

An aerial photograph of a large land parcel. The parcel is mostly green, with a large section of dense trees in the center. To the right, there are several large industrial buildings and a parking lot. A road is visible at the bottom of the image. A white semi-transparent banner is overlaid on the top right of the image, containing text.

# 2800 Stevensville Road Stevensville, ON

22.514 acres of Employment Land for Sale

**Lennard:**

# 2800 Stevensville Road

Welcome to an exceptional opportunity to purchase 22.514 acres of vacant industrial and commercial land, with approximately ± 15 acres of developable land within the Stevensville Urban Area, just outside of Fort Erie, ON. Discover the highlights of this outstanding opportunity:

**Site:** The property is located on the east side of Stevensville Road providing excellent site access with services positioned at the lot line.

**Convenient Access:** QEW Highway is just north of the property within a 5-minute drive providing great access into Niagara Falls, Fort Erie and the United States via the Peace Bridge.

**Flexibility:** Design build options available upon request.

**Variety of Uses:** Zoned C3 Highway Commercial & Industrial Zone, which allows a wide variety of uses. +/- 3.3 acres of commercial zoned, and the remaining developable land is industrial zoned.

**Strategic Location:** Situated in proximity to several large markets, 3 major airports, major highways, international border crossings & the St Lawrence Seaway.



Size  
**22.514 acres**  
(±15 acres net)  
PIN  
**642450218**



Asking Price  
**\$7,500,000**  
Taxes (2024)  
**\$5,295.66**



Zoning  
**C3, IN, EC, EP**  
±3.3 acres Commercial  
±11.7 acres Industrial  
Services  
**At lot line**

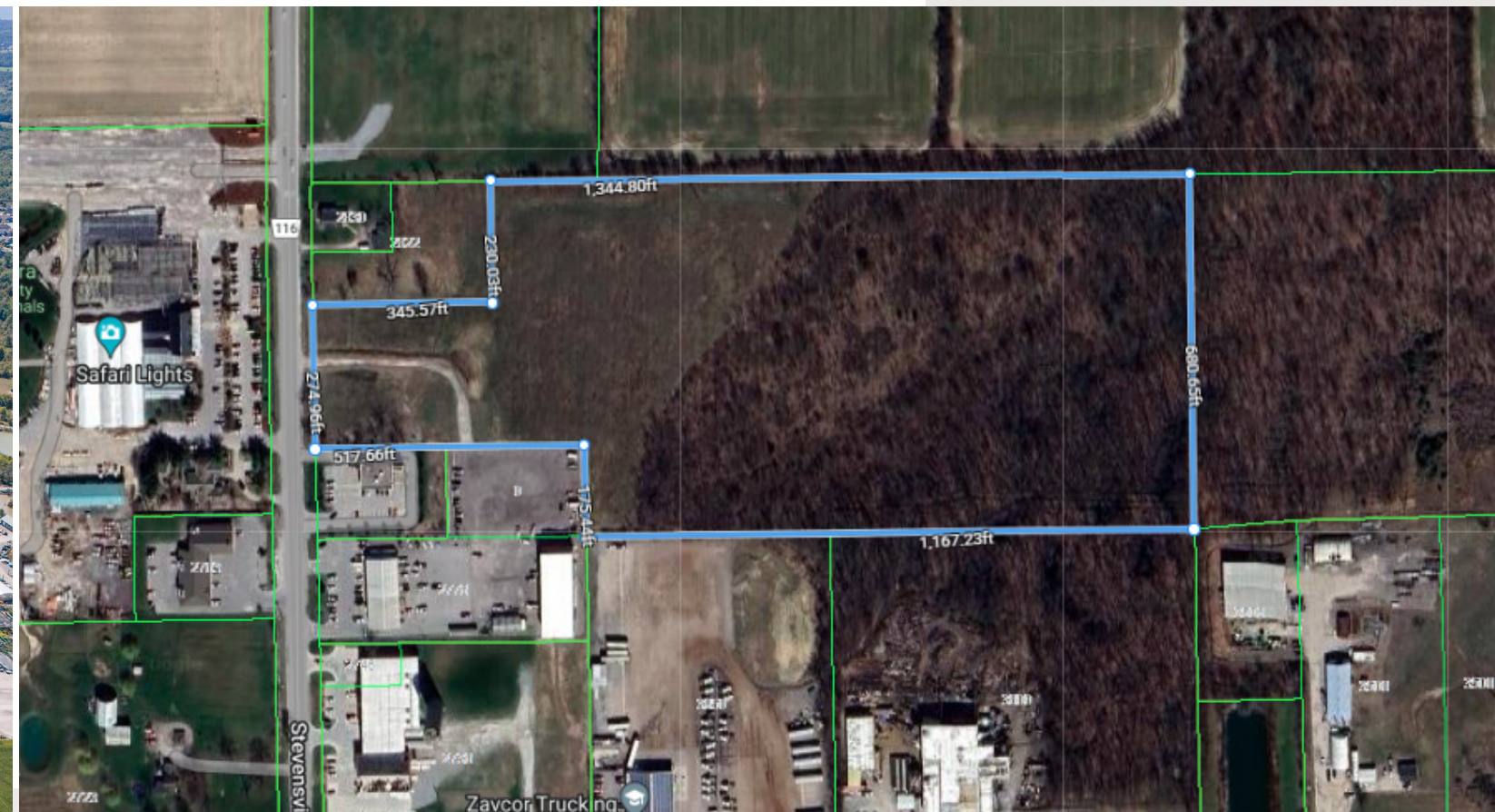


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\*\*Broker



# 2800 Stevensville Road

Zoning: C3, IN, EC, EP

## Highway Commercial (C3) Zone

- Bake Shops
- Banks and Financial Institutions
- Brewer's Retail outlets
- Building supply sales
- Car wash
- Catering establishments
- Clinic
- Dairy
- Day nursery
- Dry cleaning outlets
- Dry cleaning plants
- Eating Establishments
- Equipment Rentals and Servicing
- Farm supply and service establishments
- Farm product market
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor stores

- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Professional and business offices
- Public Libraries
- Parking garages
- Public transportation depots including bus stations and rail stations
- Retail stores
- Service shops
- Spa Services
- Studios
- Supermarket
- Taverns
- Taxi establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

## Industrial (IN) Zone

- Automotive uses
- Bakery
- Business or commercial trades school
- Catering establishments
- Construction trades establishment
- Commercial refuelling stations
- Communication facilities
- Courier and delivery service
- Dry cleaning plants
- Equipment rentals and servicing
- Factory outlet
- Food processing establishment
- Gasoline bars
- Industrial uses
- Laundries
- Machine shops

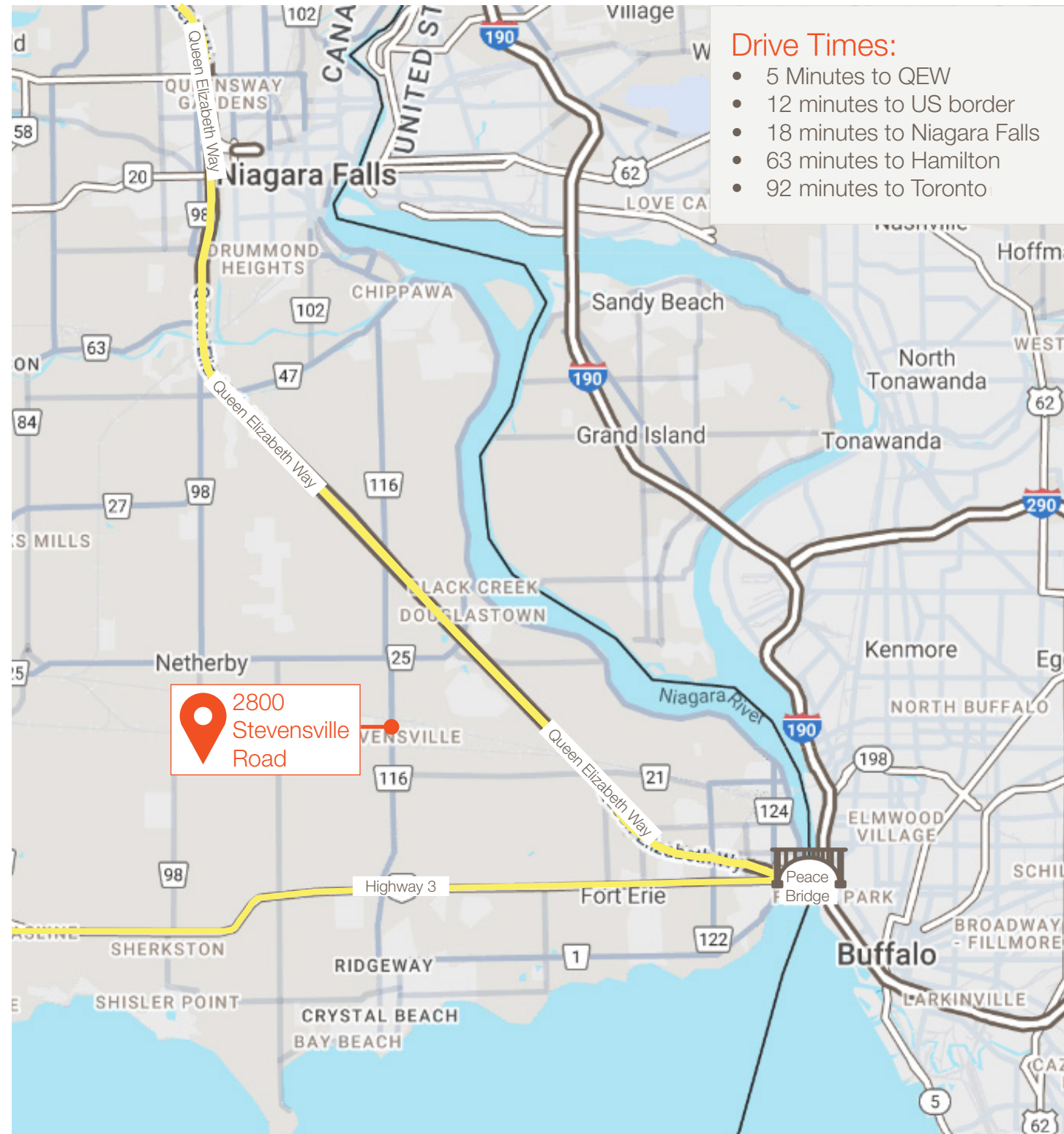
- Medical Marijuana Grow and Production Facilities
- Motor Vehicle Body Shops
- Motor Vehicle Repair Shops
- Manufacturing
- Pet Day Care Establishments
- Plumbing shops
- Printing establishments
- Public storage
- Public uses and operations
- Scientific or medical laboratories
- Service shops
- Tradesperson's shops
- Transportation depots
- Transport truck terminals
- Veterinarian Clinic in wholly enclosed building
- Warehousing
- Wholesale establishments

**Lennard:**

Please refer to <https://www.forterrie.ca/en/build-and-invest/zoning.aspx> for full zoning search on Property



# Location



# Nearby Amenities



# 2800 Stevensville Road





*A bright future  
for your business  
is right here.*

## **Lennard:**

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