

An aerial photograph of Niagara Falls, New York, showing the city skyline in the background and the falls to the right. A large, irregularly shaped area of land in the foreground is outlined with a thick blue line. This area is mostly wooded with bare trees and contains a paved road that curves through it. The surrounding landscape includes residential neighborhoods, commercial buildings, and open fields.

Colliers

5500 MARINELAND
PARKWAY
NIAGARA FALLS

FOR SALE

EXECUTIVE SUMMARY

New 292 townhome development opportunity on 9.59 acres in the heart of Niagara Falls, ON

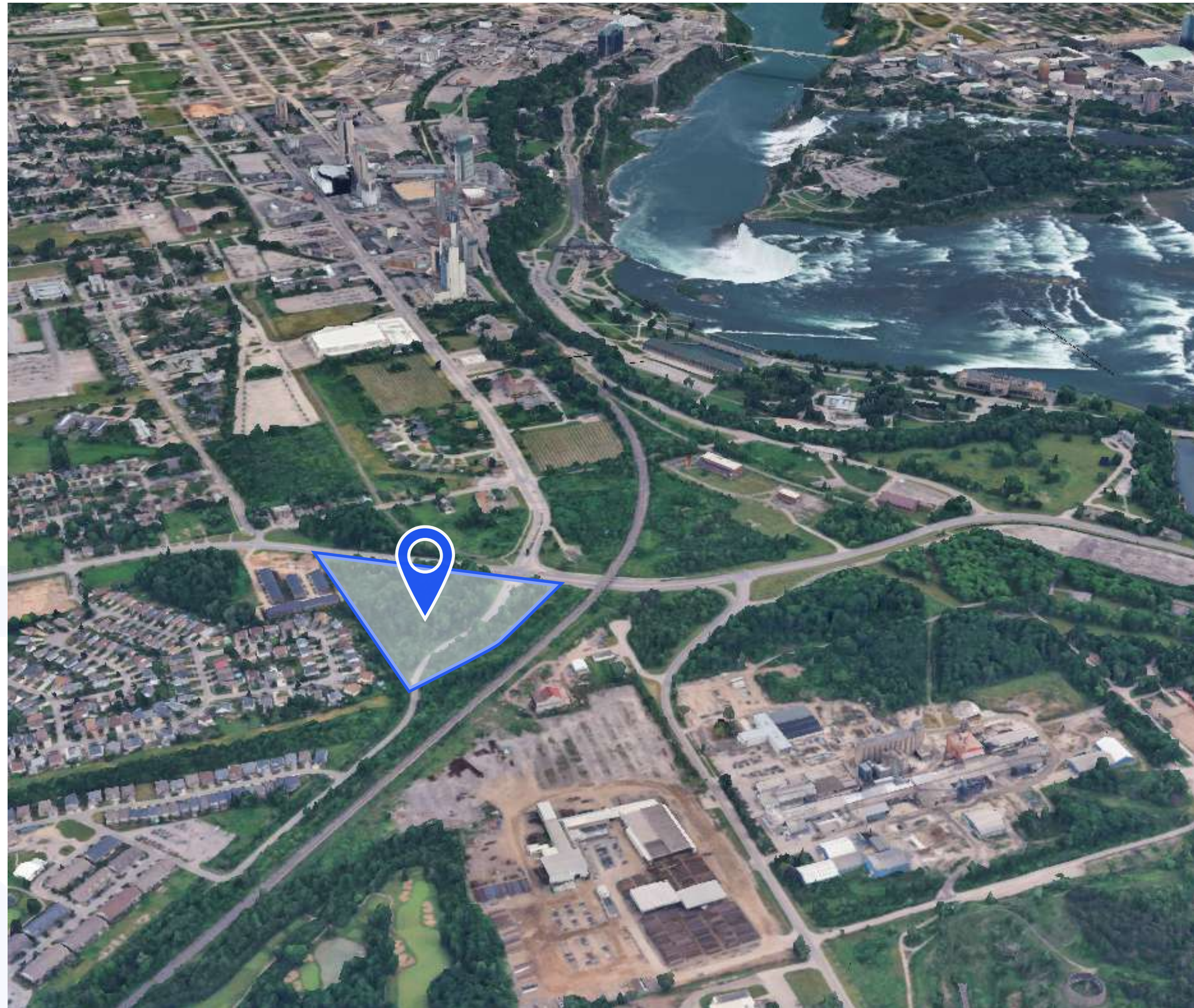
5500 Marineland Parkway is a prime development site located in the heart of Niagara Falls. This fully approved project spans 9.59 acres and has a buildable square footage of 417,740 SF and sits next to the prestigious Thundering Waters Golf Club. It is within walking distance to the Falls, Fallsview Casino, Marineland, the Convention Centre, and Clifton Hill, offering an unmatched blend of convenience, recreation, and prestige.

