

\$4,890,000 - 12880 Ort Road, Niagara Falls (Iyons Creek)

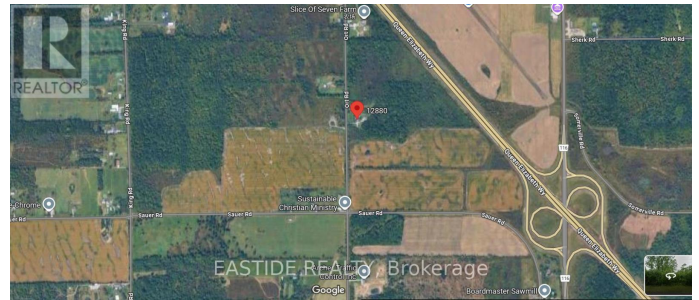
MLS® #X12390766

\$4,890,000

0 Bedroom, 0.00 Bathroom, 1,440,027 sqft

Vacant Land on 1000.00 Acres

224 - Lyons Creek, Niagara Falls (Lyons Creek), Ontario



Welcome to 12880 Ort Rd, a rare opportunity to acquire a sizable parcel of undeveloped land in the growing area of Niagara Falls. This property sits in a prime location for future growth, poised to benefit from major regional infrastructure and planning developments.

Strategic Location: Nestled near the QEW highway, offering superior connectivity and increasing regional accessibility. This infrastructure is expected to dramatically improve transportation routes between Niagara Falls, the U.S. border, and the Greater Toronto Area (GTA).

Future Employment Area: As designated in the Niagara Region Official Plan, this property is situated within a Future Employment Area zoned for long-term economic development. This signals strong potential for commercial, industrial, or mixed-use investment as the area transitions from rural to urban land use.

Lot Type: Currently vacant land, offering a blank slate for developers or investors looking to position themselves ahead of Niagara's next wave of growth.

Low Holding Costs: With property taxes around \$4,000/year, its an affordable holding asset with high upside potential.

Accessibility & Amenities: While the area remains largely car-dependent today, its proximity to schools, existing roadways, and planned infrastructure makes it a future-forward location for residential, industrial, or commercial uses. To be sold together with other 2 adjacent parcels of land

Essential Information

Listing #	X12390766
Price	\$4,890,000
Bathrooms	0.00
Square Footage	1,440,027
Acres	1,000.00
Type	Vacant Land

Community Information

Address	12880 Ort Road
Subdivision	224 - Lyons Creek
City	Niagara Falls (lyons Creek)
Province	Ontario
Postal Code	L0S1K0

Listing Details

Listing Office	EASTIDE REALTY
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