

FOR SALE

645 York Road

Niagara on the Lake, ON L0S 1J0

Commercial Land Available
~8.5 Acres

YORK ROAD



QEW EXPOSURE



PROPERTY HIGHLIGHTS

This prime development opportunity is in a high-exposure corridor with direct frontage on York Road and excellent visibility from the QEW averaging ~85,000 vehicles per day. Positioned just minutes from the USA/Canada border, the site is ideally positioned for logistics, warehousing, or cross-border operations.

Zoned for a wide range of commercial and industrial uses, the property also permits outside storage (with some restrictions), adding valuable flexibility for various business types.

645 York Road offers a combination of prime location, zoning flexibility, exposure and accessibility.



P1-11

Zoning

Permitted Uses



~8.5

Lot Size
(Acres)



Full Service

Municipal
(Lot Line)



\$5,750,000

Asking Price



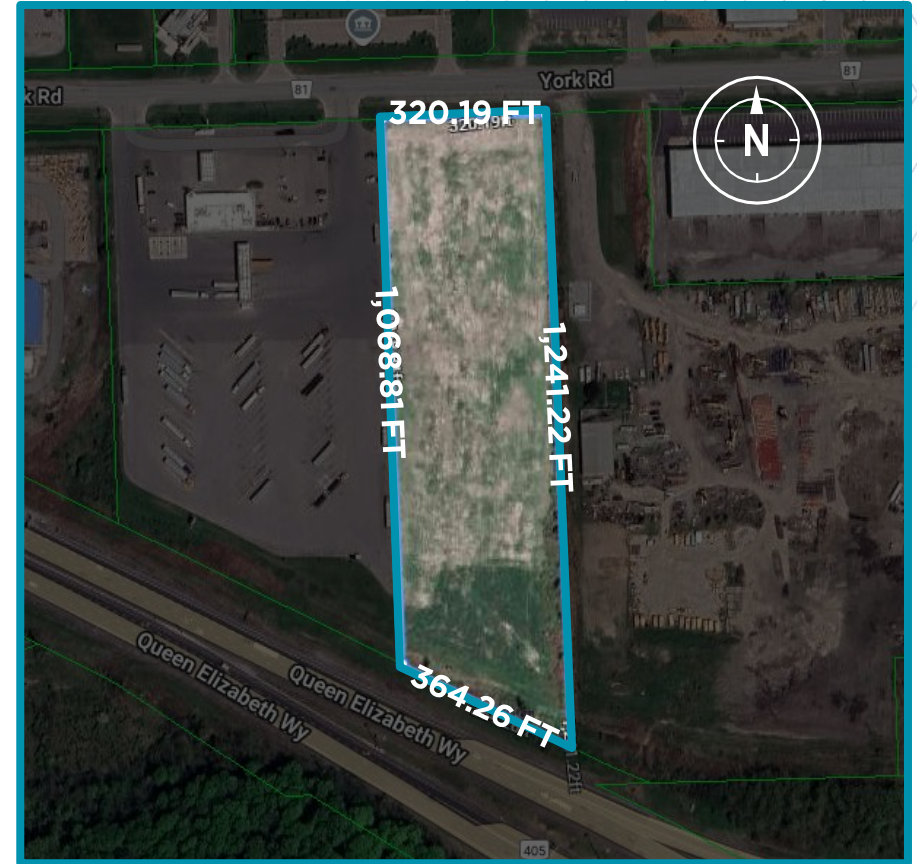
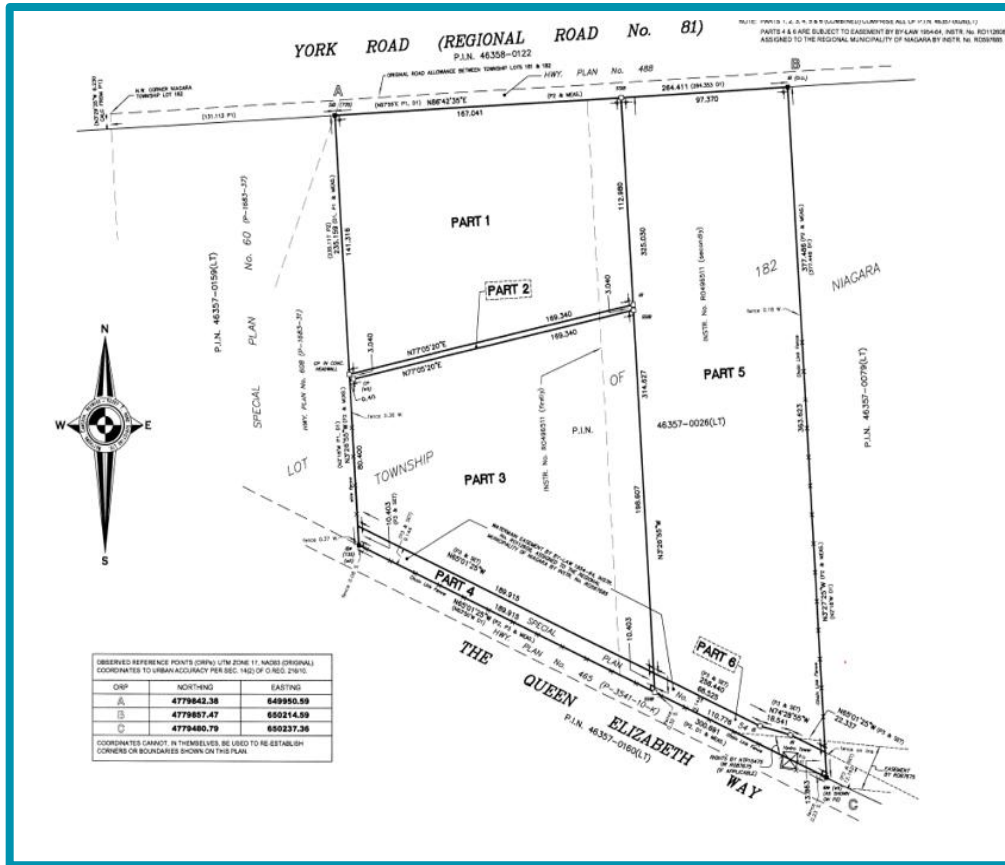
\$51,364.22