The site is approved for 292 townhome units, featuring a mix of 259 stacked townhomes and 33 traditional 20-foot townhomes. Thoughtful designs include single-level and two-storey layouts, with select units offering rooftop patios. These features provide flexibility to suit a broad range of end users, from young professionals to families and retirees. The South Parcel also permits home occupation and short term rental use, creating additional appeal for investors.

As Niagara Falls continues to grow as a tourism and residential hub, this site offers a ready-to-build opportunity in a market with consistent demand, strong municipal support, and exceptional lifestyle value. 5500 Marineland Parkway represents a chance to bring a high-quality community to one of Ontario's most dynamic cities.



Watch Overview



PROPERTY OVERVIEW

ADDRESS	5500 Marineland Parkway
LOCATION	Niagara Falls City
LEGAL DESCRIPTION	Plan 737 PT Lots 1 & 3 NP 4 RP59R4097 Parts 7,8
PROPERTY TYPE	Land
ZONING	R5E-H,TC
SITE AREA	9.59 acres
TOTAL BUILDABLE GFA	417,740 SF
UNITS	259 Stacked townhouses 33 Traditional 20' townhouses 292 Total Units
PROPERTY STATUS	Site plan approved
SUPPORTING DOCUMENTATION	Available in data room with signed CA

 Sign Confidentiality Agreement

Featured Highlights



Excellent
waterviews



Walk to Falls,
Casino & more



Quick access to
QEW



Surrounded by
green space &
amenities



RENDERINGS & SITE PLAN

5500 Marineland Parkway



NORTH PARCEL STATS

20' Traditional Townhomes

Type	Basement		Ground		2nd		GFA per unit		Units	GFA per unit	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2		m2	ft2
20' Middle Unit	54.2	583.4	53	570.5	70.5	758.9	123.5	1329.4	23	2840.5	30573.1
20' End Unit	56	602.3	54.7	588.8	72.3	778.2	127.5	1367	10	1275	13700
Total	110.2	1186.2	107.7	1159.3	142.8	1537.1	251	2696.4	33	4115.5	44273.1



