

FOR SALE

4,170 SF
Mixed-Use Property

NEW REDUCED PRICE



3879 REBSTOCK ROAD

Crystal Beach, ON

Milos Krtek, Sales Representative
905.401.1515 | milos@royallepage.ca

Royal LePage® NCR Realty, Brokerage
318 Ridge Road, Ridgeway, ON
Independently Owned & Operated

ROYAL LEPAGE®
COMMERCIAL™

PROPERTY OVERVIEW

\$1,699,000.00

Property Features

- Location: Corner of Rebtsock Road and Ridgeway Road
- Legal Description: 3879 Rebtsock Road - LT 249 PL 395 BERTIE; BLK Q PL 544 VILLAGE
- Site Area: 3 Road Frontage (Rebtsock Rd, Ridgeway Rd, & Alexandra Rd) 33,228
- Zoning: C2 - General Commercial Zone (Northern Portion of Property, Fronting on Rebtsock
- Building Type: Currently used as a Bar/Restaurant and does has residential dwelling
- Parking Spaces: ± 6-8 on Front of building; ±10-12 on West Side of building
- Additional: On main road to Crystal Beach; Proximity to the Beach; Possibility
- Property Taxes for 2023 were \$6,821.11 total. \$5317.25 Commercial and \$1,503.86 Residential
- Great Investment Opportunity in the rapidly flourishing community of Crystal Beach

DRONE PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL VIEW



C2 ZONING

SECTION 20 – C2 ZONE

20.1

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90 OFFICE CONSOLIDATION

SECTION 20 - GENERAL COMMERCIAL (C2) ZONE

20.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all General Commercial (C2) Zones.

20.2 PERMITTED USES

(a) COMMERCIAL USES

- Animal hospitals in wholly enclosed buildings
- Assisted Living House
- Automobile Service Stations
- Bake shops
- Banks and Financial Institutions
- Brewers' Retail outlets
- Building supply sales
- Business or professional offices
- Candy kitchens
- Car washes
- Catering establishments
- Clinics
- Commercial schools
- Custom brokers
- Custom workshops
- Day Nursery
- Department stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor Control Board of Ontario outlets
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Post offices
- Printing establishments
- Private or commercial clubs
- Public Libraries
- Public parking garages

C2 ZONING

SECTION 20 – C2 ZONE

20.2

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90

OFFICE CONSOLIDATION

- Public parking lots
- Public transportation depots including bus stations and rail stations
- Religious, fraternal or public institutions
- Retail stores
- Service shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Taxi establishments
- Undertaking establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

(b) Dwelling units

(c) Uses, buildings and structures accessory to any permitted commercial use.

20.3 REGULATIONS

Minimum Lot Area	450 sq. m.
Minimum Lot Frontage	15m
Maximum Lot Coverage	40%
Minimum Front Yard	6m
Minimum Side Yard – 4.0m except:	<p>(i) Where the yard abuts a Commercial Zone and access is available to the rear yard by a public or private lane, minimum nil.</p> <p>(ii) Where the yard abuts a Commercial Zone and no access is available to the rear yard except by means of the side yard, one yard shall have a minimum width of 4.0m, the other yard shall have a minimum width of nil</p> <p>(iii) Where the yard abuts a street, minimum 3.0m</p> <p>(iv) Where the yard abuts any Residential Zone, minimum 4.5m</p>

C2 ZONING

SECTION 20 – C2 ZONE

20.3

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90 OFFICE CONSOLIDATION

Minimum Rear Yard – 6.0m except:	(i) Where the yard abuts a Commercial or Industrial Zone and access is available to the rear of the building on the said lot by means of a public or private lane, minimum nil (ii) Where the building contains residential accommodation of one or more storeys in height, minimum 10.5m (iii) Where the yard abuts any Residential Zone, minimum 10.5m (iv) Where the yard abuts a street, minimum 3.0m
Maximum Building Height	i) 2.5 storeys ii) 12m

20.4 DELETED

20.5 REGULATIONS FOR DWELLING UNITS

The provisions of Subsection 18.2 shall apply.

20.6 REGULATIONS FOR ACCESSORY BUILDINGS

The regulations of Subsection 18.4 shall apply.

20.7 DELETED

20.8 REGULATIONS FOR CAR WASHES

The regulations of Subsection 23.5 shall apply.

20.9 REGULATIONS FOR “PET DAY CARE ESTABLISHMENTS”

The requirements of Section 6.52 shall apply in addition to the regulations governing this section.

