

# FOR SALE



## Price Reduced!!

LIST PRICE: **\$799,000.00**

**RALPH ROSELLI**\* SIOR

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*\*Sales Representative*

168 PELHAM ROAD | ST. CATHARINES | ON

## ±3,792 SF Two-Storey Mixed Use Income property

**Colliers International Niagara Ltd., Brokerage**

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

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[collierscanada.com/niagara](http://collierscanada.com/niagara)

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Accelerating success.

# Listing Specifications

168 PELHAM ROAD | ST. CATHARINES | ON

**Location** NW corner of Pelham Road and Parker Street

**Lot Size** ±0.087 Acres

**Lot Dimension** Frontage: ±36 ft. | Depth: ±105 ft.

**Building Area** ±3,792 SF

**Zoning** C1 - Local Convenience Commercial

**List Price** \$799,000

**Taxes (2024)** \$5,052.34

**Comments**

- Two-Storey Mixed Use Corner income property
- Located in St. Catharines Western Hill Area
- Featuring TWO second-storey residential units and ONE ground level retail unit
- Constructed in 1951 with concrete block and brick on concrete slab and located on 0.09 Acres
- Offering 5 parking spaces
- Short distance (±2kms) to downtown St. Catharines and Highway 406, on busy Pelham Road
- Surrounded by residential and some commercial uses
- Restrictive Covenant Prohibiting Use as Grocery/ Convenience Store Operation for 10 years

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168 Pelham Rd.