Stacked Townhomes

Type	Unit	Ground		2nd		3rd		Rooftop		GFA		Modules	Units	Common Area		Total GFA	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2			m2	ft2	m2	ft2
Middle Unit (3 Units/module)	1	78.4	843.9							78.4	843.9					1489.6	16034.1
	2	5.6	60.3	44.6	482.2	51.1	550	13.8	148.5	115.3	1241.1					2190.7	23580.7
	3	4.7	50.6	44.6	480.1	35.9	386.4	13.8	148.5	99	1065.6					1681	20247.1
	Total	88.7	954.8	89.4	962.3	87	936.5	27.6	297.1	292.7	3150.6	19	57	3.7	40.2	5361.3	59861.9
End Unit (3 Units/module)	1	79.9	860							79.9	860					2077.4	22361.1
	2	5.6	60.3	45.4	488.7	52.4	564	14.1	151.8	117.5	1264.8					3055	32884
	3	5.2	56	46.4	499.4	36.8	396.1	14.1	151.8	102.5	1103.3					2663	28636.1
	Total	90.7	976.3	91.8	988.1	89.2	960.1	28.2	303.5	299.9	3228.1	26	78	4.1	40.2	7797.4	83931.2
Middle Unit (4 Units/module)	1	45.6	523.1							48.6	523.1					583.2	6277.6
	2	52.5	565.1							52.5	565.1					630	6781.3
	3	5.8	62.4	56.2	604.9	45.2	485.5	12.1	130.2	1284.1	1284.1					1431.6	15409.7
	4	7.6	82.9	53	570.5	43.8	471.5	12.1	130.2	1255.1	1255.1					1398	15048.1
	Total	114.3	1233.6	109.2	1175.4	89	958	24.2	260.5	336.9	3627.5	12	48	3.5	38.3	4042.8	43516.7
Total Stacked Towns												57	183			17401.5	187309.7

SOUTH PARCEL STATS

Stacked Townhomes

Type	Unit	Ground		2nd		3rd		Rooftop		GFA		Modules	Units	Common Area		Total GFA	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2			m2	ft2	m2	ft2
Middle Unit (3 Units/module)	1	78.4	843.9							78.4	843.9					156.3	1687.8
	2	5.6	60.3	44.6	482.2	51.1	550	13.8	148.5	115.3	1241.1					230.6	2482.2
	3	4.7	50.6	44.6	480.1	35.9	386.4	13.8	148.5	99	1065.6					199	2131.3
	Total	88.7	954.8	89.4	962.3	87	936.5	27.6	297.1	292.7	3150.6	2	6	3.7	40.2	585.4	6301.3
End Unit (3 Units/module)	1	79.9	860							79.9	860					799	8600.4
	2	5.6	60.3	45.4	488.7	52.4	564	14.1	151.8	117.5	1264.8					1175	12647.7
	3	5.2	56	46.4	499.4	36.8	396.1	14.1	151.8	102.5	1103.3					1025	11033.1
	Total	90.7	976.3	91.8	988.1	89.2	960.1	28.2	303.5	299.9	3228.1	10	30	4.1	40.2	2999	32281.2
Middle Unit (4 Units/module)	1	45.6	523.1							48.6	523.1					486	5231.3
	2	52.5	565.1							52.5	565.1					525	5651.1
	3	5.8	62.4	56.2	604.9	45.2	485.5	12.1	130.2	119.3	1284.1					1193	12841.5
	4	7.6	82.9	53	570.5	43.8	471.5	12.1	130.2	116.5	1255.1					1165	12540.1
	Total	114.3	1233.6	109.2	1175.4	89	958	24.2	260.5	336.9	3627.5	10	40	3.5	38.3	3369	36263.9
Total Stacked Towns												22	76			6952.4	74846.5



