

Colliers



ASKING PRICE: **\$650,000**

FOR SALE | 14 HAIG STREET, ST. CATHARINES, ON
**Legal Duplex in Downtown
St. Catharines For Sale**

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Property Highlights



14 Haig Street | St. Catharines | ON

3

minutes to
Hwy 406 Access

3

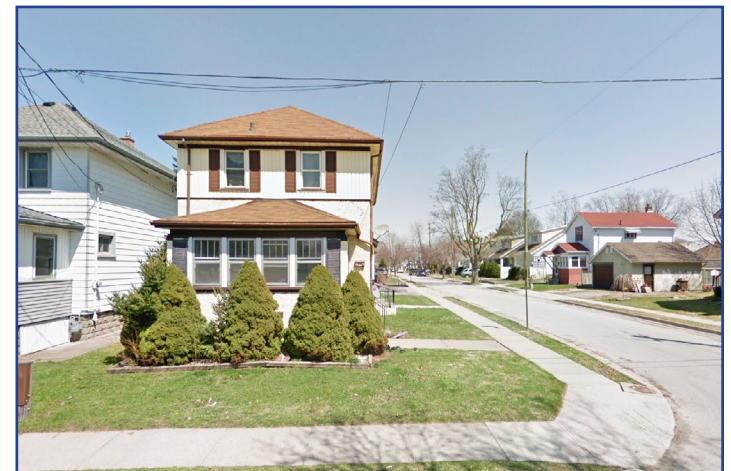
minutes to
QEW Hwy Access

6

minutes to Downtown
St. Catharines

8

minutes to
Niagara Health
St. Catharines Site



Property Details

14 Haig Street | St. Catharines | ON

Location Corner of Haig Street & Dufferin Street

Lot Dimension Frontage: ±36 ft. | Depth: ±110 ft.

Lot Size ±0.09 Acres

Building Size ±1,600 SF

Zoning R2 - Low Density Residential (Traditional Neighbourhood)

Asking Price \$650,000

Taxes (2023) \$3,179.47 (As Per Niagara Region Property Tax Calculator)

- Comments**
- Legal duplex near Downtown St. Catharines
 - Strong potential for additional lower level unit
 - Fully tenanted currently paying on a month to month basis
 - Rent includes heat and water and is controlled by the lower unit
 - Corner lot exposure and parking for tenants
 - 1 bedroom on main floor
 - 2 bedrooms on second floor
 - Gas and water on 1 meter
 - Hydro on separate meters
 - Central air
 - Windows were all replaced over 12 yrs ago
 - Hot water tank is rented



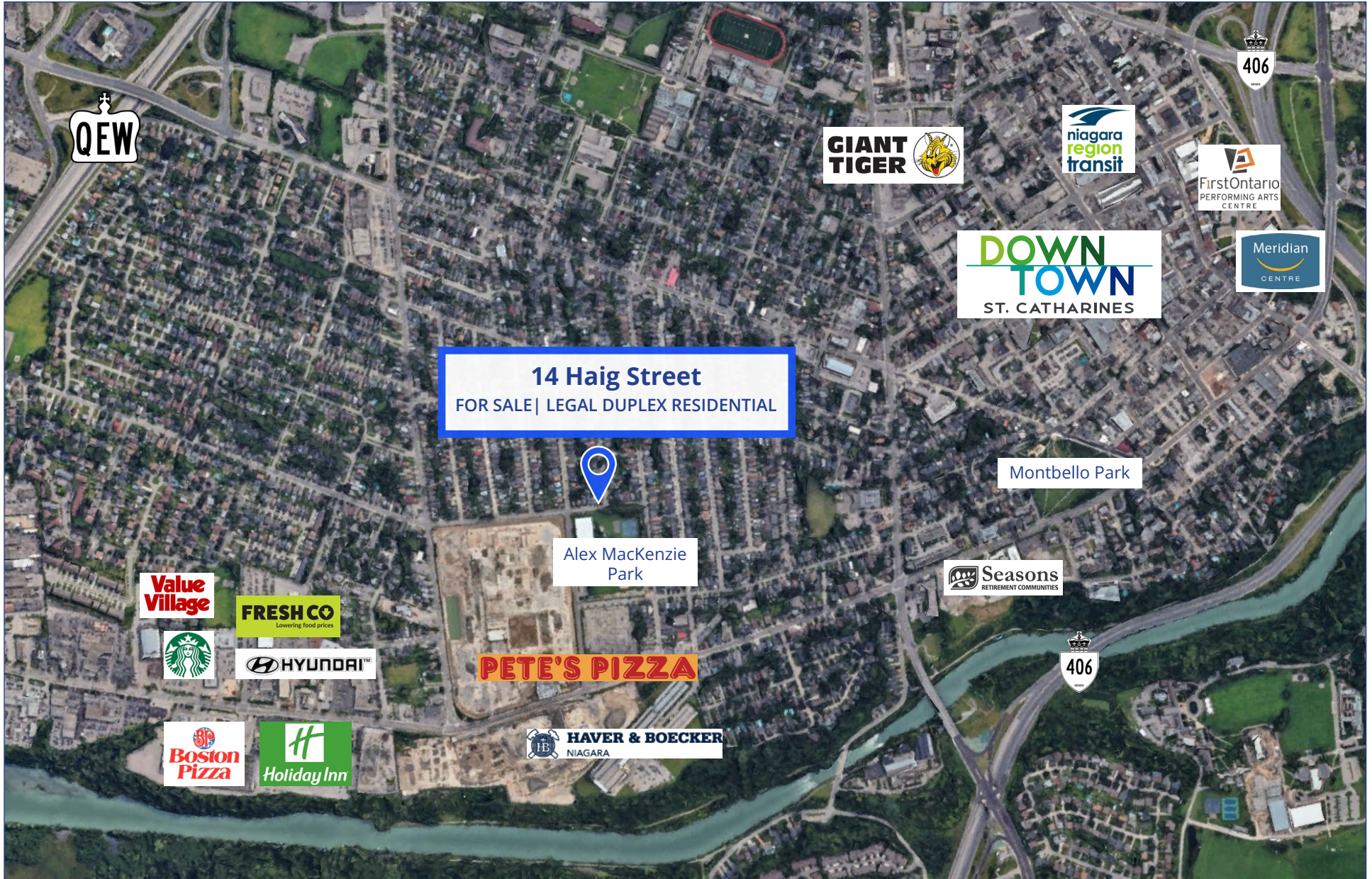
Exterior Photos

14 Haig Street | St. Catharines | ON



Area Neighbours

14 Haig Street | St. Catharines | ON



\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

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