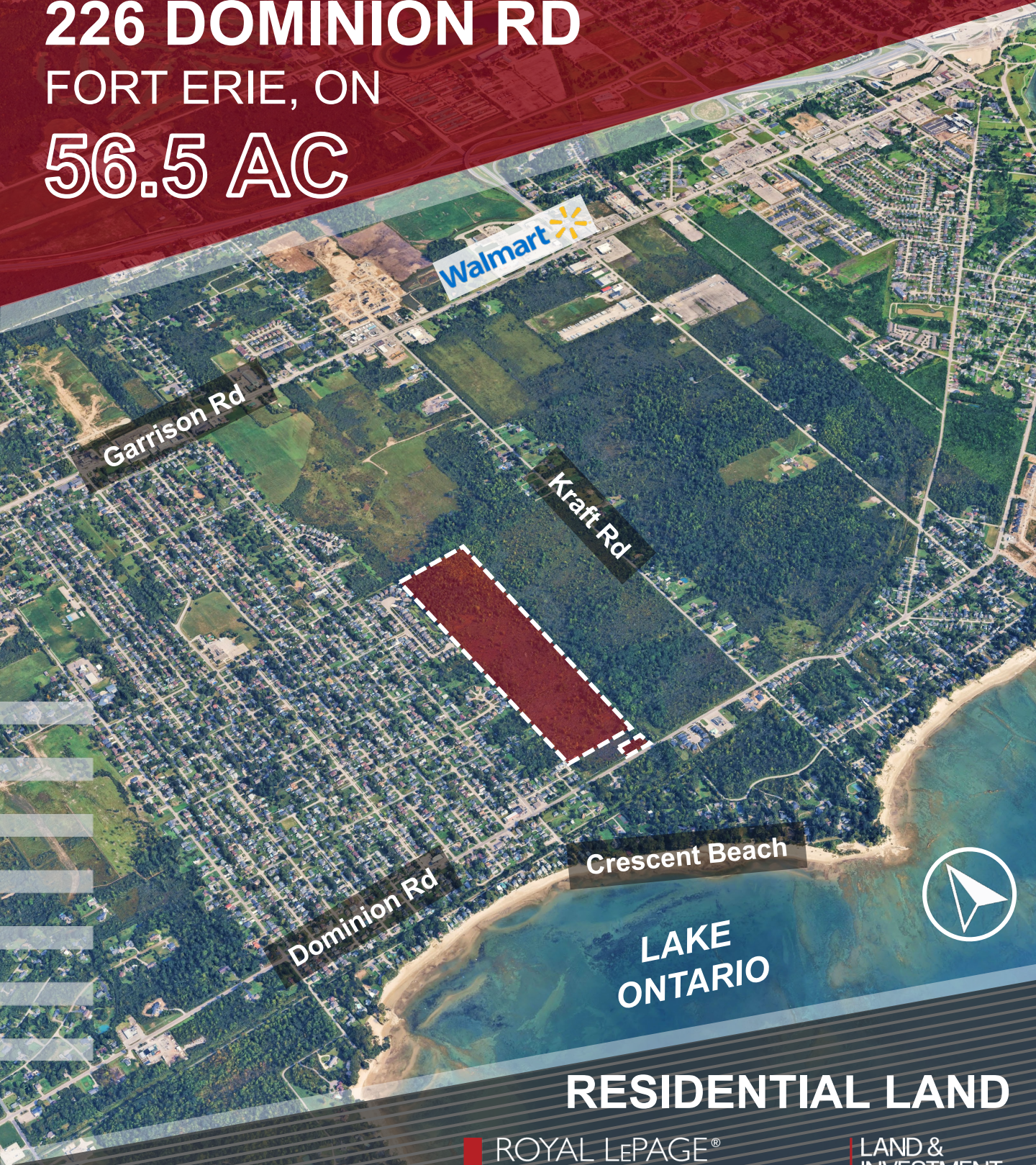


# FOR SALE

## 226 DOMINION RD

FORT ERIE, ON

## 56.5 AC



### RESIDENTIAL LAND



ROYAL LEPAGE®

COMMERCIAL™

LAND &  
INVESTMENT  
GROUP



# OPPORTUNITY SUMMARY

Residential land situated on the north side of Dominion Road in Fort Erie, adjacent to the residential community of Crescent Beach. The site is primarily vacant with natural features, with 14.6 acres designated as Neighbourhood Development.