Block Statistics

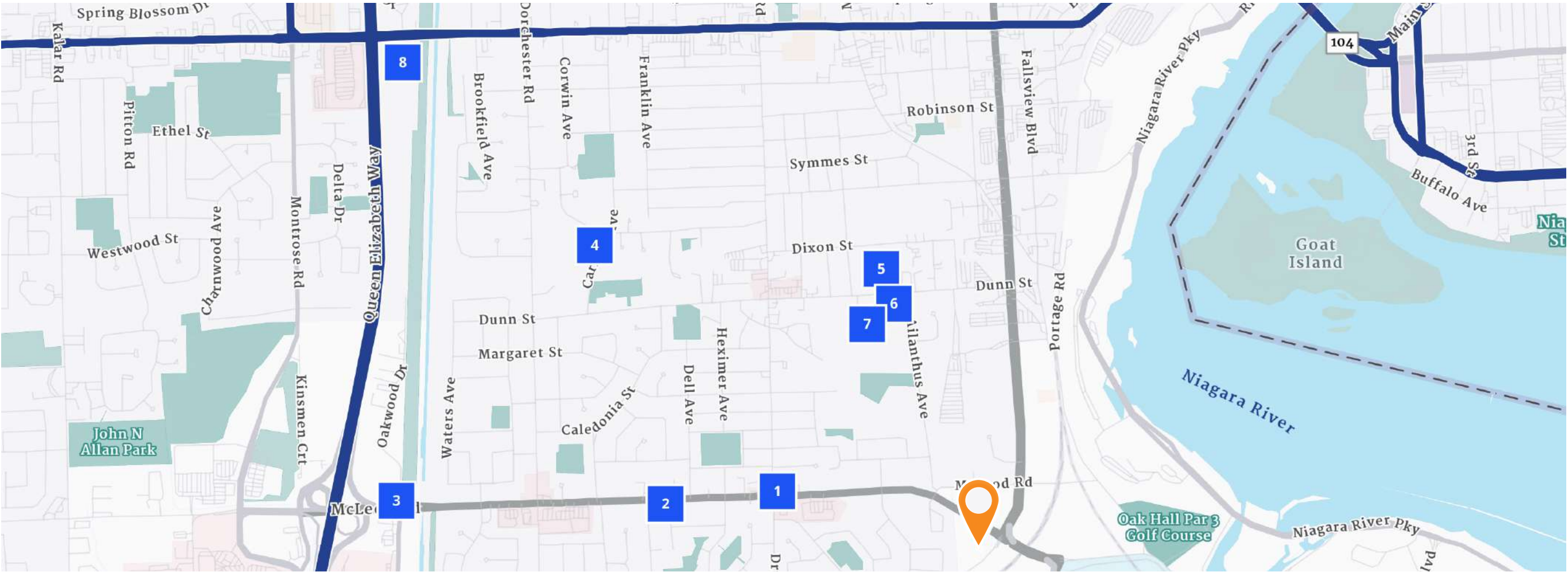
Type	Block #	Number of Units	Units		
			1 Bed	2 Bed	3 Bed
Middle Unit (3 Units/module)	Block 1	7	0	0	7
	Block 2	6	0	0	6
	Block 3	7	0	0	7
	Block 4	6	0	0	6
	Block 5	7	0	0	7
	Subtotal	33	0	0	33
Type	Block #	Number of Units	Units		
			1 Bed	2 Bed/ Ground	3 Bed/ 2 Storey
Middle Unit (3 Units/module)	Block 6	12	4	4	8
	Block 7	12	4	4	8
	Block 8	9	0	3	6
	Block 9	15	5	5	10
	Block 10	15	5	5	10
	Block 11	16	2	4	10
	Block 12	16	2	4	10
	Block 13	16	2	4	10
	Block 14	16	2	4	10
	Block 15	14	4	2	8
	Block 16	14	4	2	8
	Block 17	14	4	2	8
	Block 18	14	4	2	8
	Subtotal	183	24	45	114
Type	Block #	Number of Units	Units		
			1 Bed	2 Bed/ Ground	3 Bed/ 2 Storey
Middle Unit (3 Units/module)	Block 19	17	4	3	10
	Block 20	14	4	2	8
	Block 21	14	4	2	8
	Block 22	17	4	3	10
	Block 23	14	4	2	8
	Subtotal	76	20	12	44



Unit Statistics

Unit Type	Average Square Footage	Number of Units
Traditional Townhomes - Corner Unit	1367	2
Traditional Townhomes - Middle Unit	1329	23
Traditional Townhomes - End Unit	1367	8
3 Unit Module		
End - 2 Bed Ground Floor - Single Level	860	36
End - 2 Bed Second Floor - Two Storey	1130	36
End - 2 Bed Second Floor - Two Storey	941	36
Middle - 2 Bed Ground Floor - Single Level	843	21
Middle - 2 Bed Second Floor - Two Storey	1092	21
Middle - 2 Bed Second Floor - Two Storey	917	21
4 Unit Module		
Middle - 1 Bed Ground Floor - Single Level	523	22
Middle - 1 Bed Ground Floor - Single Level	565	22
Middle - 2 Bedroom Second Floor - Two Storey	1153	22
Middle - 2 Bedroom Second Floor - Two Storey	1127	22

