



# For Sale

**PART OF 9387 LUNDYS LANE  
NIAGARA FALLS, ON**



6.3 Acre  
Residential Redevelopment Site



## Investment Highlights



### Prime Location

Niagara Falls is strategically located in the Niagara Region, a peninsula bordered by Lake Ontario to the north, Lake Erie to the south, and the United States to the east. Renowned for its thriving tourism sector, the city attracts millions of visitors annually, fueling economic growth. Residential expansion in the area is largely driven by young families and retirees from the Greater Toronto Area (GTA) seeking more affordable living options in a picturesque setting. The site is situated approximately seven kilometers west of Downtown Niagara Falls, which offers a vibrant mix of entertainment, shopping, dining, and essential retail and service amenities. Additionally, the immediate surrounding area boasts an abundance of lifestyle and recreational opportunities, further enhancing its appeal.



### Poised for Growth

Niagara Falls has experienced significant development activity in recent years, supported by its proximity to popular destinations such as Niagara Falls, Niagara-on-the-Lake and its growing appeal to GTA homebuyers seeking affordability and enhanced lifestyle options.

The city's population is projected to have reached 98,439 in 2024, reflecting steady growth from 94,415 recorded in the 2021 Canadian Census and 88,071 in the 2016 Census. This represents an annual growth rate of approximately 1.4%.

Residential development has remained relatively stable despite recent market shifts. In the St. Catharines-Niagara Region, 2,810 housing starts were recorded in 2023, a modest 9% decline from pre-pandemic levels in 2019 (3,080 housing starts). From January to November 2024, 1,694 housing starts were recorded, contributing nearly 1% to the existing housing stock. Meanwhile, the rental market continues to exhibit growth, with rental rates increasing and a regional vacancy rate of 3.8%.



### Active Residential Market

The Niagara Falls residential market is dynamic, with several upcoming projects encompassing multifamily, townhouse, and semi-detached housing forms. Strong demand for housing options, coupled with robust resale pricing across all types, highlights the area's continued growth and desirability.



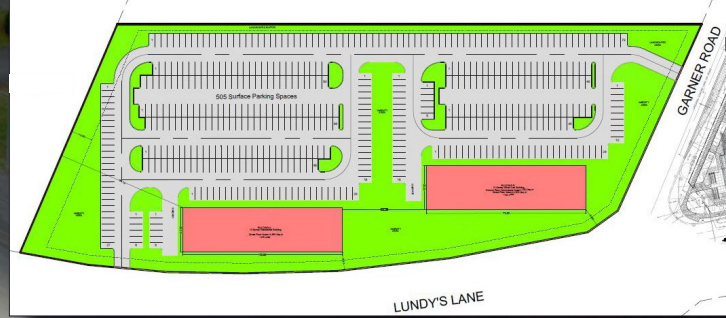
### Development Concepts

The Vendor has prepared a development for a portion of 9387 Lundy's Lane, focusing on two primary options to maximize the site's potential. The first option features an urban plan with two multifamily buildings comprising a total of 409 residential units, including commercial space on the ground floor and 505 surface parking spaces. The second option involves a stacked townhouse development with 249 units, offering parking on individual properties along with 65 visitor parking spaces in a shared common area.

Comprehensive documentation, including development concepts and a planning brief, are available for review in C&W's online data room.



**Midrise Concept**



## Property Details

The Site is located at 9387 Lundy's Lane, the eastern portion of the property is a 7.01 acres of land with approximately 85 meters of frontage on Garner Road and approximately 242 meters along Lundy's Lane.