- Property is 6km from the Peace Bridge and entry into the United States, and only 4km from Queen Elizabeth Way.
- The surrounding community is primarily residential, with neighbourhood businesses and some institutional uses (schools, sports centres).
- The site has high visibility from Dominion Road, is close to popular beaches and waterfront areas. Walking distance to Crescent Beach to the south.
- 5-minute drive from Walmart, Starbucks, Sobeys, LCBO.

Lot Size		55.4 AC 1.1 AC
Frontage		758 ft. 304 ft.
OP Designation	Urban Residential Environmental Protection	
Zoning	ND – Neighbourhood Development EC – Environmental Concern EP - Environmental Protection	
Official Plan	Town of Fort Erie Official Plan - May 2025	

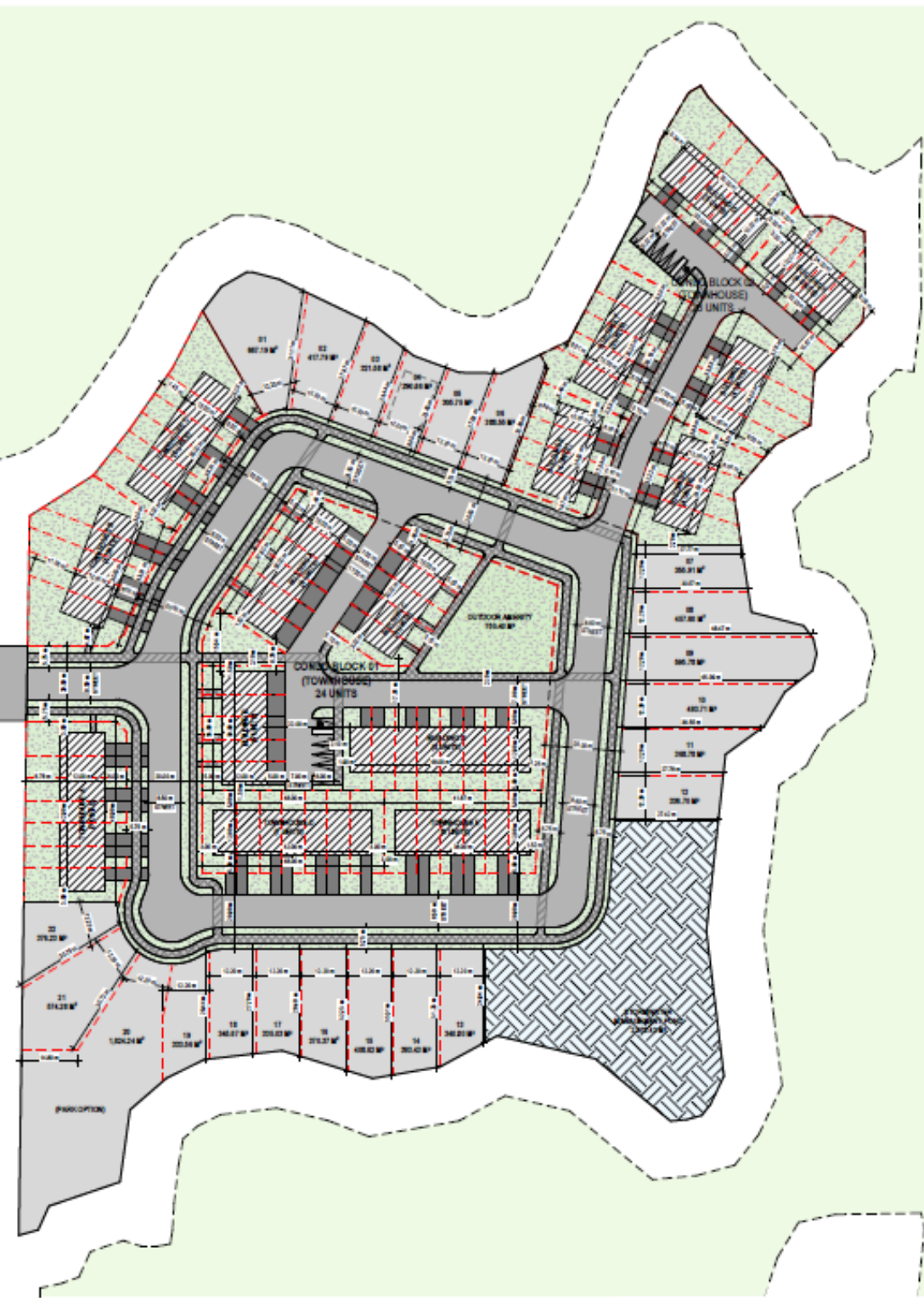




# SITE PLAN

The property has a site plan proposed, with **103 units** within the developable area as part of the ZBA application, expected approval by Fall 2025

