5389 Ferry Street

Niagara Falls, Ontario



For Sale: Retail Investment Opportunity

Freestanding LCBO with Excess Land

Lennard:

Executive Summary

The Opportunity

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by the Vendor to offer for sale a 100% freehold interest in a single-tenant, freestanding retail property located at 5389 Ferry Street, Niagara Falls, ON (the "Property").

The Property has been occupied by LCBO since 1996, demonstrating a longstanding commitment to the location. The current lease provides contractual rental income through May 31, 2029, with one additional five-year renewal option. The established tenancy provides investors with income from a Crown corporation of the Province of Ontario, while the underlying land offers additional long-term value.

Strategically positioned as the primary full-service LCBO serving Niagara Falls’ core tourism district, the Property benefits from proximity to the Falls, Clifton Hill and the surrounding hotels, casinos and entertainment attractions. With approximately 14 million visitors to Niagara Falls annually, this central location positions the Property to capture demand from a substantial visitor market alongside an established local residential population.

In addition to its existing income stream, the Property includes approximately 0.36 acres of excess land, providing potential for future development, additional parking or other site improvements, subject to municipal approvals and existing lease restrictions.

Offering Price:

$3,875,000

Offering Process:

The Property is being offered to the market on a priced basis and proponents are invited to submit their offers to the Advisor at any time. Offers will be assessed and reviewed as received.



Executive Summary





Investment Highlights

Fully Leased to LCBO

Freestanding 6,300 SF retail building fully leased to the Liquor Control Board of Ontario (LCBO), a Crown corporation of the Province of Ontario.

Primary LCBO Serving Niagara Falls' Tourism Core

Strategically positioned as the primary full-service LCBO serving Niagara Falls' core tourism district, at the doorstep of the area's major hotels, casinos and entertainment attractions, including Clifton Hill and the Falls.

Established Long-Term Tenancy

LCBO has occupied the Property since 1996, demonstrating a 30 year commitment to the location. The current lease expires May 31, 2029, with one additional five-year renewal option at fair market rent.

Demonstrated Rental Growth

The property has experienced 60% growth in base rental rates since 1996, demonstrating a strong history of rental appreciation.

Premier Tourism Destination

Niagara Falls attracts approximately 14 million visitors annually, providing access to a substantial tourism market alongside an established year-round residential population.

Excess Land with Future Potential

Approximately 0.36 acres of excess land offering opportunities for future redevelopment, additional parking or site intensification.

Property Overview



Property Location & Description

The Property consists of a freestanding 6,300 SF retail building situated on an approximately one-acre parcel along Ferry Street in Niagara Falls, Ontario. The building has been occupied by LCBO since 1996 and benefits from an established location serving both local residents and visitors to the surrounding tourism district.

Ferry Street provides connectivity between the City's established commercial and residential neighbourhoods and the major tourism attractions concentrated around Clifton Hill, Victoria Avenue and the Niagara Parkway. The Property's location offers convenient access to the broader Niagara Falls market and nearby regional transportation routes.

The site also benefits from approximately 0.36 acres of separately parceled excess land, providing an opportunity to explore additional development, parking expansion or other site improvements while retaining the benefit of the existing tenancy.

Property Details

Property Address	5389 Ferry Street, Niagara Falls, ON
Legal Description	PT LT 10 N/S LUNDY'S LANE, E OF CONCESSION RD PL 653 ABSTRACTED AS BLK 4 VILLAGE OF NIAGARA FALLS ; PTS 1-4 ON 59R3023 PT OF PT 5 ON 59R3023 ; NIAGARA FALLS PT LT 10 N/S LUNDY'S LANE, E OF CONCESSION RD PL 653 ABSTRACTED AS BLK 4 VILLAGE OF NIAGARA FALLS BEING PT 2 ON 59R10550 ; NIAGARA FALLS
Tenant	Liquor Control Board of Ontario (LCBO)
Building Area	6,300 SF
Site Area	~1.0 acre, including ~0.36 acre of excess land
Zoning	Tourist Commercial (TC)
Current Term	June 1, 2024 to May 31, 2029
Renewal Options	1 × 5 years (fair market rent)





The Primary **Full-Service LCBO** Serving Niagara Falls' Tourism Core

Area Overview

Tourist Attractions

1. Niagara Falls History Museum
2. Clifton Hill Attractions
3. Casino Niagara
4. Fallsview Indoor Waterpark
5. Oakes Garden Theatre
6. Niagara City Cruises
7. Skylon Tower
8. Fallsview Casino Resort
9. Fallsview Square
10. Table Rock
11. Journey Behind the Falls

