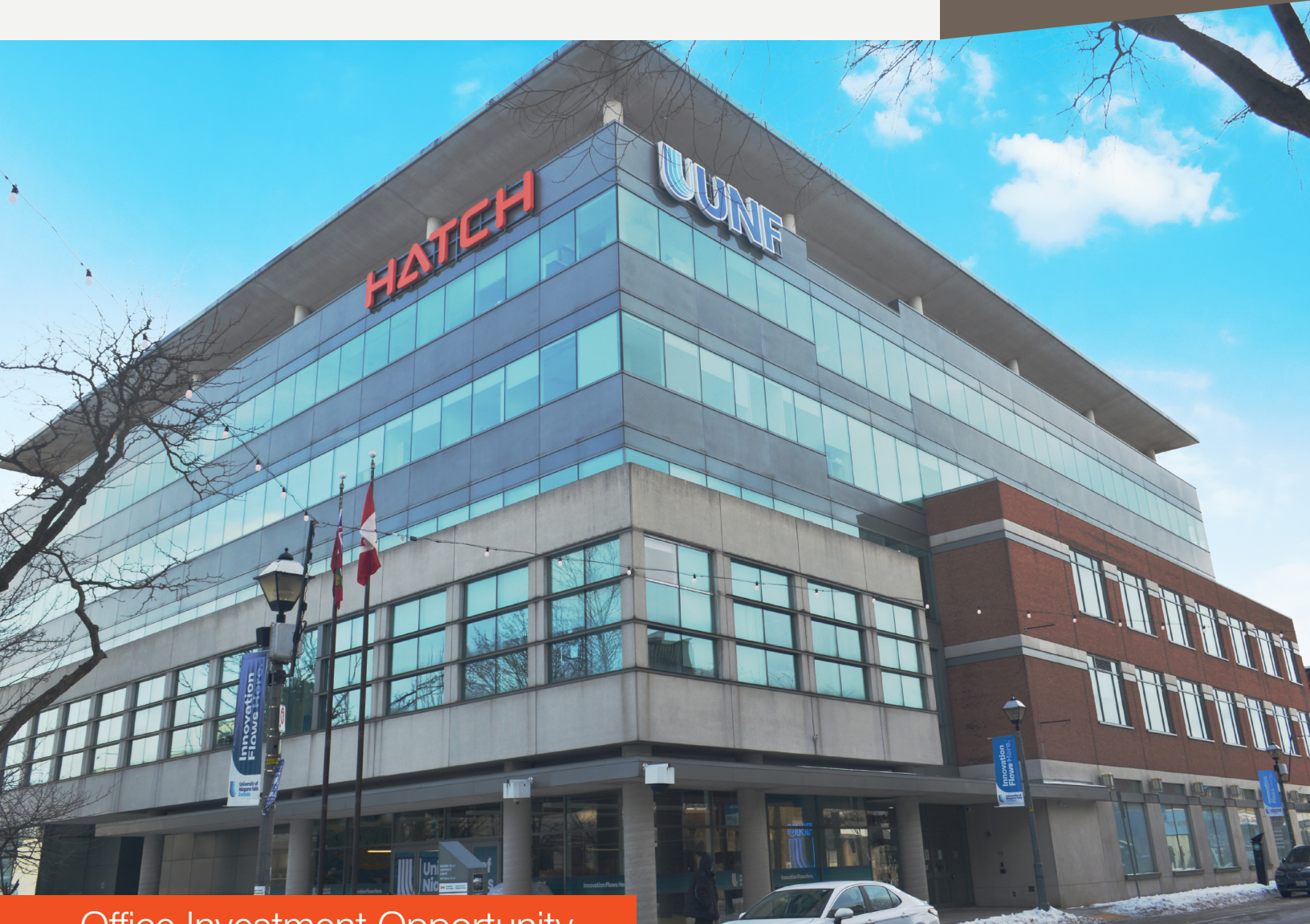


For Sale

4342 Queen Street

Niagara Falls, Ontario

Lennard:



Office Investment Opportunity

Investment Highlights



Premium Office Building in downtown Niagara Falls



Prime location near GO/Via train, downtown and Canada-US border



100% occupied tenanted by Canadian Border Services Agency • Hatch Engineering • University of Niagara Falls Canada • Niagara Health • RBC Dominion Securities



Opportunity for enhanced site development

For more information
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 **PRIVATE
CAPITAL GROUP**
www.privatecapitalgroupcre.com

*Sales Representative

4342 Queen Street

Niagara Falls, Ontario

The Property

4342 Queen Street is a premier multi-tenant office building in the heart of Niagara Falls, offering an unparalleled investment opportunity in one of Ontario's most dynamic regions. This prestigious property is fully tenanted, with a strong tenant mix that includes the Canadian Border Services Agency, Hatch Engineering, Niagara Health, and the University of Niagara Falls Canada. It has been institutionally managed and maintained to the highest standards, ensuring quality infrastructure and operational excellence.

Strategically located in the Queen Street Civic Downtown district, the property is just minutes from the Canada-U.S. border, providing seamless connectivity for business and trade. It is also within walking distance of the Niagara Falls GO/MIA Rail station and Greyhound bus terminal, with public transit stops directly at the property's frontage, ensuring convenient access for tenants and visitors alike.