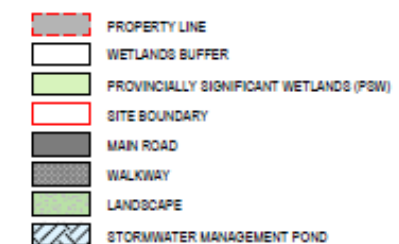
Units Proposed	# of Units
Single-Residential Detached	22
Street Townhouse	31
Condo Block 1	24
Condo Block 2	26



1 Site Plan  
A000 SCALE: 1:1000



Key Map





# NEARBY DEVELOPMENTS



## 1 ELECTRIC VEHICLE BATTERY PLANT

*Rendering*

Asahi Kasei Plant Phase One expected completion by early 2027, creating more than 300 jobs in Niagara.

## 2 SOUTH NIAGARA HOSPITAL

*Rendering*

Opening planned for Summer 2028, offering 469 beds and 1,200 full time jobs in the 1.3 million sq ft. facility.

## 3 AMENITIES WITHIN 5-MINUTE DRIVE

**Walmart**

**Sobeys** inc.



**Scotiabank**

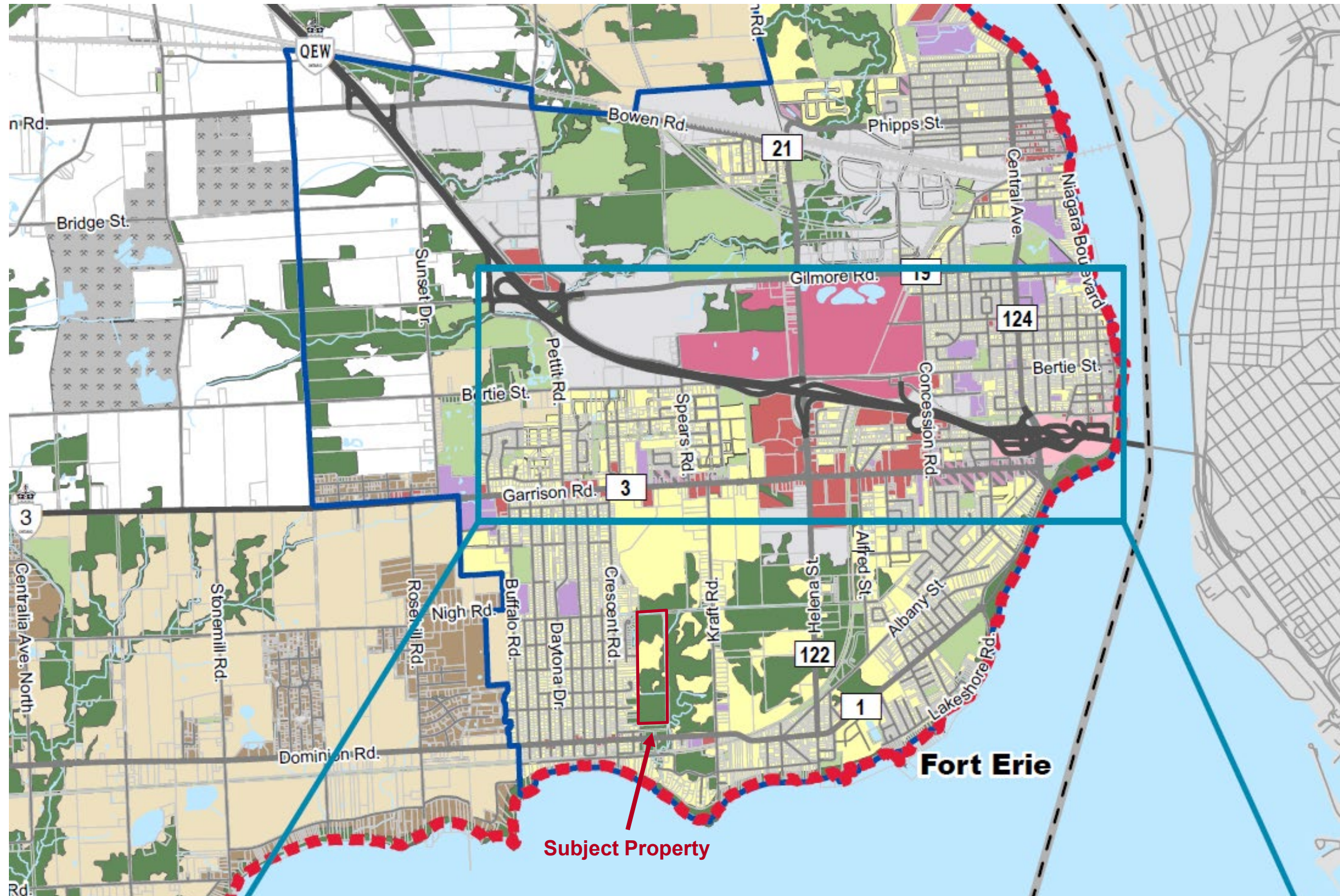
**LCBO**

**SHOPPERS**  
DRUG MART



# PLANNING

## OFFICIAL PLAN – FORT ERIE, DRAFT MAY 2025



### Fort Erie Official Plan

#### Schedule B - Land Use Plan

Draft | May 2025

#### Legend

##### Land Use Designations

- Core Mixed Use
