

# FOR SALE



168 PELHAM ROAD | ST. CATHARINES | ON

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

LIST PRICE: **\$849,000**

**RALPH ROSELLI\*** SIOR

+1 905 329 4175 | [ralph.roselli@colliers.com](mailto:ralph.roselli@colliers.com)

*\*Sales Representative*

**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

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# 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

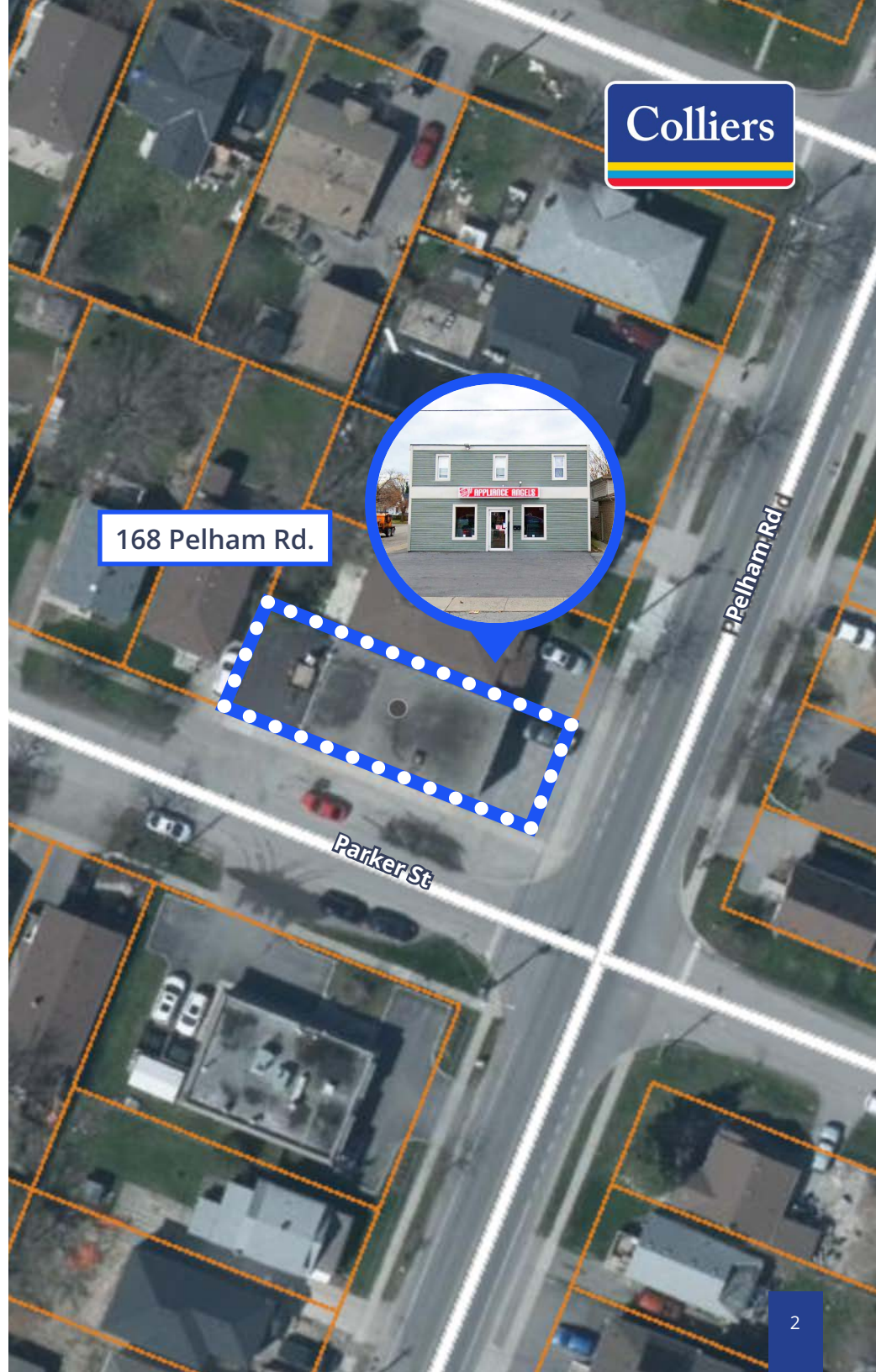
Zoning C1 - Local Convenience Commercial