# Property Financials

168 PELHAM ROAD | ST. CATHARINES | ON



**Unit 1**  
Residential

**\$489.02/month**

**Unit 2**  
Residential

**\$1,470.00/month**

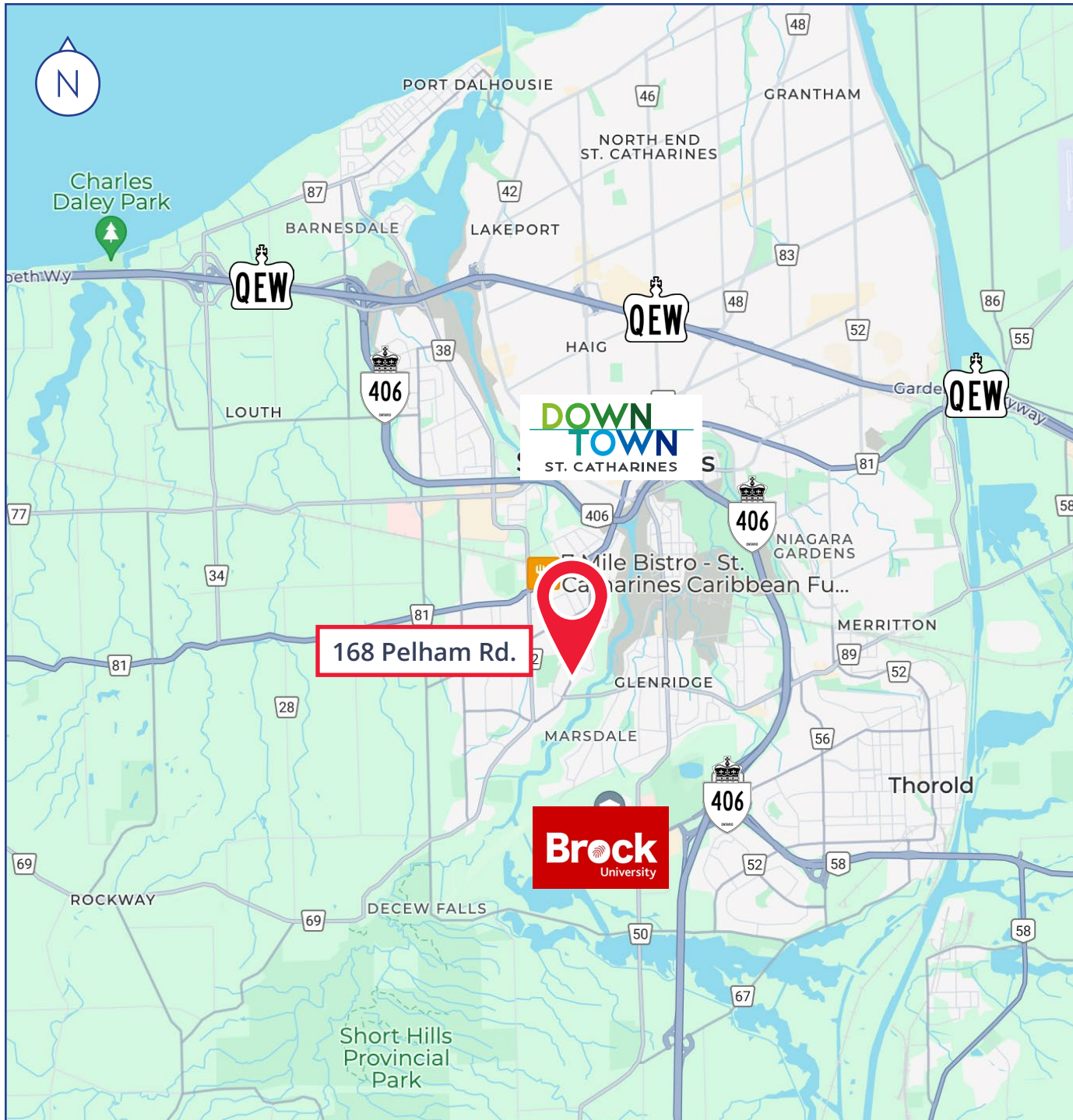
**Unit 3**  
Commercial

**VACANT**



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# Location Overview

168 PELHAM ROAD  
ST. CATHARINES | ON



±9 min (±4.9 km)  
to QEW Hwy Access



±6 min (±3.2 km)  
to Hwy 406 Access



±5 min (±2.7 km)  
to Downtown  
St. Catharines



±5 min (±3.4 km)  
to Brock University



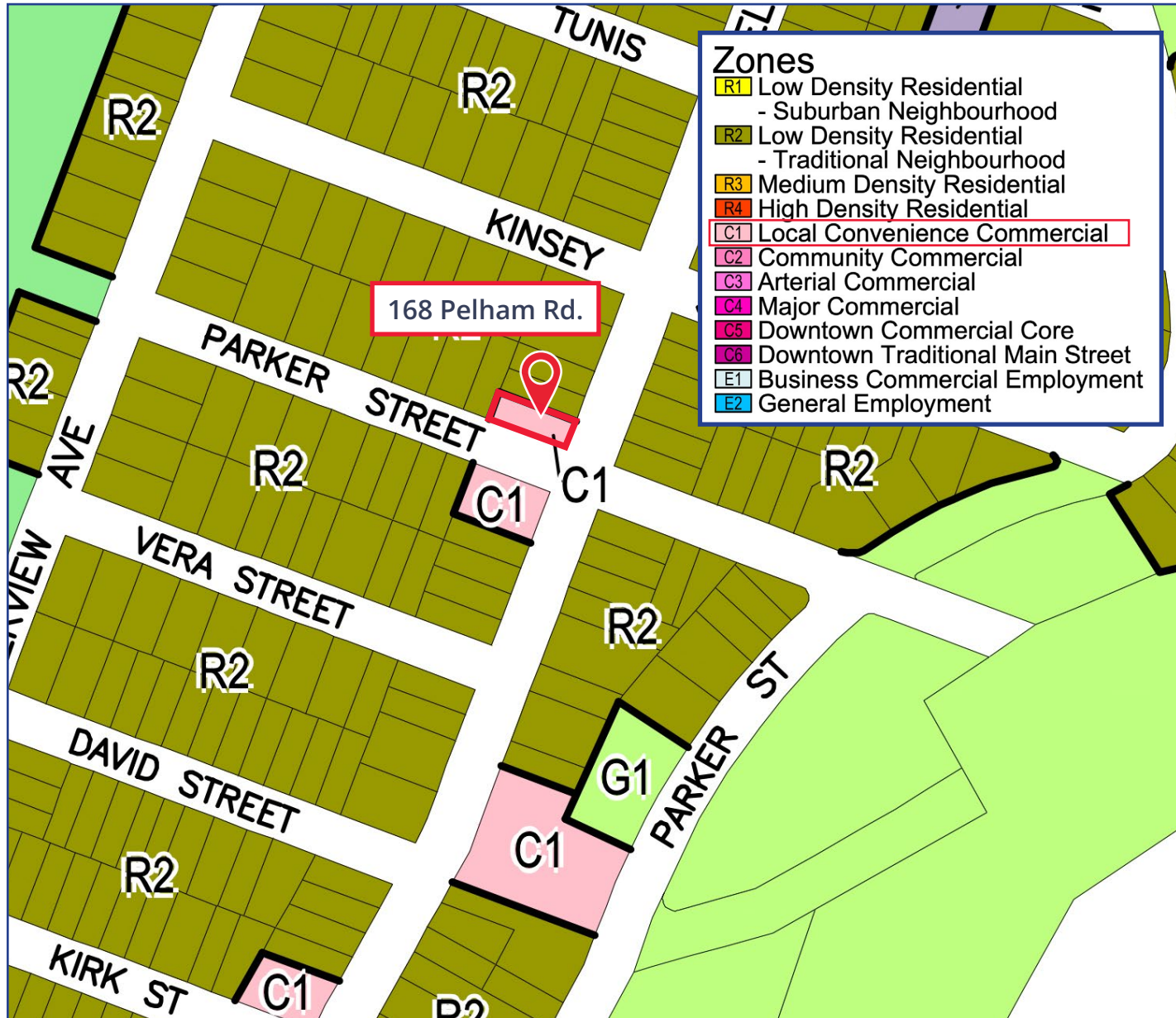
±20 min (±21.8 km)  
to Niagara Falls  
Attractions