Taxes
(2025)



**QEW / Glendale
Avenue**
Location

SURVEY / SITE PLAN



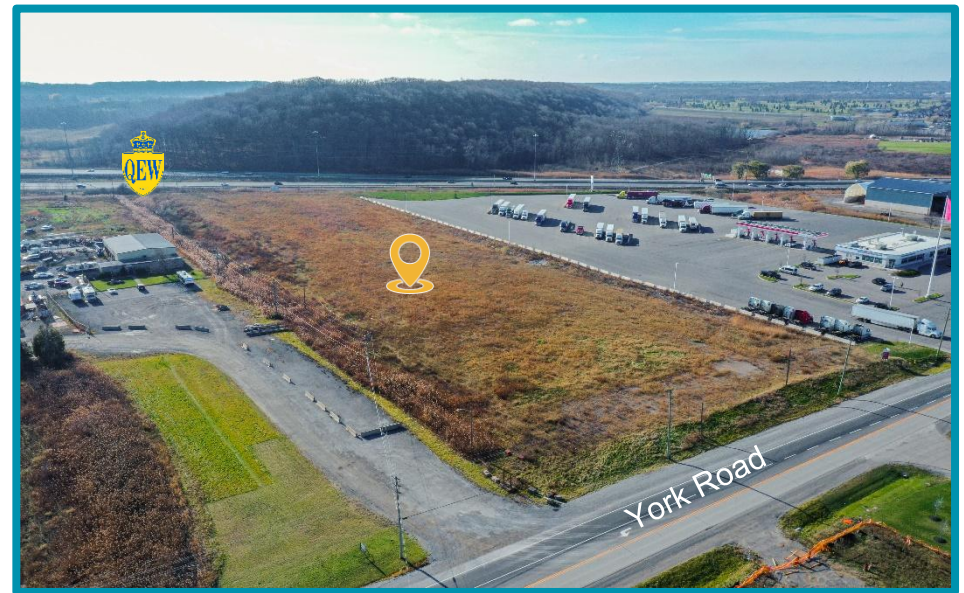
**Environmental report available through
Confidentiality Agreement**

