

FOR SALE

Colliers

LIST PRICE: **\$599,000**

474 MERRITT STREET | ST. CATHARINES | ONTARIO

Fully Tenanted Mixed-Use Building

with ±950 SF Ground Floor Commercial Space & 2 Residential Units

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798 | collierscanada.com/niagara

**Sales Representative*

FRANK ELIA*

+1 905 321 5961

frank.elia@colliers.com

ANDREW ROSELLI*

+1 905 327 7579

andrew.roselli@colliers.com

Listing Specifications

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PIN/ ARN 463480012/ 262901003101800

Lot Size ±0.14 Acres

Lot Dimension Frontage: ±50 ft. | Depth: ±122 ft.

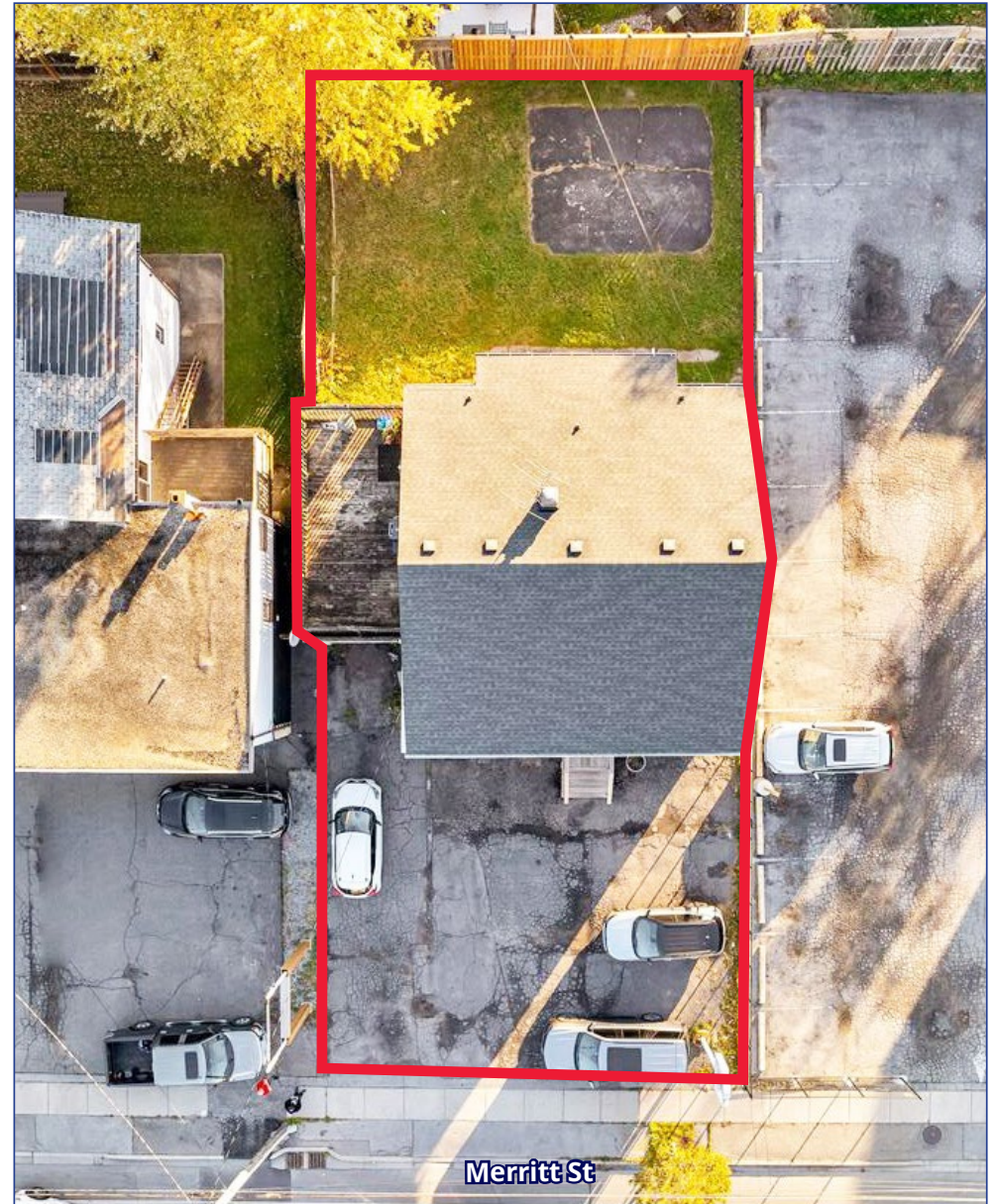
Building Size ±2,450 SF

Zoning M1 - Medium Density Mixed Use

Asking Price \$599,000

Taxes (2025) \$5,324.63

- Comments
- Fully tenanted mixed-use commercial / residential building for sale
 - Approximately 950 Sq. ft. ground floor commercial space
 - ONE residential unit on the second level and an additional residential unit in the lower level
 - The property provides stable market rent
 - Ample on-site parking, and has benefited from recent upgrades
 - Fully leased , separately metered
 - NDA required for data room access



