

A CURATED COLLECTION OF WATERFRONT PROPERTIES



316 CAPITAL

DEVELOPMENTS GROUP INC.

THE  
LAKE SHORE  
WATERFRONT COLLECTION

*Waterfront living, elevated.*

A CURATED COLLECTION OF WATERFRONT PROPERTIES

# LONG BEACH

BEACHFRONT RESIDENCES

*Waterfront living, elevated.*

# LAKESHORE

WATERFRONT VILLAS

*Where the shoreline meets home.*

LIMITED RELEASE



# Why Long Beach?



## Transportation

The area benefits from strong transportation infrastructure, including convenient access to the QEW corridor and close proximity to the Peace Bridge, a major international crossing. Residents also have access to multiple international airports, including Buffalo Niagara International Airport, Niagara Falls International Airport, and Toronto Pearson International Airport.

## Location & Positioning

Long Beach offers a rare combination of tranquil waterfront living and convenient regional access. Set along the shores of Lake Erie, this quiet, low-density beachfront community is defined by its expansive, pristine sandy shoreline and swimmable beach, offering a relaxed coastal atmosphere ideal for recreation and year-round enjoyment. Located just minutes from Crystal Beach and Port Colborne, the area balances privacy with proximity to established local destinations. Strategically positioned within the Niagara Region, Long Beach is well connected to key urban centers and cross-border access points. Fort Erie is approximately 20 minutes away, with Niagara Falls reachable in 30 minutes. The U.S. border at Buffalo, New York is within 35 minutes, while the Greater Toronto Area is accessible in approximately 90 minutes making the location equally attractive for both lifestyle use and investment.

## Healthcare

Healthcare and everyday amenities are readily accessible, with hospitals and medical services located in:

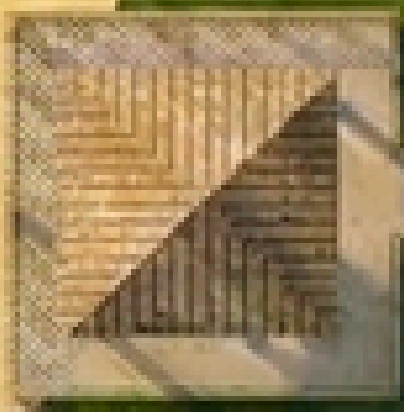
- Welland
- Niagara Falls
- Fort Erie

The surrounding region also offers a full range of shopping, dining, schools, community services, recreational trails, and marinas, supporting both seasonal and full-time living.

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LAKE ERIE

LAKESHORE ROAD



**LEGEND**

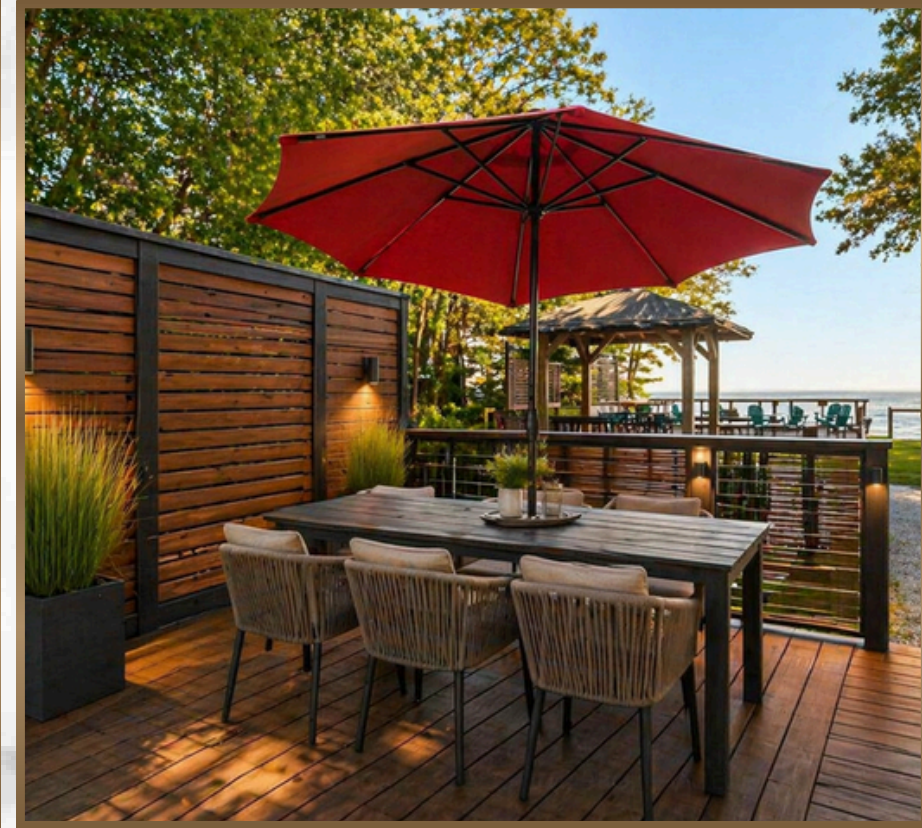
-  Unit Footprints
-  Private Decks
-  Waterfront Patio with Gazebo
-  Green Space



The Long Beach Beachfront Residences presents a rare opportunity to acquire beachfront real estate in an emerging Niagara market, offering a unique combination of lifestyle ownership, income potential, and long-term appreciation.