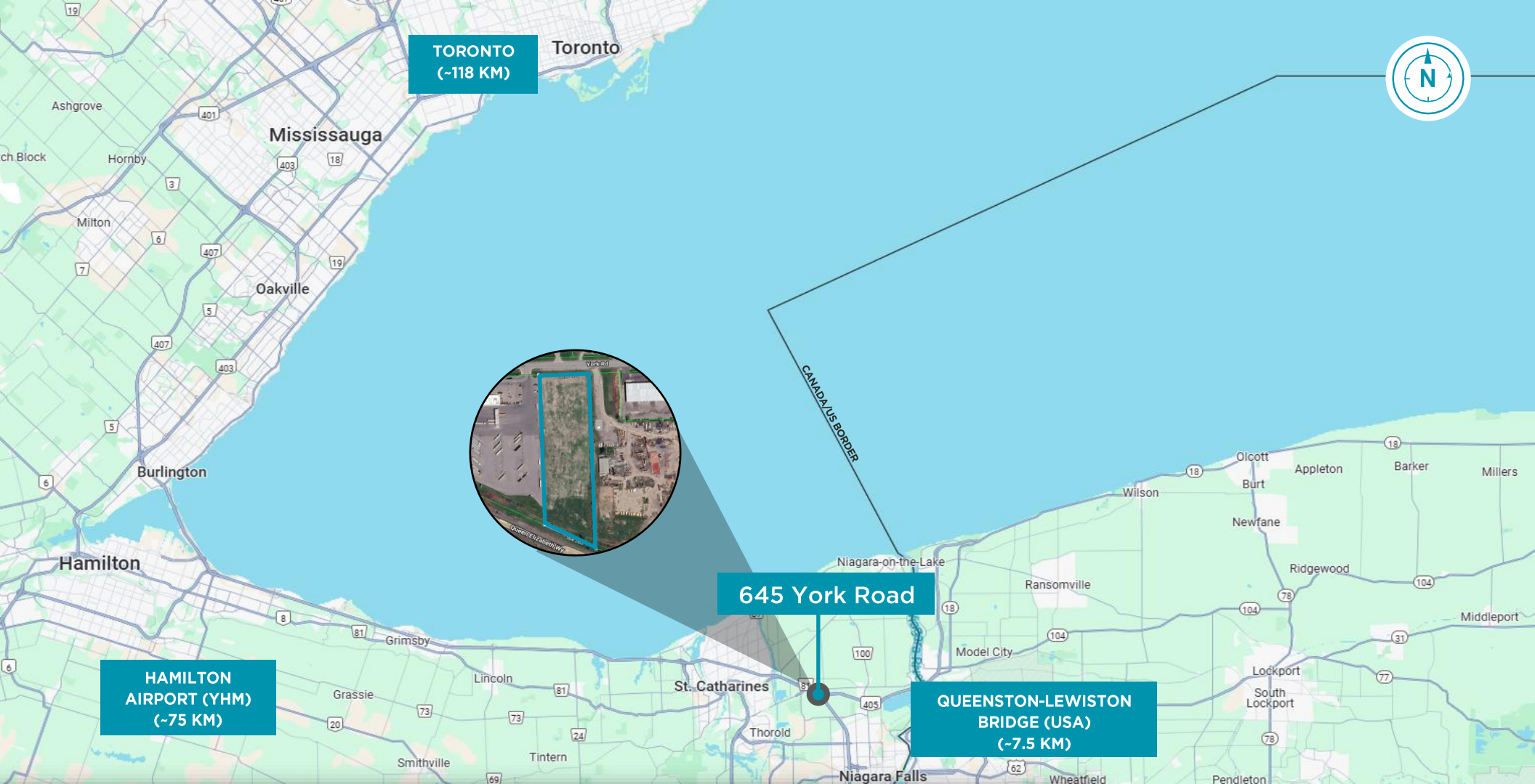
Contact Listing Agents

Legal Description:

PART OF TOWNSHIP LOT 182, NIAGARA, PARTS 5 AND 6, PLAN 30R-14492; SUBJECT TO AN EASEMENT OVER PART 6, PLAN 30R-14492 AS IN RO112608 ASSIGNED BY RO597685 TOGETHER WITH AN EASEMENT OVER PART OF TOWNSHIP LOT 182, NIAGARA, PART 2, PLAN 30R-14492 AS IN NR444467 TOWN OF NIAGARA-ON-THE-LAKE

PROPERTY IMAGES





LISTING TEAM CONTRACT INFORMATION

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