DEVELOPMENT LANDSCAPE



5500 Marineland Parkway

	Project Name	Developer	Current Status	Total Units	Sale Prices Traditional Towns	Sale Prices Stacked Towns
1	The Niagara Towns	M5V Developments and Build Up Dev Co.	Sold out	40	Sold Out	Sold Out
2	The Boho Towns	Build Up Development Co.	Selling (contruction complete)	27 (2 remain)	N/A	\$589,900 (2 bed, 2 bath, 800-900 sqft)
3	Joy Towns	Branthaven	Pre-Construction	255	N/A	From the \$500,000's
4	Cascada Towns	Pivotal Communities Inc.	Pre-Construction	32	From mid \$750,000's to mid \$900,000's	No stacked towns
5	5881 Dunn Street Townhomes	N/A (Ont. Corp)	Pre-Construction	30	N/A	No stacked towns
6	5858-5882 Dunn Street Townhomes	N/A (Ont. Corp)	Pre-Construction	72	N/A	N/A
7	5920 Dunn Street Townhomes	N/A (Ont. Corp)	Pre-Construction	101	N/A	N/A
8	7301 Lundy's Lane Townhomes	N/A (Ont. Corp)	Pre-Construction	68	N/A	N/A

NIAGARA FALLS AT A GLANCE

Nestled along the Niagara River, Niagara Falls, Ontario, is a dynamic city renowned for its natural beauty and vibrant tourism industry. Beyond the iconic waterfalls, the city boasts a thriving community with a diverse economy, rich cultural heritage, and a strategic location that offers seamless connectivity to major urban centers like Toronto and Buffalo. With ongoing developments and a commitment to growth, Niagara Falls presents a compelling opportunity for investment and living.