# LONG BEACH BEACHFRONT RESIDENCES

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## Gallery



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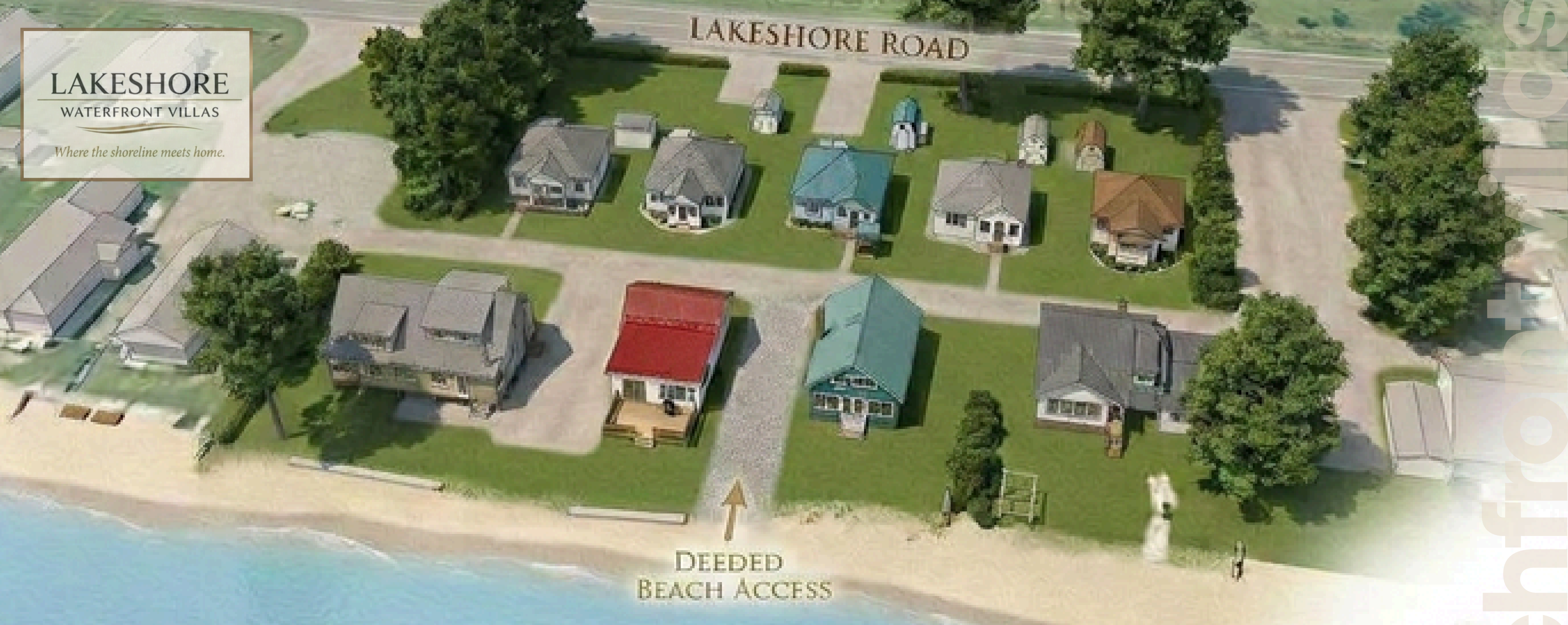


Gallery

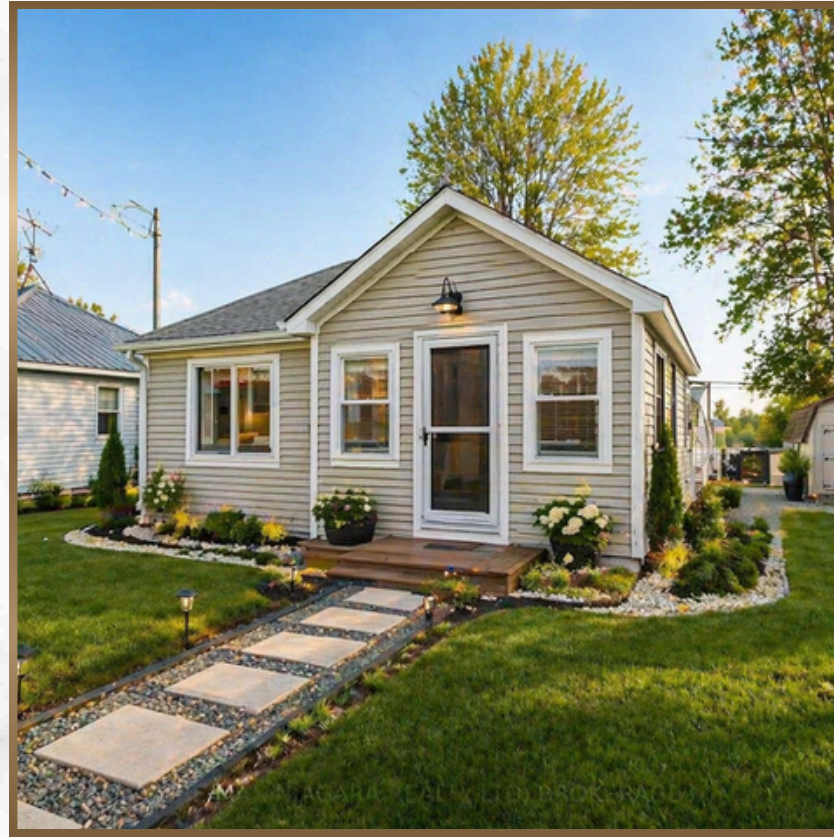


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**LAKESHORE**  
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A distinctive beachfront offering in one of Niagara's evolving coastal communities, providing an exceptional blend of refined living, income potential, and long-term investment upside.



Gallery



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