<b>Address</b>	Part of 9387 Lundy's Lane, Niagara Falls
<b>Land Area</b>	6.3 acres
<b>Frontage</b>	+875 feet (Lundy's Lane) +310 feet (Garner Rd)
<b>Location</b>	Included in Urban Boundary
<b>Official Plan</b>	Intensification Corridor - Tourist Commercial
<b>Servicing</b>	Existing Municipal Water & Sewage infrastructure servicing the Property
<b>Development Concept</b>	2x Mid-Rise mixed-use buildings with surface parking
<b>Density</b>	312,153 sf GFA
<b>Yield</b>	409 Residential Units + 1450 sq m commercial area
<b>Asking Price</b>	\$5,250,000



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## Planning and Development Concepts

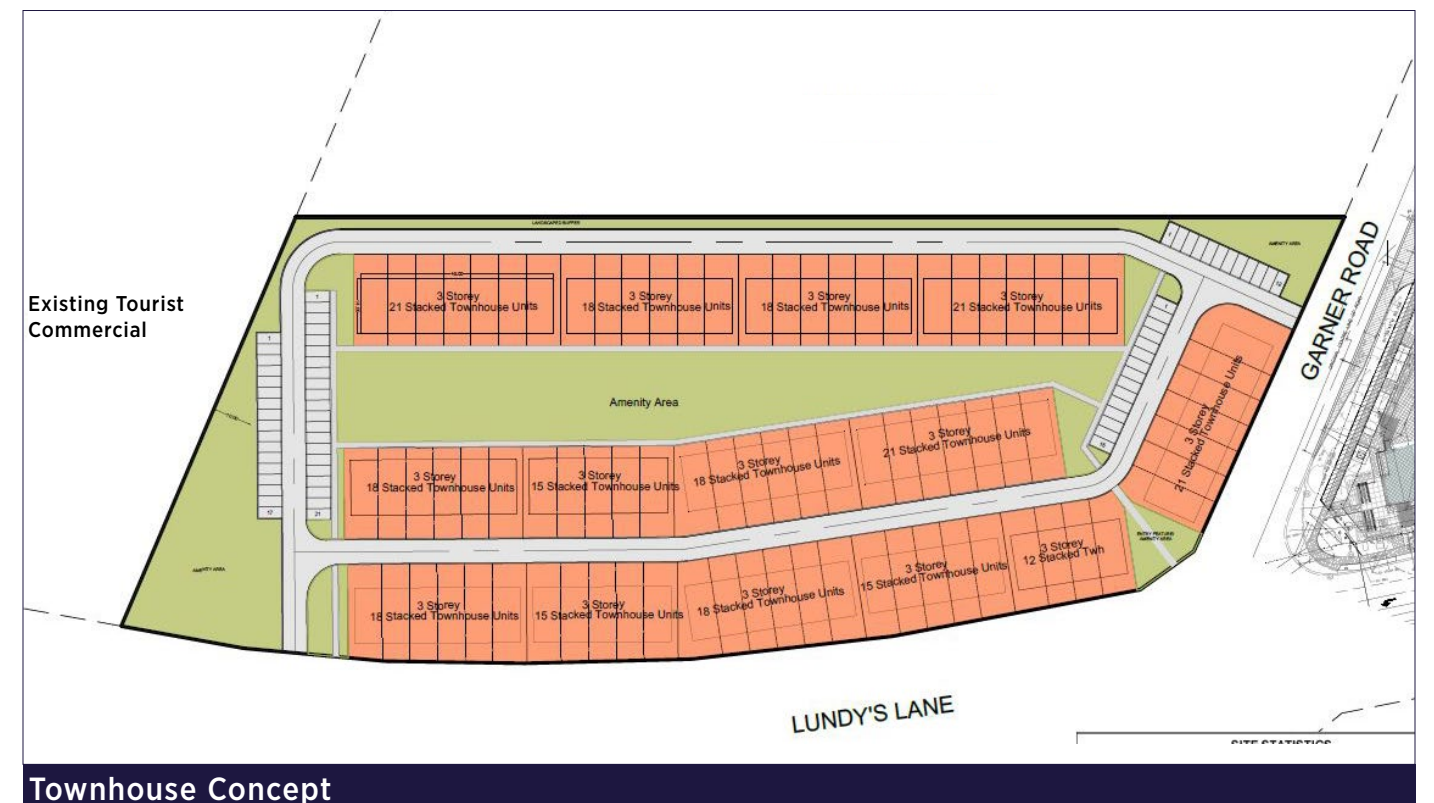
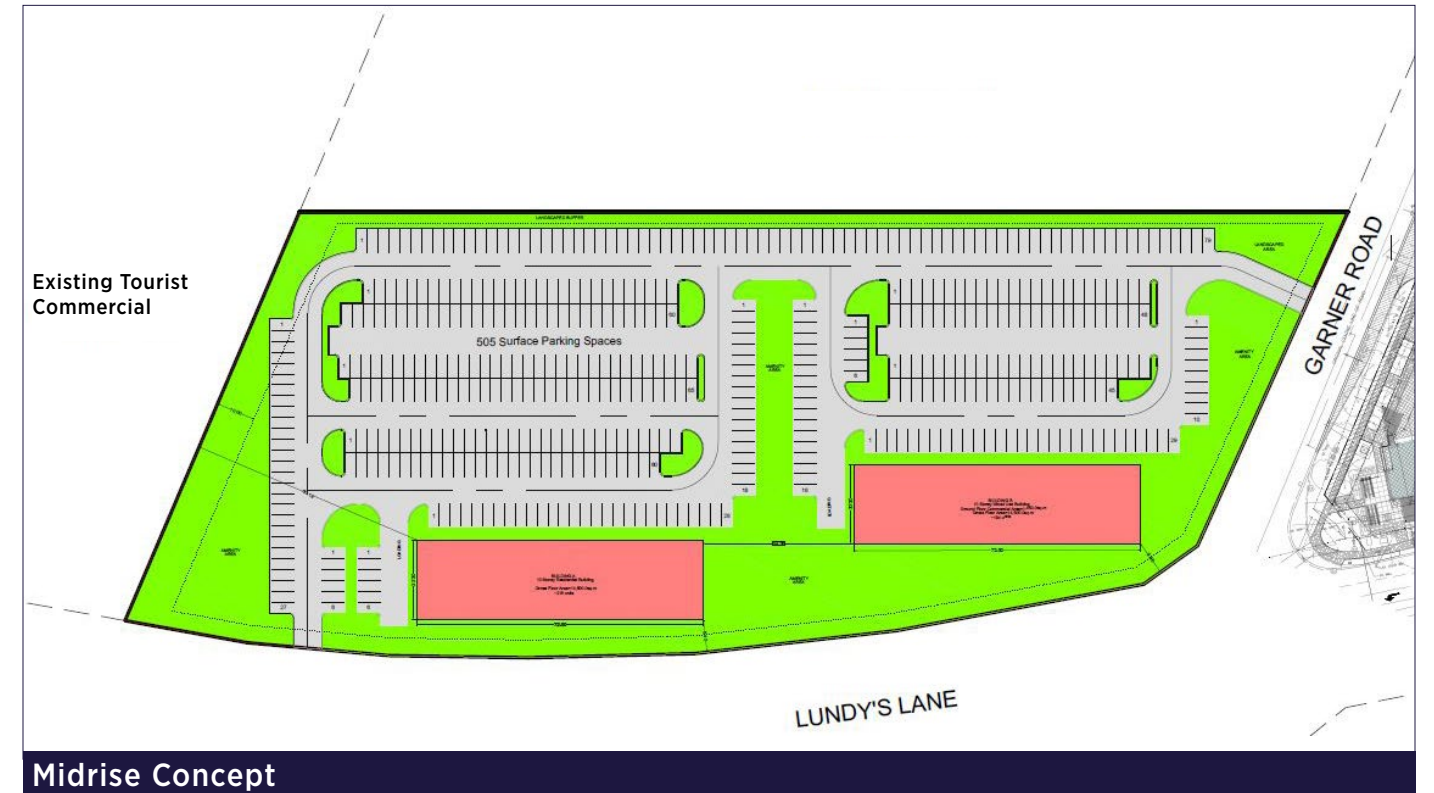
The Vendor has proposed a development plan for a portion of 9387 Lundy's Lane, with two primary concepts identified as the most viable options. The first concept features an urban plan with two multifamily buildings comprising a total of 409 residential units, including commercial space on the ground floor to enhance the mixed-use appeal. This concept also incorporates 505 surface parking spaces. The second concept consists of 249 stacked townhouse units, with parking provided on individual properties and an additional 65 visitor parking spaces in a common area.