Key Demographics



Population

5 ^{KM}	68,478
10 ^{KM}	111,287
15 ^{KM}	182,903



Average Household Income

5 ^{KM}	\$91,675
10 ^{KM}	\$104,159
15 ^{KM}	\$105,188



Median Age

5 ^{KM}	42.7
10 ^{KM}	42.6
15 ^{KM}	41.8



Per Capita Income

5 ^{KM}	\$35,790
10 ^{KM}	\$40,119
15 ^{KM}	\$40,862



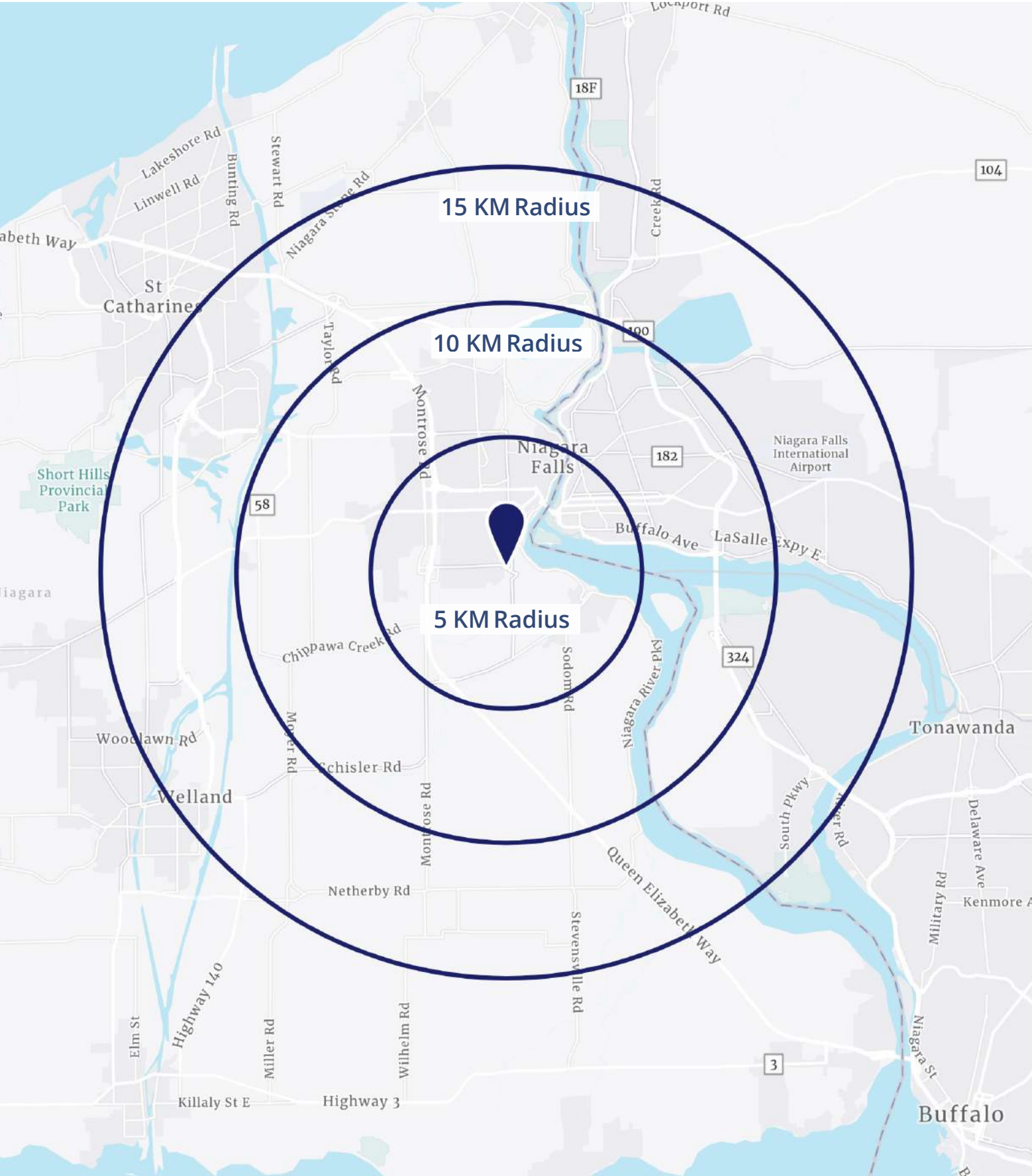
Employment Rate

5 ^{KM}	84.9%
10 ^{KM}	85.9%
15 ^{KM}	87.1%



Approx. Annual Visitors*

14 million



* source: niagarafallstourism.com

LOCATION OVERVIEW

IN THE HEART OF IT ALL

5500 Marineland Parkway is ideally located in the heart of Niagara Falls, steps from the Falls, Fallsview Casino, Clifton Hill, Marineland, and the Convention Centre. This walkable, high-traffic area attracts year-round tourism and offers strong appeal for residents and investors. The site also provides easy access to the QEW, US border, Niagara District Airport, and Buffalo International Airport, making it a well-connected and highly desirable development location.