This is a rare opportunity to acquire a high-quality, government-anchored office asset in a prime location.

4342 Queen Street

Property Details

No. of Storeys	6
Total Building Size	148,571 sf
Floor Plate	24,667 sf
Year Built	1996
Site Area	~2.8 acres
Land Use/Zoning	CB2
Parking	Surface 159 • Below grade 78
Elevators	3
Sustainability	BOMA Best Gold
Occupancy	100%
Mortgage	Free & Clear
No. of Tenants	5

Tenants	Canadian Border Services Agency Hatch Engineering University of Niagara Falls Canada Niagara Health RBC Dominion Securities
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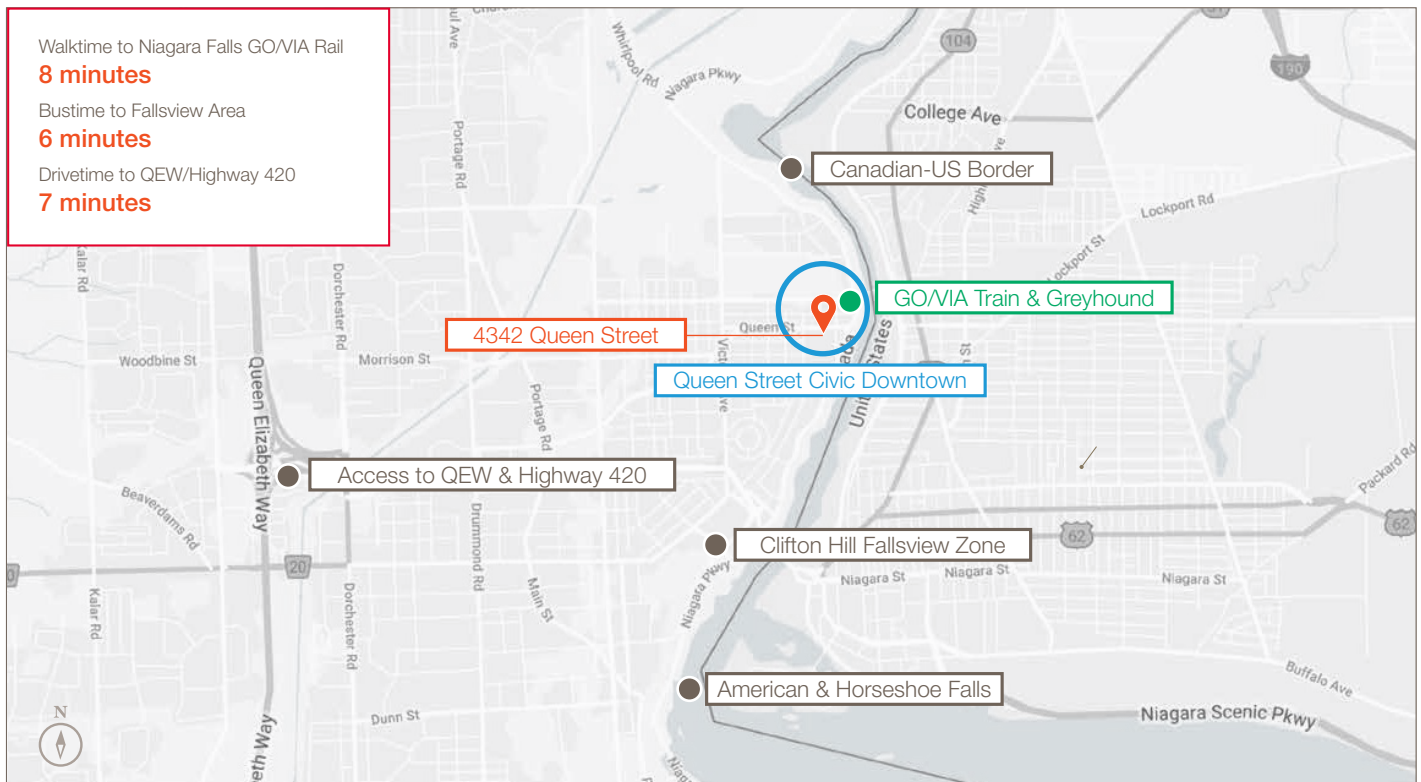
Prime Location – The City of Niagara Falls, Ontario

Niagara Falls is a strategically positioned city in southeastern Ontario, within the Niagara Region, which boasts a population of approximately 450,000. Situated south of Lake Ontario along the west side of the Niagara River, the area is one of Canada’s most southerly points and serves as a critical gateway between Canada and the United States, featuring four major border crossings. Its location provides exceptional connectivity, with half of North America’s population accessible within a one-day drive.

The city sits at the southeastern edge of Ontario’s Golden Horseshoe, a thriving economic hub home to over 9 million residents—Canada’s most densely populated, rapidly growing, and industrialized region.

Best known for its iconic waterfalls—Horseshoe Falls, American Falls, and Bridal Veil Falls—Niagara Falls attracts over 14 million tourists annually, driving a robust tourism economy. Beyond tourism, the city benefits from diverse economic sectors, including energy, advanced manufacturing, and agri-business, making it a dynamic and resilient economic center.

This combination of strategic location, economic diversity, and global connectivity makes Niagara Falls an attractive destination for investment and business growth.



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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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