- Community Area
- Employment Area
- Strategic Economic Area
- Commercial
- Institutional
- Peace Bridge International Gateway
- Agriculture
- Rural
- Rural Residential
- Extractive Industrial
- Natural Environment System
- Open Space

##### Base Features

- Municipal Boundary
- Settlement Area Boundary
- International Border



# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of 226 Dominion Rd in Fort Erie.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

## OFFER SUBMISSION

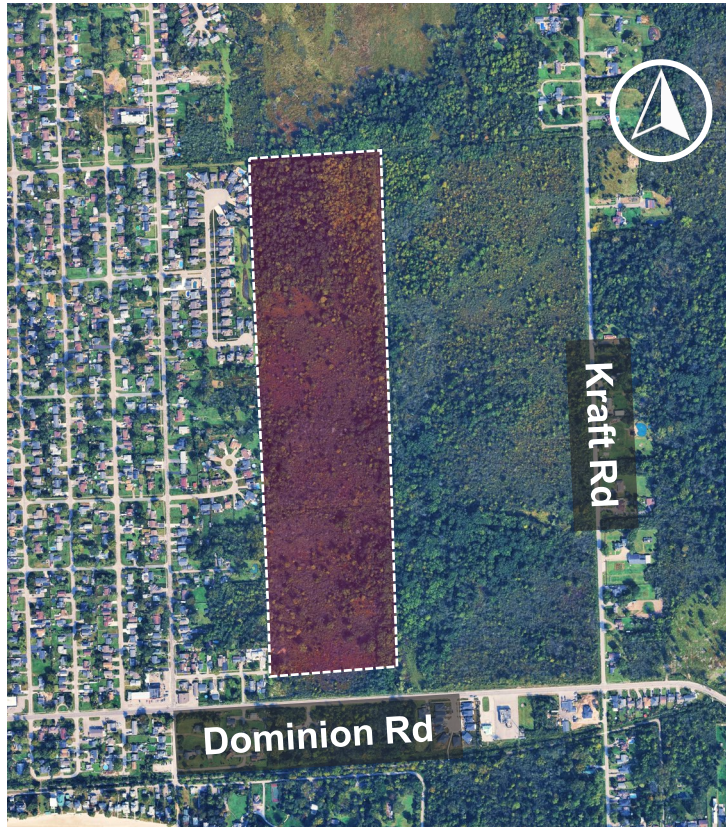
The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Arash Fatemi or Renato Viele.

### Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5

8854 Yonge St, Richmond Hill, ON L4C 0T4



## LEAD ADVISORS

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Sr. VP, Land & Investment Group

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