🍴 | Restaurants

1. Flavoured Pizza

2. Shelby's Shawarma

3. Morton's Grille

4. Turtle Jack's
5. Stacked Pancake

6. Spicy Cocina Chicken Hut

7. The Usual Suspects

10. Korean Garden
8. Vittorio's Italian Eatery

9. My Cousin Vinny's

🏠 | Services

1. Thai Binh Asian Supercentre

2. Food Basics

3. Swadesi Grocers

4. FINE FOODS

5. Walmart
6. Bulk Barn

7. Scotiabank ATM

8. Manulife Bank

9. The UPS Store
10. Niagara Falls Service Canada Centre

11. Niagara Square

12. SmartCentres Niagara Falls

🌳 | Parks

1. Niagara Parks Commission

2. Prince Charles Park
3. Fern Park

4. FJ Miller Park

5. Westfield Park

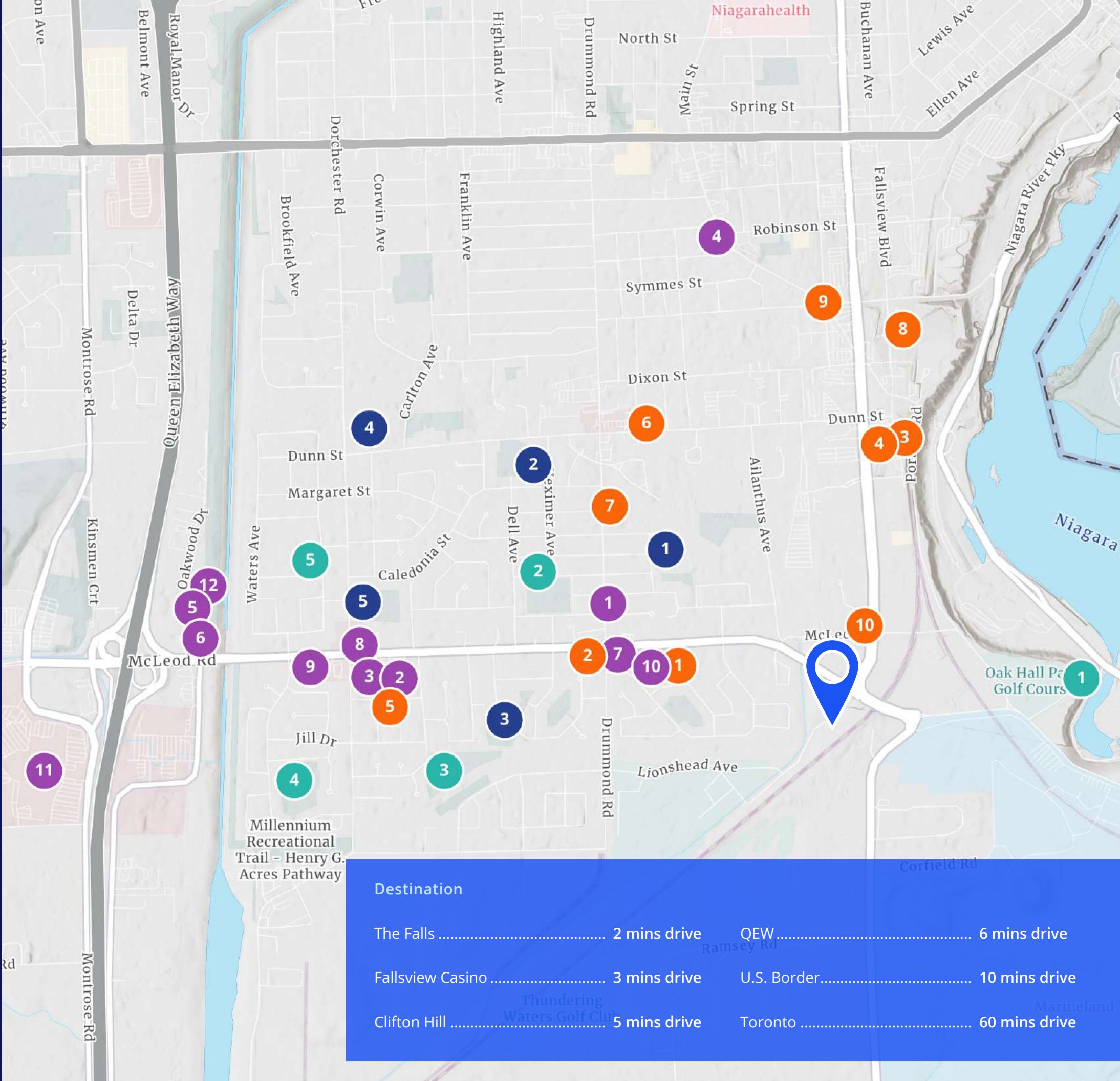
🎒 | Schools

1. Father Hennepin Catholic Elementary School

2. Heximer Avenue Public School
3. Notre-Dame-De-La-Jeunesse Catholic Elementary School

4. Pathways
- Academy and Early Learning Centre

5. James Morden Public School




Destination

The Falls	2 mins drive	QEW	6 mins drive
Fallsview Casino	3 mins drive	U.S. Border	10 mins drive
Clifton Hill	5 mins drive	Toronto	60 mins drive

AMENITIES MAP



 Explore the Site in Video

EXCLUSIVE AGENTS
ACTING FOR VENDOR

All inquires regarding the Property or any information contained in this CIM should be directed to Colliers as the Exclusive Agent for the Vendor.



OFFERING PROCESS

This Confidential Information Memorandum (“CIM”) is being delivered to prospective Purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective Purchaser may require in deciding whether or not to purchase the Property.

This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, locational and financial characteristics of the Property. The information on which this CIM is based has been obtained from various sources considered reliable.

Neither the Vendor nor Colliers make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective Purchasers without independent investigation and verification.

The Vendor and Colliers expressly disclaim any and all liability for any errors or omissions in this CIM or any other written or oral communication transmitted or made available to prospective Purchasers. Prospective Purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or Colliers or anyone acting on their behalf, such information is provided as a convenience

only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective Purchasers without their own independent investigation and verification.

Confidentiality

By accepting this CIM, prospective Purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective Purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Colliers. Prospective Purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor or Colliers or their affiliates or for any purpose other than a proposed purchase of the Property.