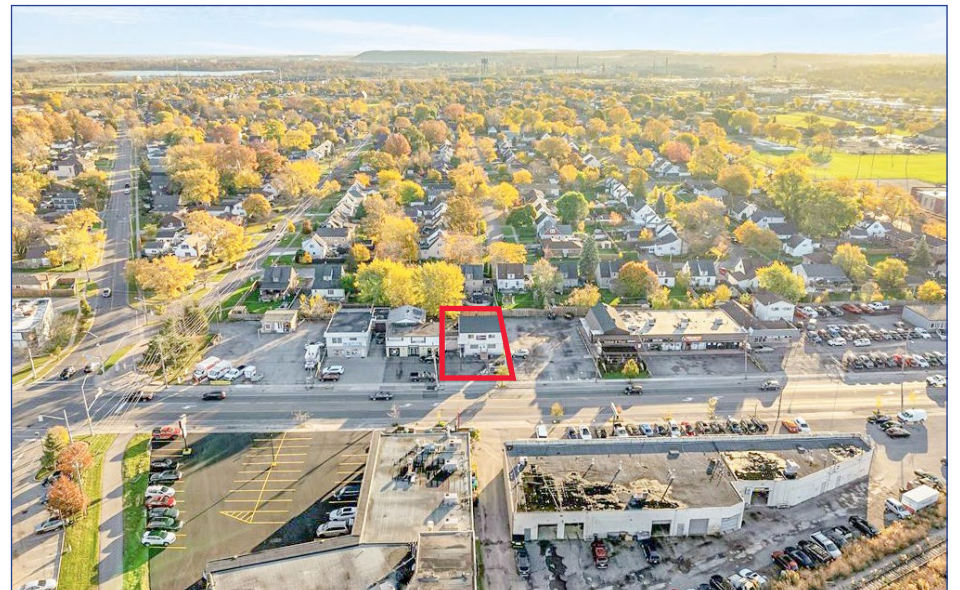
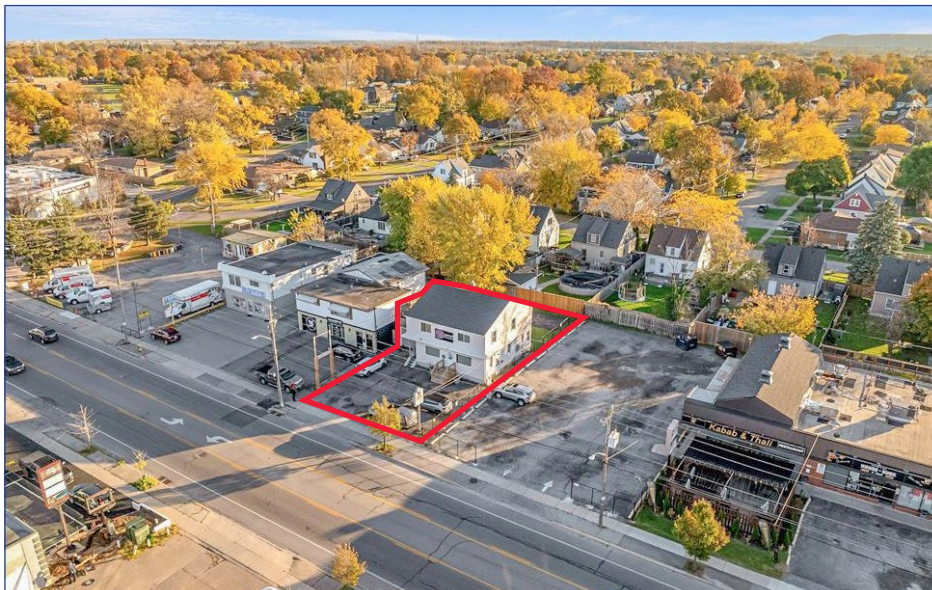
Location Overview

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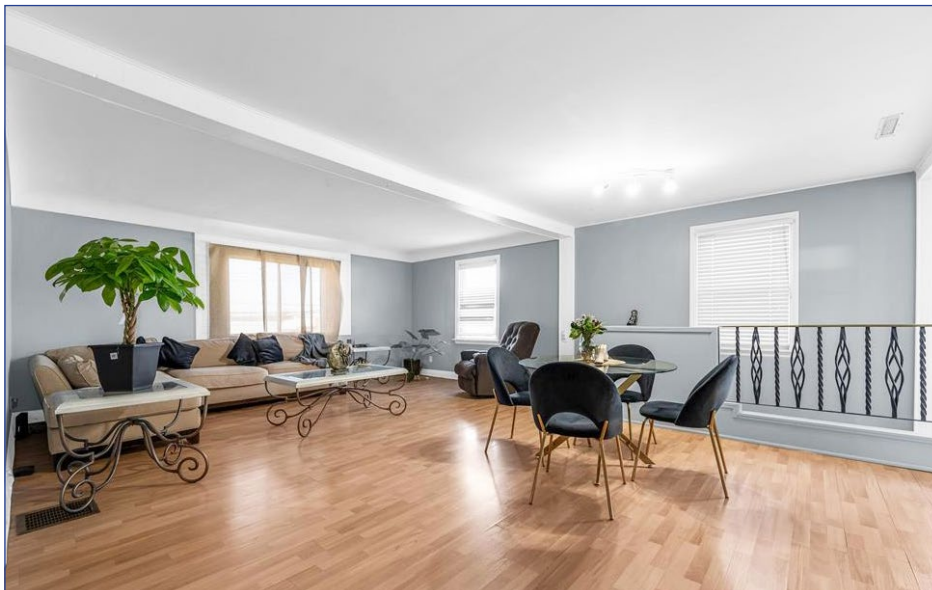
Property Photos