List Price \$849,000

Taxes (2023) \$4,944.35

- 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**

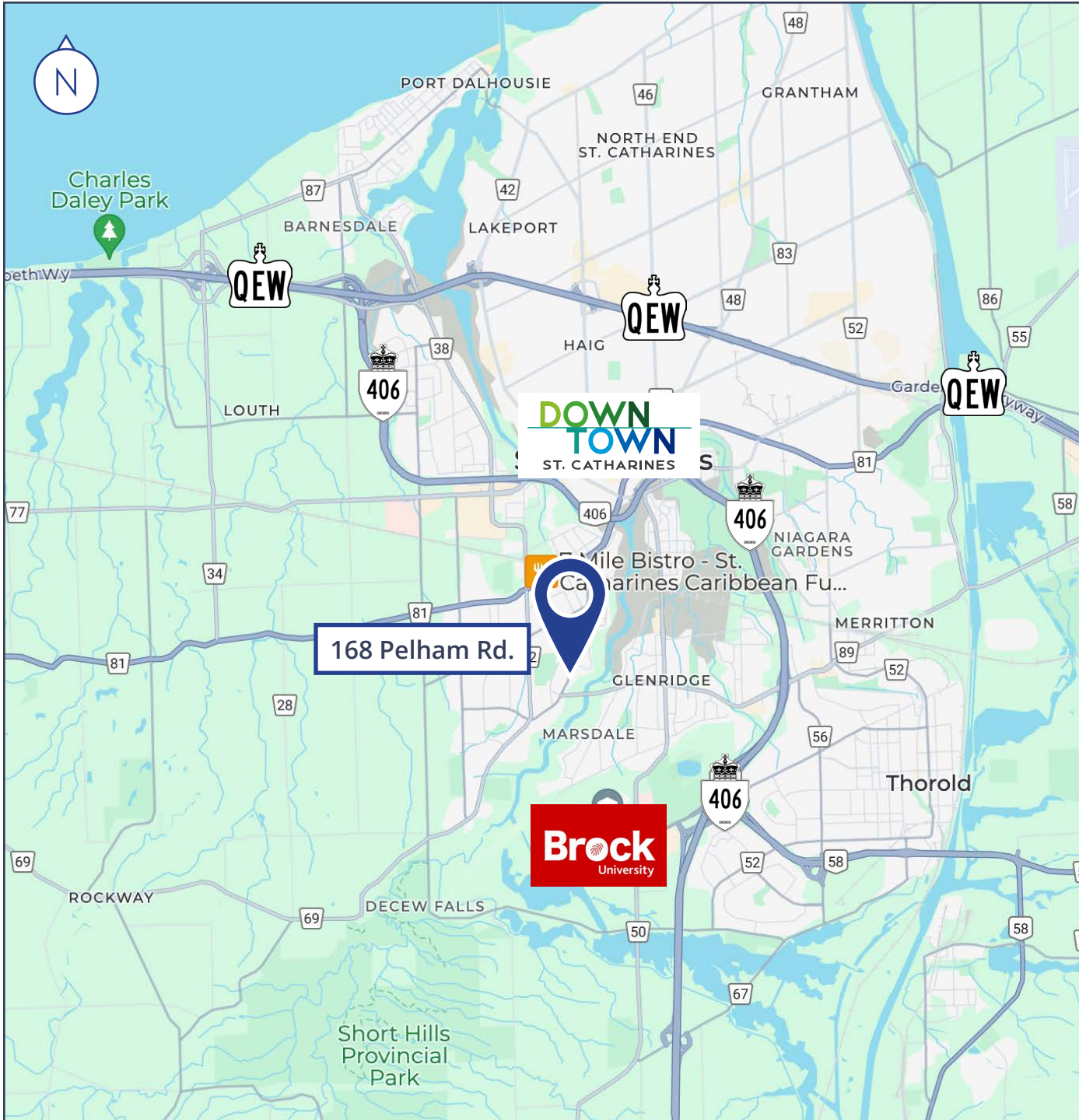
Commercial

**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

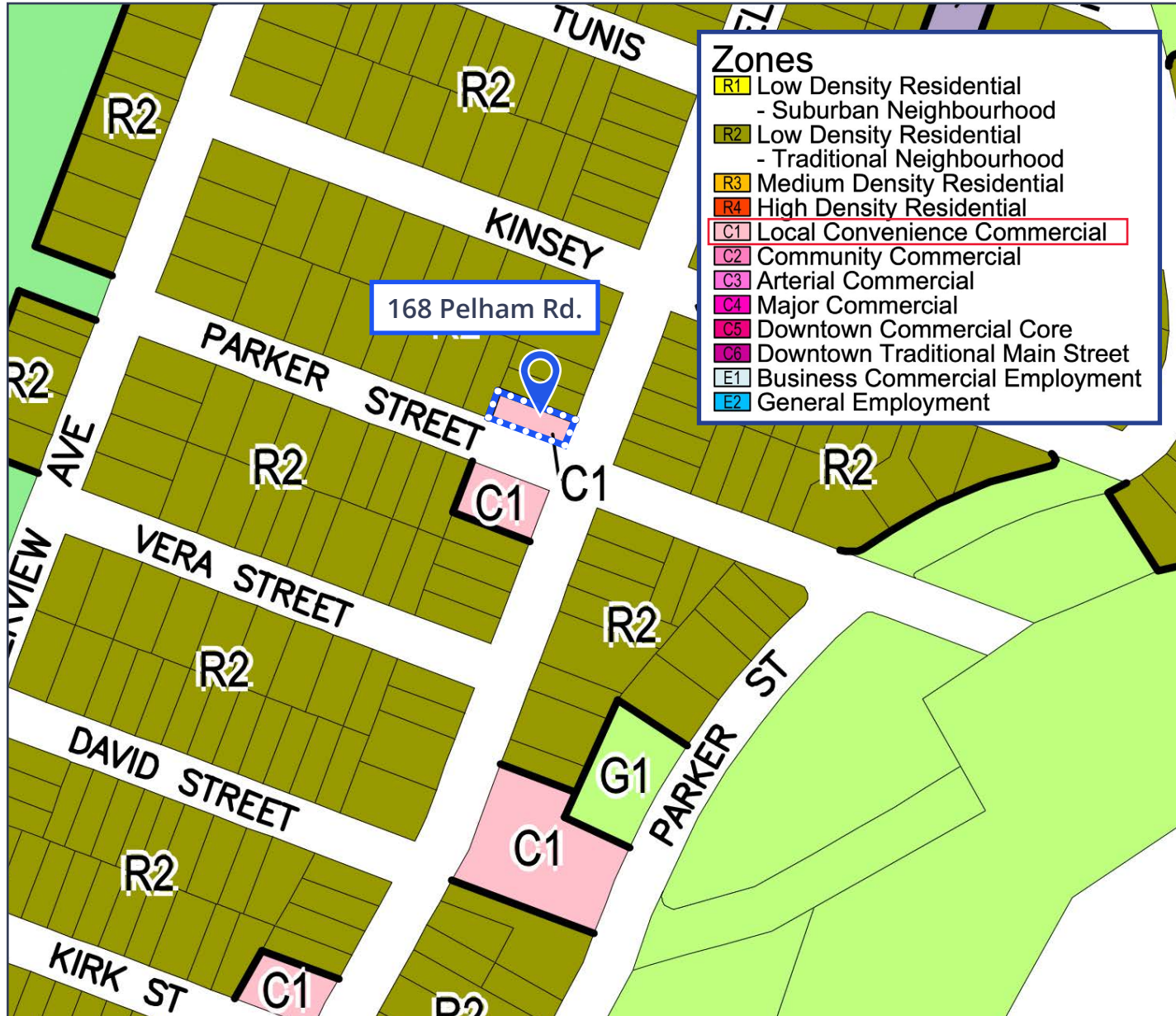


±20 min (±21.8 km)  
to Niagara Falls  
Attractions

# Zoning C1-Local Convenience Commercial



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

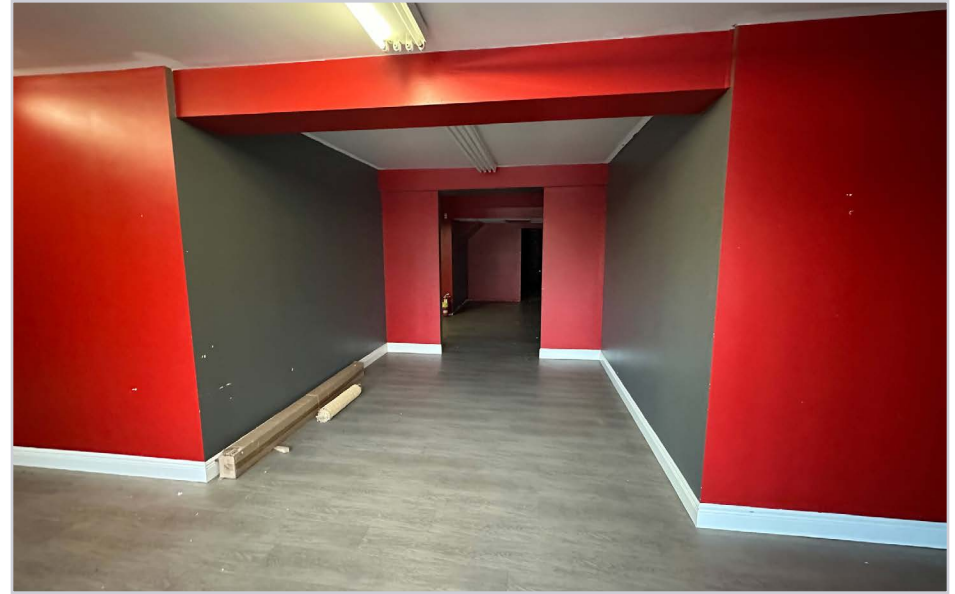