The recipient of this CIM agrees to provide Colliers with a list of those persons to whom this CIM or any information contained herein is provided. The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” apply to all sections of the CIM as if stated independently therein.

Property Inspection

In no event shall any prospective Purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor.

Process

Neither the Vendor nor Colliers make any representation or warranty, or any agreement whatsoever, that the Vendor will accept any of the offers or any agreements of purchase and sale, before or after negotiations, which may be extensive. Neither the Vendor nor Colliers shall compensate any participant for any costs incurred in its participation in the process.

Data Room Material

A data room has been set up for this transaction. Prospective Purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. Information contained in the data room will include items such as this CIM, architectural drawings, studies/reports pertaining to the site plan approval. Colliers has made data room material available online at Colliers Sharefile; access is restricted to those who have executed a Confidentiality Agreement (CA) and have been issued a user login and password.

Offering Guidelines

Interested parties are invited to submit a Letter of Intent (“LOI”) for the Property through the Agent for consideration by the Vendor. The LOI should outline the terms for the purchase of the Property and should include, at minimum, the following information and items:

Purchase price

Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;

- Evidence of the Purchaser’s financial ability to complete the transaction;
- Confirmation that the Property will be purchased

on an “as is, where is” basis;

- Terms and conditions of closing, including a schedule of timing and events to complete the transaction;
- An address, email address and fax number for the delivery of notices to the Purchaser;

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion. Offers should be directed to :

Colliers International
181 Bay Street, Suite 1400
Toronto, ON M5J 2V1
Attention: Alexander Silver

Review of Offers

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obliged to accept any offer and reserves the right to reject any or all offers received.

Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis. There is no warranty, expressed or implied, as to title, description, condition, cost, size, quantity or quality thereof.

*Commercial Real Estate Broker

For more information about this offering please contact:

Alexander Silver*

Associate Vice President

+1 905 334 9417

alexander.silver@colliers.com

Steven Fontes

Sales Representative

+1 416 831 2161

steven.fontes@colliers.com

Tut Ruach

Broker

+1 647 798 0994

tut.ruach@colliers.com



Colliers International

181 Bay Street, Suite 1400

Toronto, ON M5J 2V1

+1 416 777 2200

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