EXCEPTIONS TO THE GENERAL COMMERCIAL (C2) ZONE

C2-50 (66-1993) 237 Niagara Boulevard

Deleted by Amending By-law No. 2-2018.

C2-115 (53-1994) 1101 DiPietro Street

These lands are zoned "General Commercial C2-115 Zone" and all of the provisions that relate to lands zoned "General Commercial C2 Zone" by this by-law shall apply to those lands zoned "General Commercial C2-115 Zone" except that notwithstanding the permitted uses set out in Subsection 20.2(a), the lands shown as "C2-115" on Schedule

R2 ZONING

SECTION 11 – R2 ZONE

11.1

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90 OFFICE CONSOLIDATION

SECTION 11 - RESIDENTIAL 2 (R2) ZONE

11.1 Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Residential (R2) zones.

11.2 PERMITTED USES

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.
- (b) Home Occupations
- (c) Accessory Apartment Dwelling

11.3 REGULATIONS FOR DWELLINGS

Minimum Lot Frontage	15m 17m for a corner lot
Minimum Lot Area	510 sq. m.
Maximum Lot Coverage	Lot size < 510 sq m - 30 percent Lot size = 510 sq m 700 sq m - 35 percent Lot size > 700 sq m - 40 percent
Minimum Front Yard	6m
Minimum Interior Side Yard	(i) 1.2m for a one-storey dwelling (ii) 1.5m for anything above a one-storey dwelling (iii) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces an exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	8m
Maximum Height of Building	i) 2 storeys ii) 9m

R2 ZONING

SECTION 11 – R2 ZONE

11.2

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90 OFFICE CONSOLIDATION

11.4 ADDITIONAL REGULATIONS FOR DWELLINGS ON INFILL LOTS

Minimum Interior Side Yard	(iii) 1.5m for a one-storey dwelling (iv) 2.0m for a 1.5 or 2 storey dwelling (v) 3.0 for a 2.5 storey dwelling (iii) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3m
----------------------------	--

EXCEPTIONS TO THE RESIDENTIAL 2 (R2) ZONE

R2-34 (129-90) 657 Niagara River Parkway (RELOCATED WR-34)

R2-38 (129-1990) 240 Jarvis Street

Nothing shall prevent the use of the lands indicated as R2-38 on Schedule "A" for professional offices, business offices and uses, buildings and structures accessory thereto.

R2-39 (129-1990) 21 Wintemute Street

.Deleted by Amending By-law No. 78-2017.

R2-43 (216-1991) Jennet Street, west side, north of Gilmore Road

These lands are zoned "Residential 2 R2-43 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-43 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 12 metres.

R2-44 (216-1991) Jennet Street, west side, north of Gilmore Road

These lands are zoned "Residential 2 R2-44 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-44 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 11.7 metres.

R2-45 (115-1991) 201 Phipps Street

These lands are zoned "Residential 2 R2-45 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-45 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.2 (a) these lands may be used for one single detached dwelling or one duplex dwelling and uses, buildings and structures accessory thereto, and;

CHATELS

	EXILES 3879 Rebstock Rd. Crystal Beach	
	BLUE BAR	
#	Items Remaining	
1	Fosters 4 Tap Cooler	
2	GMA Circular Glass Dishwasher	
3	Pop Dispensing System	
4	True 3 Door Beer Fridge	
5	POS System (2 Monitors & 3 Printers)	
6	2 x 32 Inch Flat Screen TVs	
7	Various Bar Glassware	
8	5 x High Top Tables	
9	27 (approx.) Bar Stools	
10	Radio Amp and 4 x Speakers	
	Items Property of Others	
11	3 x Single Keg Mobile Coolers – Labatt’s	
12	TD Debit Machine - Rental	
13	6 x CO2 Cylinders – Rental – Patrick’s CO2	
	Items Not Remaining	
14	Budweiser Guitar	
15	Maple Leaf Clock	
16	Sabers Clock	
17	Hanging Fish	
18	Various personal Items	
	Items to be transferred at cost	
19	Liquor and Beer Inventory	