# Photos Exterior

168 PELHAM ROAD | ST. CATHARINES | ON



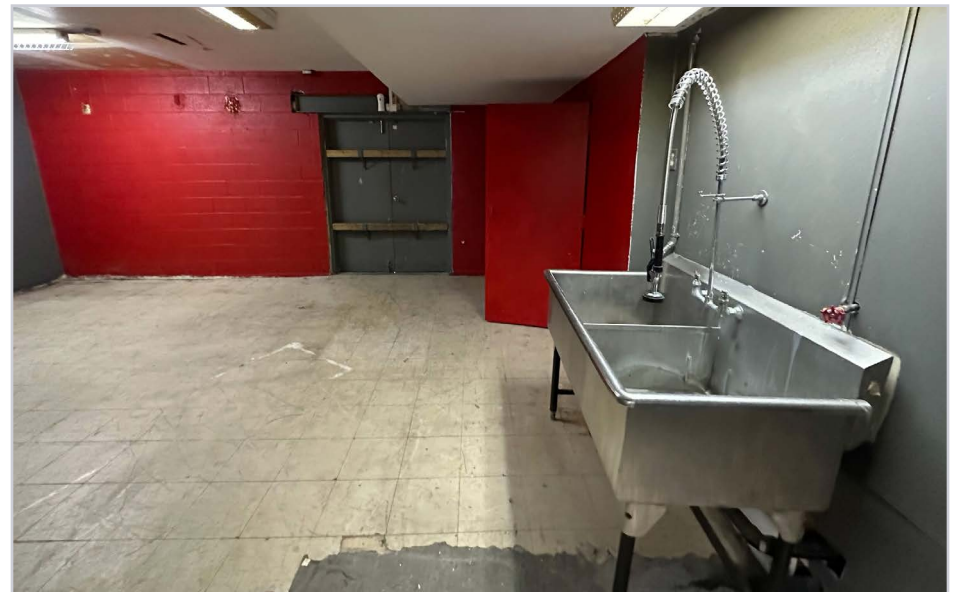
# Photos Retail Unit

168 PELHAM ROAD | ST. CATHARINES | ON



# Photos Retail Unit

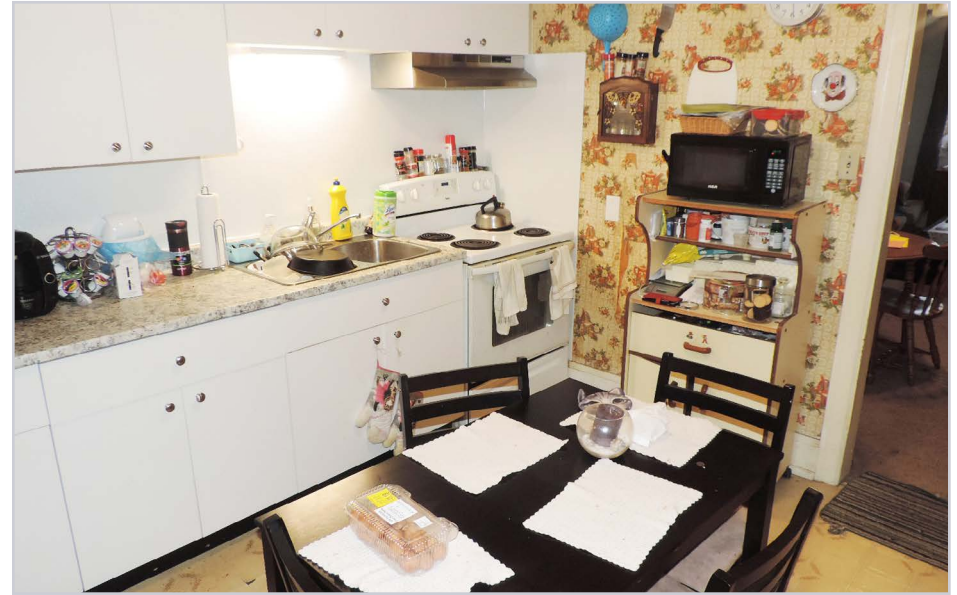
168 PELHAM ROAD | ST. CATHARINES | ON





# Photos Residential Unit

168 PELHAM ROAD | ST. CATHARINES | ON



# Area Neighbours

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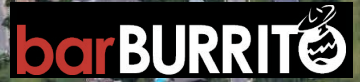
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Nelephant Montessori School



Taylor Smith DESIGN



The Pizza Company

168 Pelham Road  
FOR SALE | MIXED-USE BLDG.



Parker Street Park



Beamsville Fish & Chips

\$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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### CONTACT:

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