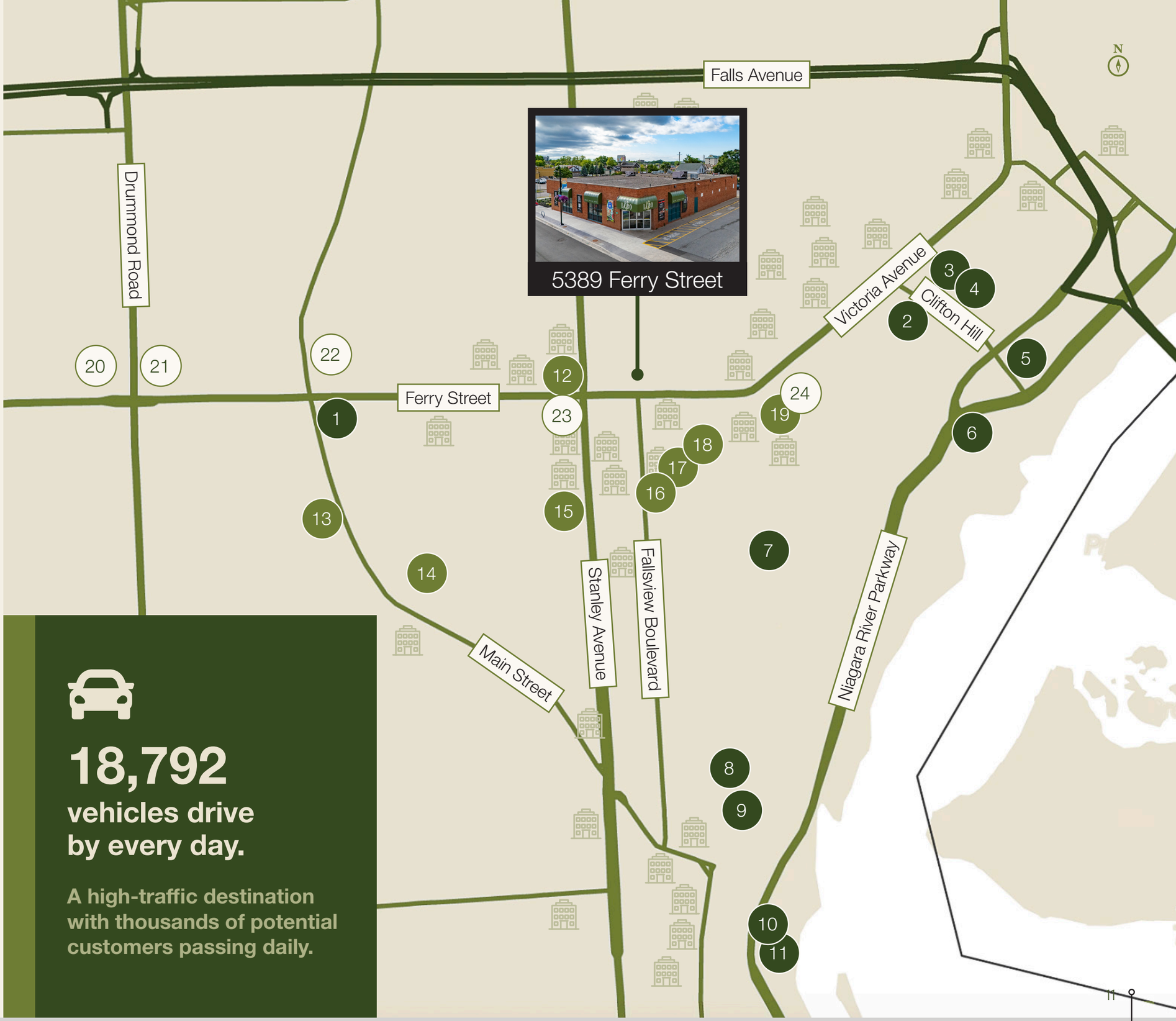
Restaurants

12. Napoli
13. Tabbar Social Kitchen & Bar
14. The Vault Sports Lounge & Event Centre
15. Young Garden AYCE Korean BBQ & Cuisine
16. Yukiguni
17. Kalavara By The Falls
18. Inchin's Indian Kitchen
19. The Keg

Everyday Conveniences

15. CIBC
16. Drummond Heights Plaza Shopping Centre
17. Wholesale Club
18. Circle K + Shell Gas Station
19. Starbucks

Overnight hospitality: includes hotels, motels, and bed & breakfasts.



18,792
vehicles drive by every day.

A high-traffic destination with thousands of potential customers passing daily.



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