Detailed documentation, including development concepts and a planning brief, is available for review in C&W's online data room.

Midrise Building Statistics		Stacked Townhouse Statistics	
<b>Total Area</b>	6.3 acres	<b>Total Area</b>	6.3 acres
<b>Total Units</b>	409	<b>Total Units</b>	249
<b>Gross Density</b>	144 uph	<b>Density</b>	87.7 uph
<b>Commercial GFA</b>	1,450 m2	<b>Serviced Road Length</b>	622m
<b>Parking Required</b>	512 (51 shared)	<b>Visitor Parking</b>	65 spaces
<b>Parking Provided</b>	505		

The Subject Site is currently designated 'Tourist Commercial' on the Future Land Use Map of the City of Niagara Falls Official Plan (the "OP"). The OP provides an exceptional level of flexibility for land use beyond sole Residential uses as conceived by the Vendor's consultant team. The Property is identified as being within an 'Intensification Corridor' along Lundy's Lane which has the potential to accommodate various Land Uses or combination of Land Uses in order to implement the city's vision and desire of changing the area from a rural tourist area to a more all-encompassing developed urban community.

Some of the allowed Land Uses will include commercial uses such as Grocery anchored Food Store, Restaurant, Bank or Health Centre amongst many others. As a Property of scale, the Site may accommodate a true mixed-use development suitably integrating into the surrounding area which is already experiencing a great deal of transformation into a more all-encompassing developed urban community.

