

# \$549,900 - 34 Queens Circle, Fort Erie (crystal Beach)

MLS® #X12478740

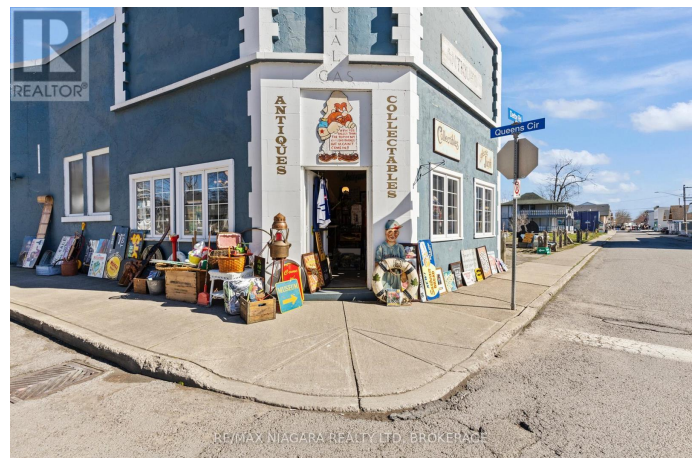
**\$549,900**

0 Bedroom, 0.00 Bathroom, 2,100 sqft

Retail on 0.00 Acres

337 - Crystal Beach, Fort Erie (crystal Beach),  
Ontario

Unique investment and or redevelopment opportunity in the heart of Crystal Beach! This iconic corner property is currently home to a long-standing antique shop and includes both the commercial building (approx. 2,100 sq. ft.) and adjacent land, together offering over 5,500 sq. ft. of space. Zoned CMU2 (Core Mixed Use 2), the property permits a wide variety of uses - from retail, restaurants, and professional offices to residential units above the main floor - making it highly versatile for investors, developers, or owner-operators. With zoning support for multiple storeys, the site carries exceptional potential for mixed-use redevelopment or live-work space. The level lot enjoys corner exposure and strong visibility along Queens Circle, with traffic flow and walkable access to Crystal Beach's popular shops, restaurants, and waterfront attractions. Fort Erie continues to experience steady growth, drawing residents from across the Niagara Region and GTA, while also benefiting from its strategic location just minutes from the Peace Bridge and U.S. border. The area's expanding residential base, combined with flexible zoning, provides future buyers the confidence to reimagine this property as a modern retail storefront with rental apartments above, a boutique restaurant with outdoor patio, or a mixed-use project tailored to the community's needs. Whether you're an investor seeking value-add potential, a developer envisioning new construction, or a



business owner ready to secure your own space in one of Niagara's most vibrant lakeside communities, 34 Queens Circle delivers both location and opportunity.  
(id:6289)

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12478740 |
| Price          | \$549,900 |
| Bathrooms      | 0.00      |
| Square Footage | 2,100     |
| Acres          | 0.00      |
| Type           | Retail    |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 34 Queens Circle          |
| Subdivision | 337 - Crystal Beach       |
| City        | Fort Erie (crystal Beach) |
| Province    | Ontario                   |
| Postal Code | L0S1B0                    |

## Amenities

|                |                    |
|----------------|--------------------|
| Features       | Irregular lot size |
| Parking Spaces | 14                 |

## Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

## Exterior

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Bldg=60.5 x 75.09 FT ; Irregular |
|-----------------|----------------------------------|

## Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | RE/MAX NIAGARA REALTY LTD, BROKERAGE |
|----------------|--------------------------------------|



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Listing information last updated on October 27th, 2025 at 9:31pm EDT