

FOR SALE



4728 Valley Way | Niagara Falls | ON

*Prime Commercial Investment Opportunity in
Niagara Falls Major Commercial Official Plan Area*

*± 5,000 sq. ft. of tenanted retail/commercial space
at the corner of Valley Way and Buckley Avenue with
in-place income, and flexible demising options*

**LIST
PRICE:**

\$1,100,000

FRANK ELIA Sales Representative

+1 905 321 5961 | frank.elia@colliers.com

ANDREW ROSELLI Sales Representative

+1 905 327 7579 | andrew.roselli@colliers.com

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Colliers International Niagara Ltd., Brokerage | 82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4 | Tel: +1 905 354 7413

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Property Details



FOR SALE | 4728 Valley Way, Niagara Falls, ON

Location	Corner of Valley Way & Buckley Avenue
Lot Size	± 0.197 Acres
Building Size	TOTAL: ±5,000 SF Finished Retail/ Showroom: ±1,000 SF
List Price	\$1,100,000
Taxes (2025)	\$9,160.97
Zoning	CB2 - Central Business Commercial Two
Official Plan	Major Commercial (Mixed-Use 1 Downtown within the Transit Station Secondary Plan Area)
Doors	FOUR 12 ft. grade level bay doors
Ceiling Height	14 ft.

- Note
- Investment opportunity featuring approximately 5,000 sq. ft. of retail/commercial space
 - Prominently located at the corner of Valley Way and Buckley Avenue, directly across from Taps Brewhouse
 - Currently tenanted, providing in-place income, and features four (4) 12-foot grade-level doors, 14-foot clear ceiling heights
 - Approximately 1,000 sq. ft. of finished retail/showroom space
 - Ample on-site parking accommodating approximately 15-20 vehicles
 - Demising options are available, offering flexibility for future occupancy or leasing strategies
 - Central Business Commercial (CB2) zoning permits a wide range of commercial and retail uses, making this an attractive opportunity for both investors and owner-users



Minutes to U.S.A. border & Easy Access to QEW Hwy



Close proximity to Niagara Falls Attractions



Minutes to Niagara Falls GO/ VIA Rail Train Station



Located Inside the Major Transit Station Area

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Property Photos

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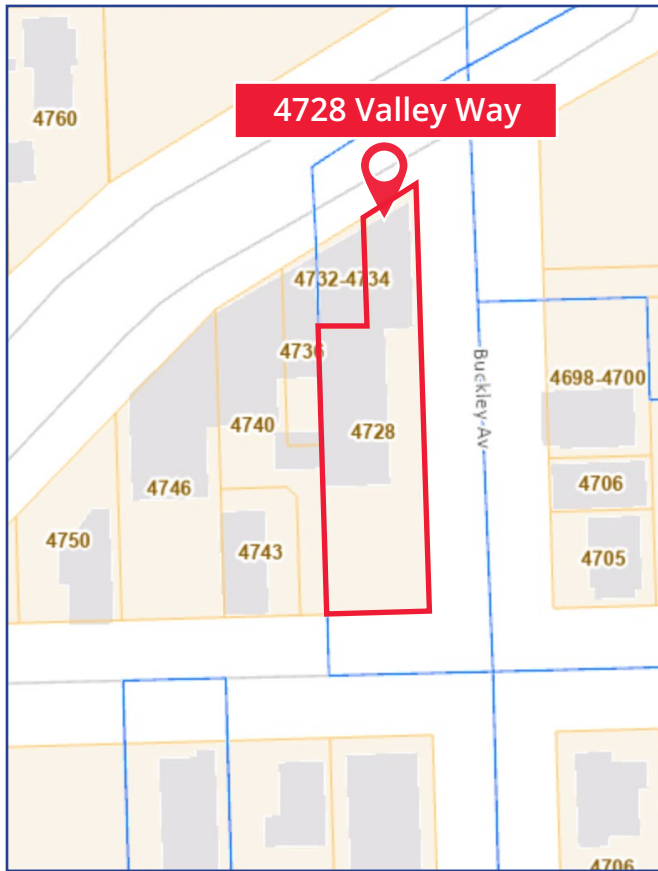
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CB2 - Central Business Commercial Zone

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- Funeral home
- Health centre
- Hotel
- Laundry
- Library
- Motel
- Museum
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of worship
- Printing shop
- Public garage, mechanical
- Private club
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Animal clinic

PERMITTED USES: No person shall within any CB, CB2, CB3, CB4, CB4-1, CB5 OR CB6 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Art gallery
- Assembly hall
- Auctioneering establishment
- Bake shop
- Bank, trust company, credit union, currency exchange
- Car rental establishment, truck rental establishment
- Clinic
- Dancing studio
- Day nursery
- Drive-in restaurant
- Dry cleaning establishment
- Farmers' market

- Adult Store provided the adult store is separated from another adult store by a minimum distance of 100 metres and from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres.
- CB2: Apartment Dwelling except on Queen Street, and Park Street (between Ontario Ave and Erie Ave), where dwelling units are only permitted in a building in combination with one or more of the uses listed in this section and further provided that such dwelling units, except entrances thereto, are located above the ground floor.
- Licensed establishment
- Nightclub
- Outdoor patio which is an accessory use to a drive-in restaurant, hotel, licensed establishment, nightclub, place of entertainment and restaurant
- A bed and breakfast in an existing detached dwelling or dwelling unit
- Vacation rental unit within an existing detached dwelling or dwelling unit

Location Overview

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\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated June 2026

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 27,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

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CONTACT US:

FRANK ELIA *Sales Representative*

+1 905 321 5961 | frank.elia@colliers.com

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COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

www.collierscanada.com/niagara



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