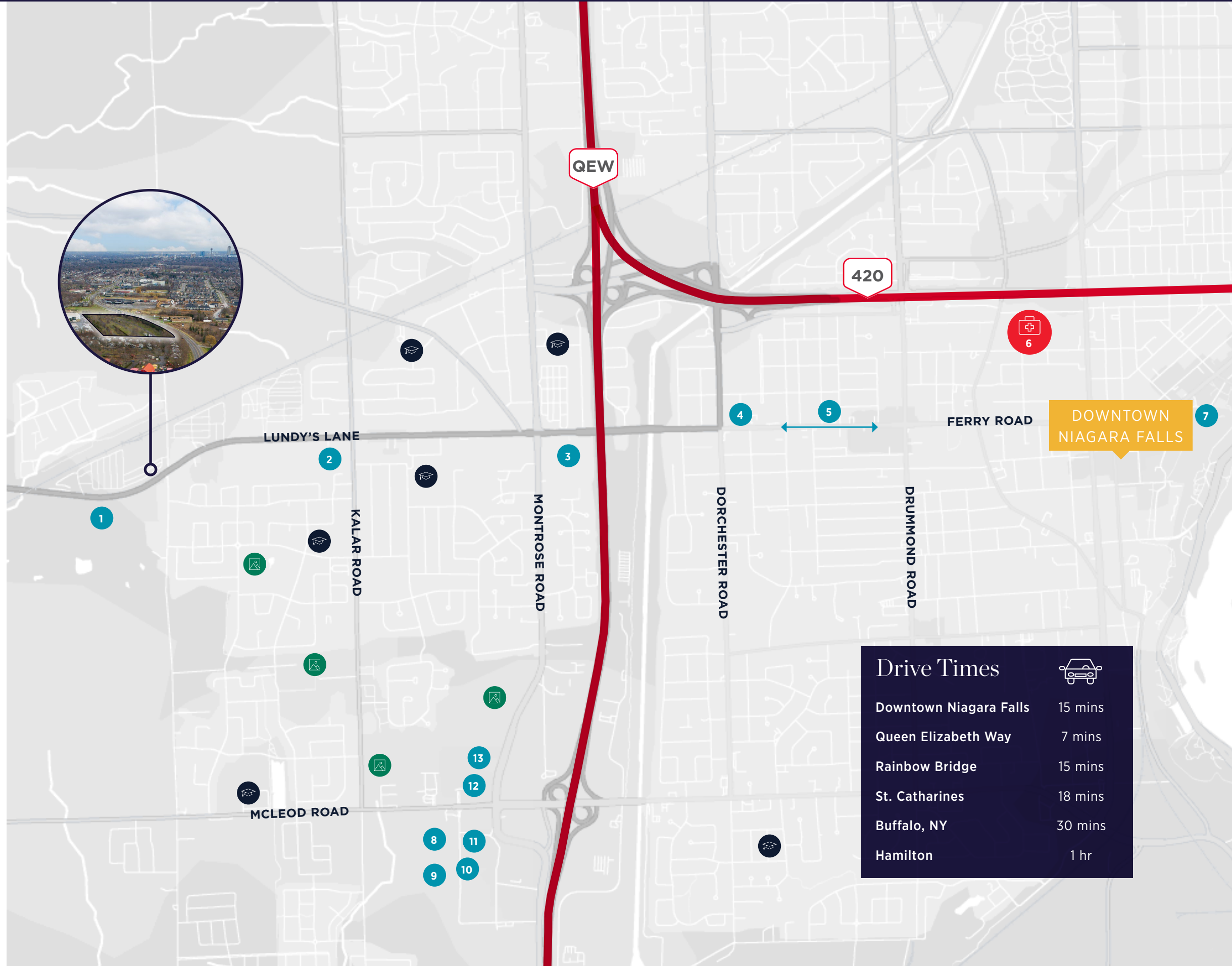



## Area Amenities

- 1 Niagara Falls Golf Club
- 2 Retail and restaurant node including Starbucks, Tim Horton's, Pet Valu and others
- 3 Canada One Shopping Centre
- 4 F45 Training
- 5 Retail and restaurant node including NoFrills, Shoppers Drugmart, Beer Store, Swiss Chalet, Red Lobster, Mc Donald's and others
- 6 Niagara Falls Hospital
- 7 Casino Niagara
- 8 Cineplex Odeon
- 9 Costco
- 10 Niagara Square Shopping Mall
- 11 Mandarin Restaurant
- 12 Starbucks
- 13 RONA

 AREA SCHOOLS

 AREA GREEN SPACES



Drive Times	
Downtown Niagara Falls	15 mins
Queen Elizabeth Way	7 mins
Rainbow Bridge	15 mins
St. Catharines	18 mins
Buffalo, NY	30 mins
Hamilton	1 hr

## Neighbouring Developments

The Subject Site is situated in a mixed-use area surrounded by residential, employment, and commercial spaces. To the north, the site is bordered by an existing industrial building, with railroad tracks and single-detached residential homes beyond. Additionally, there are two active development applications in the immediate vicinity of the property. Both proposals feature residential buildings ranging from 6 to 10 storeys, with a combined total of 295 units. Details of these developments are outlined below.