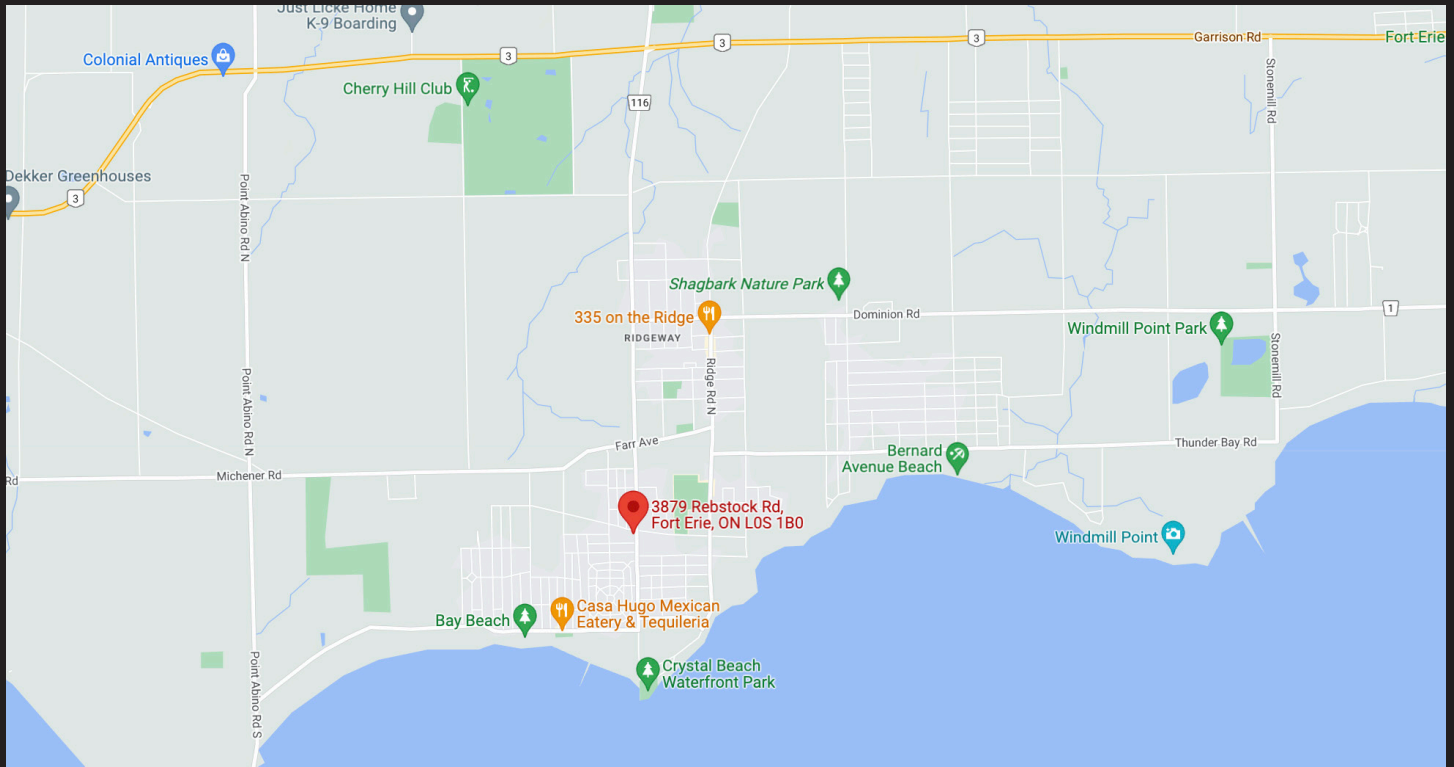
CHATELS

KITCHEN & WASH PIT	
	Items Remaining
33	4 x 9 Ft Steel Hood w/ Fire Supression System.
34	Coldmatic Walk-In Cooler.
35	True Stand-Up Freezer
36	True Stand-Up Refrigerator
37	2 x Danby Chest Freezers.
38	1 x Imperial 6 Gas Burner Stove w/ Oven
39	1 x Starmax Flat Top Grill and Base
40	1x MKE Deep Fryer
41	1 x Pitco Deed Fryer
42	1 x Sharp Microwave
43	1 x Belleco Toaster
44	Aerodid Double Panni Press
45	CMA L1X16 Dishwasher
46	Assorted Mugs and Dishes and pots
47	Various Kitchen Racks
	Items Property of Others
48	4 x Filters owned by Hood Cleaner
	Items Not Remaining
49	Various personal items.

CHATELS

BUILDING	
	Items Remaining
50	6 Fire Extinguishers
51	7 Camara Recording System
52	Motion and Heat Alarm System
53	Various promotional items and seasonal decorations
	Items Property of Others
	Items Not Remaining
54	Tools and various personal items.
DECK	
	Items Remaining
56	6 Muskoka Chairs
57	2 Picnic Tables
58	2 Low Tables
59	1 high Top Table
	Items Property of Others
	Items Not Remaining

LOCATION MAP



All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2022 Bridgemarq Real Estate Services Manager Limited. All rights reserved.