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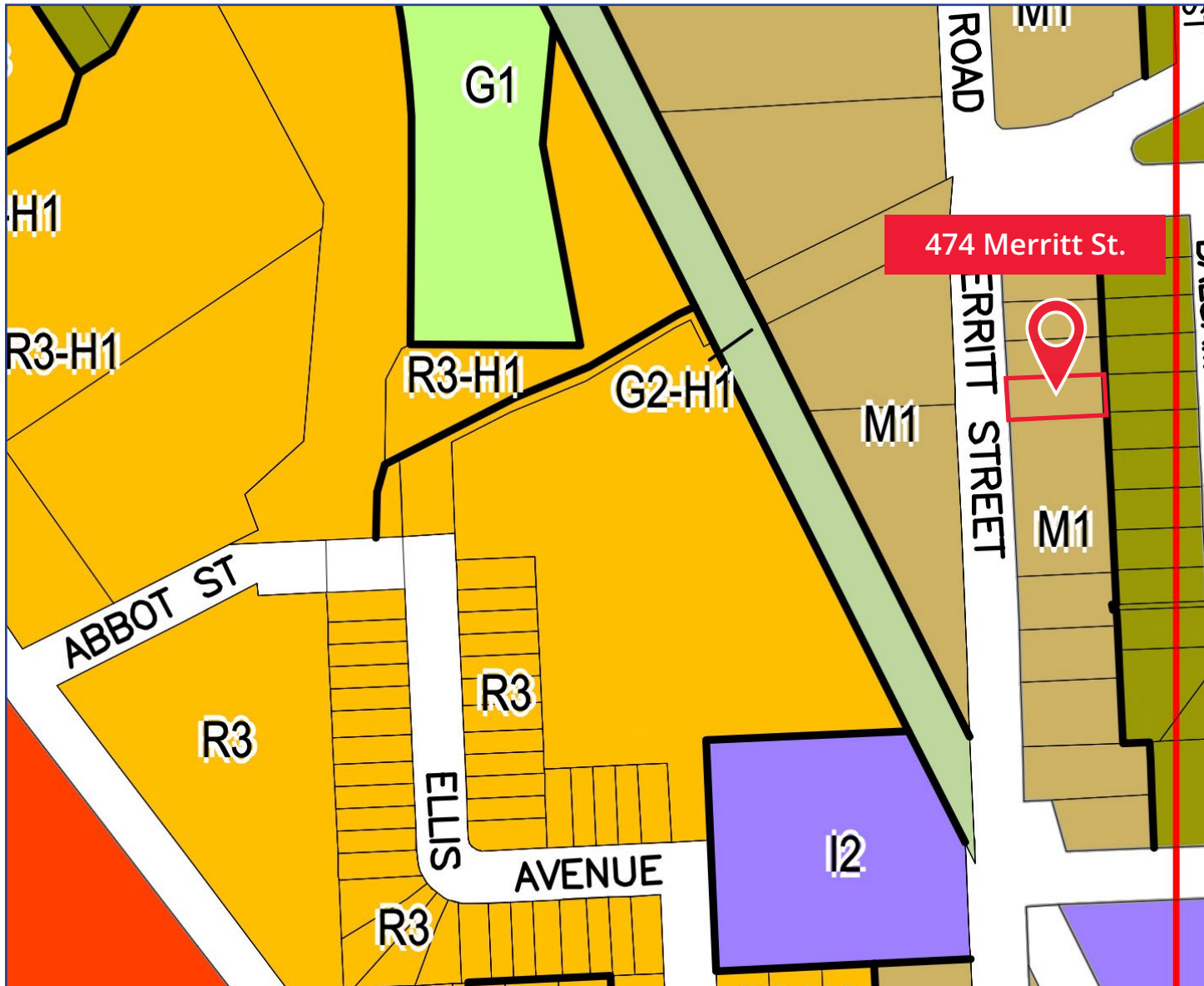
Property Photos

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M1 – Medium Density Mixed Use Zone

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PERMITTED USES:

- Animal Care Establishment
- Apartment Building
- Car Wash
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel / Motel
- Long Term Care Facility
- Office
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- School, Elementary
- School, Secondary
- Service Commercial
- Social Service Facility
- Theatre
- Townhouse
- University/College

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

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About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

CONTACT:

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