### 1. Niagara Falls Lundy's Lane

**Address:** 8885 & 8911 Lundy's Lane

**Developer:** M5V Developments

**Status:** Under Review

**Built Form:** 10-storey building

**Suites:** 192

**GFA:** 180,689 square feet

**Parking:** 284 (majority underground)



NIAGARA FALLS LUNDY'S LANE

### 2. Block A NE Corner of Garner Road & Angie Drive

**Address:** PART OF PIN 64264-2758(LT)

**Developer:** N/A

**Status:** Under Review

**Built Form:** 6-storey building

**Suites:** 103

**GFA:** 146,205 square feet

**Parking:** 129 (majority underground)



GARNER ROAD & ANGIE DRIVE

### 3. 7230 Lundy's Lane

**Address:** 7230 Lundy's Lane

**Developer:** Fallsview Group

**Status:** Under Review

**Built Form:** 2, 9-Storey buildings

**Suites:** 50

**GFA:** 204,308 square feet

**Parking:** 73 (surface)

### 4. 7301 Lundy's Lane

**Address:** 7301 Lundy's Lane

**Developer:** N/A

**Status:** Under Review

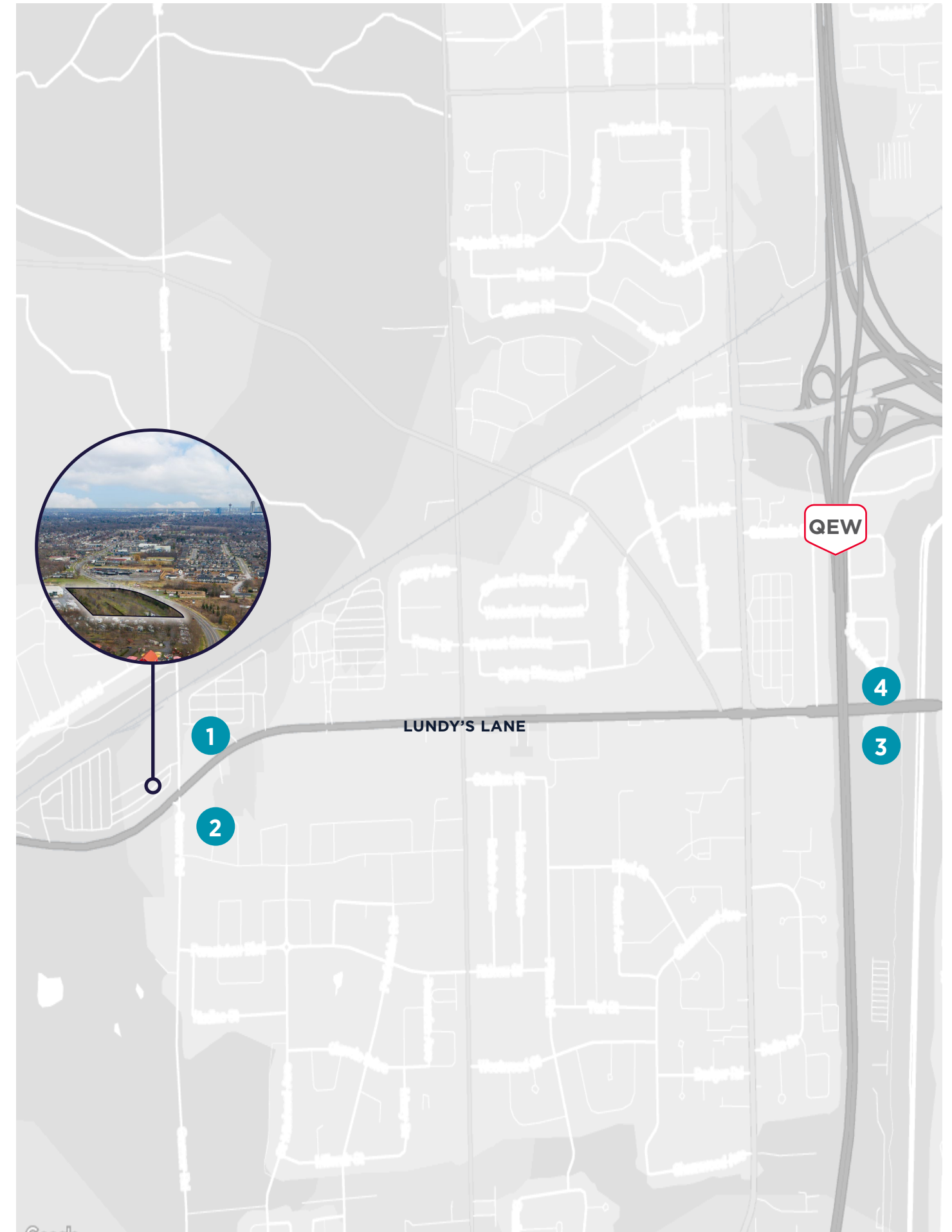
**Built Form:** Stacked townhouse & Commercial units

**Suites:** 68 + 4

**GFA:** 55,055 square feet

**Parking:** 73 (surface)

In general, the development projects currently under review at the city have medium to high densities. In most cases, the proposed densities require built underground parking solutions to meet the parking requirements. The current market conditions and construction costs are making these concepts challenging.



## Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) for the for the sale of part of 9387 Lundy’s Lane in Niagara Falls, Ontario. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Seller.

The Offers to Purchase are encouraged to be submitted on the offer form provided by the Receiver and available on C&W’s virtual data room. Offers will be considered on an as-received basis. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

### PRICE

The Property is offered for sale at a price of \$5,250,000.



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