# Zoning C1-Local Convenience Commercial

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168 PELHAM ROAD | ST. CATHARINES | ON



## Permitted Uses

- Animal Care Establishment
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Motor Vehicle Gas station
- Office
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility



# Exterior Photos

168 PELHAM ROAD | ST. CATHARINES | ON





# Retail Unit Photos

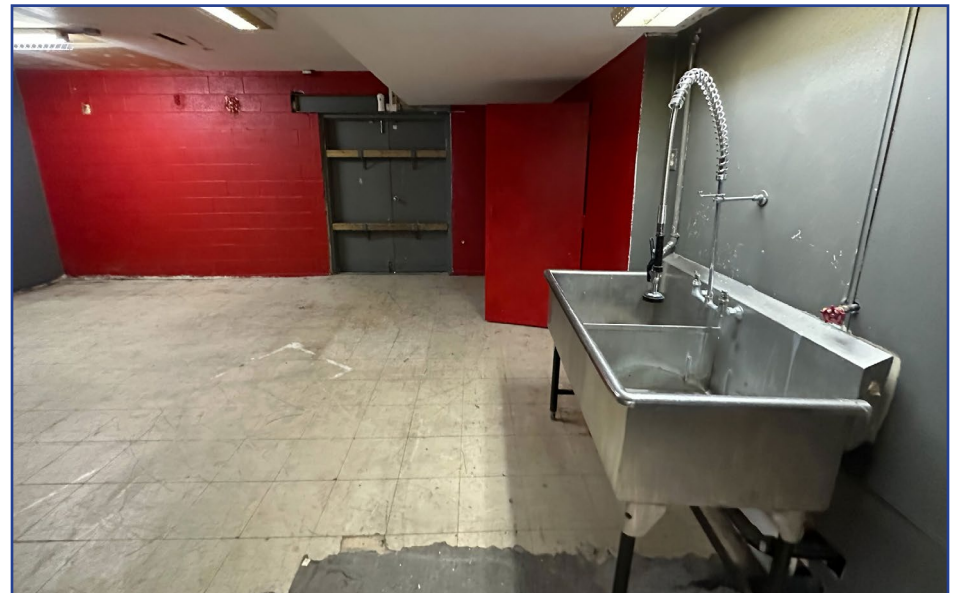
168 PELHAM ROAD | ST. CATHARINES | ON



# Retail Unit Photos

168 PELHAM ROAD | ST. CATHARINES | ON

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# Residential Unit Photos

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# Area Neighbours

168 PELHAM ROAD | ST. CATHARINES | ON



Nelephant  
Montessori School



**168 Pelham Road**  
FOR SALE | MIXED-USE BLDG.



Parker Street Park



Glendale Ave

Glendale Ave



\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2025*

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

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