

Investment / Owner Occupy Opportunity



ST. CATHARINES

Industrial Stand Alone Building For Sale

E2 Zoning - Potential
for Outdoor Storage

\$2,400,000

- 22,600 SF - Total
 - 2.41 Acres

Schedule a Tour Today:

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FOR SALE 423 Lakeshore Rd. // St. Catharines // ON

VIEW ONLINE



collierscanada.com/28992

Prime Investment Opportunity

+/-2.41_{ACRES}

- 4 Overhead Doors
- Great Visibility on a High Traffic Corridor
 - New Roof: 5,000 SF in 2011 & 15,000 SF in 2015 - EPOM Membrane
- Income from Communications Tower



2.41
Acres



QEW Access



Public Transit
Bus



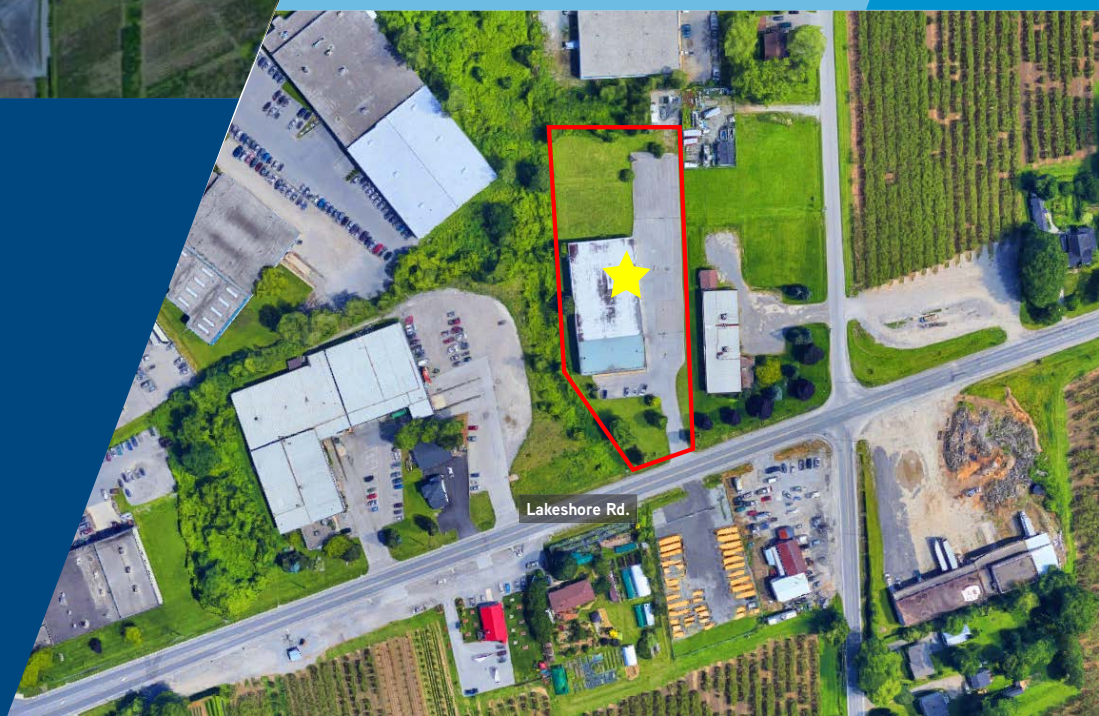
Niagara Pop.
2016
447,888



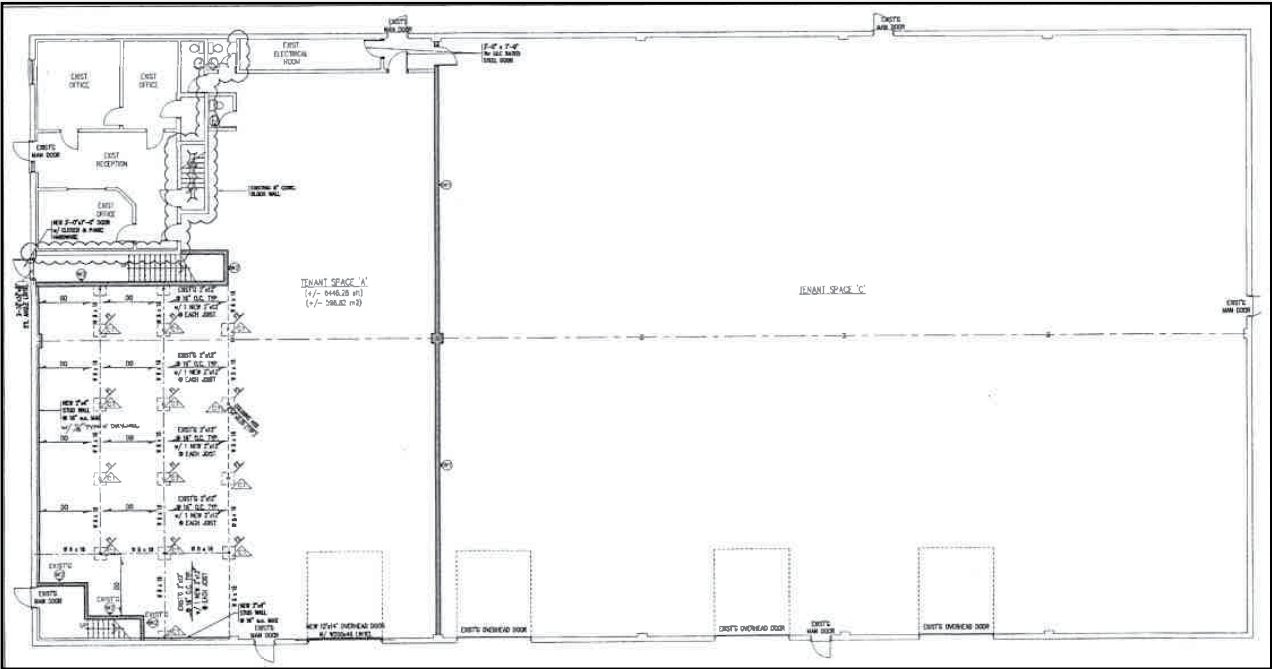
Niagara Median
Household Income
\$68,410



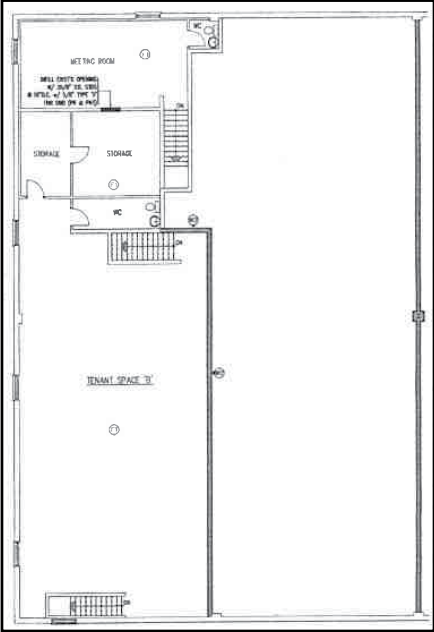
Ample
Parking



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROPERTY SPECIFICATIONS

Civic Address	423 Lakeshore Rd. E., St. Catharines, ON L2H 1K5
Sale Price	\$2,400,000
Taxes	\$30,355.62
Total SF	22,600 SF
First Floor	19,360 SF
Second Floor	3,140 SF
Ceiling Height	19'
Zoning	E2 - General Employment
Grade Level Ship Doors	4
Power	200 amp 600 V - 3 Phase
Heat	Radiant Tube in Warehouse Gas Forced Air in Office

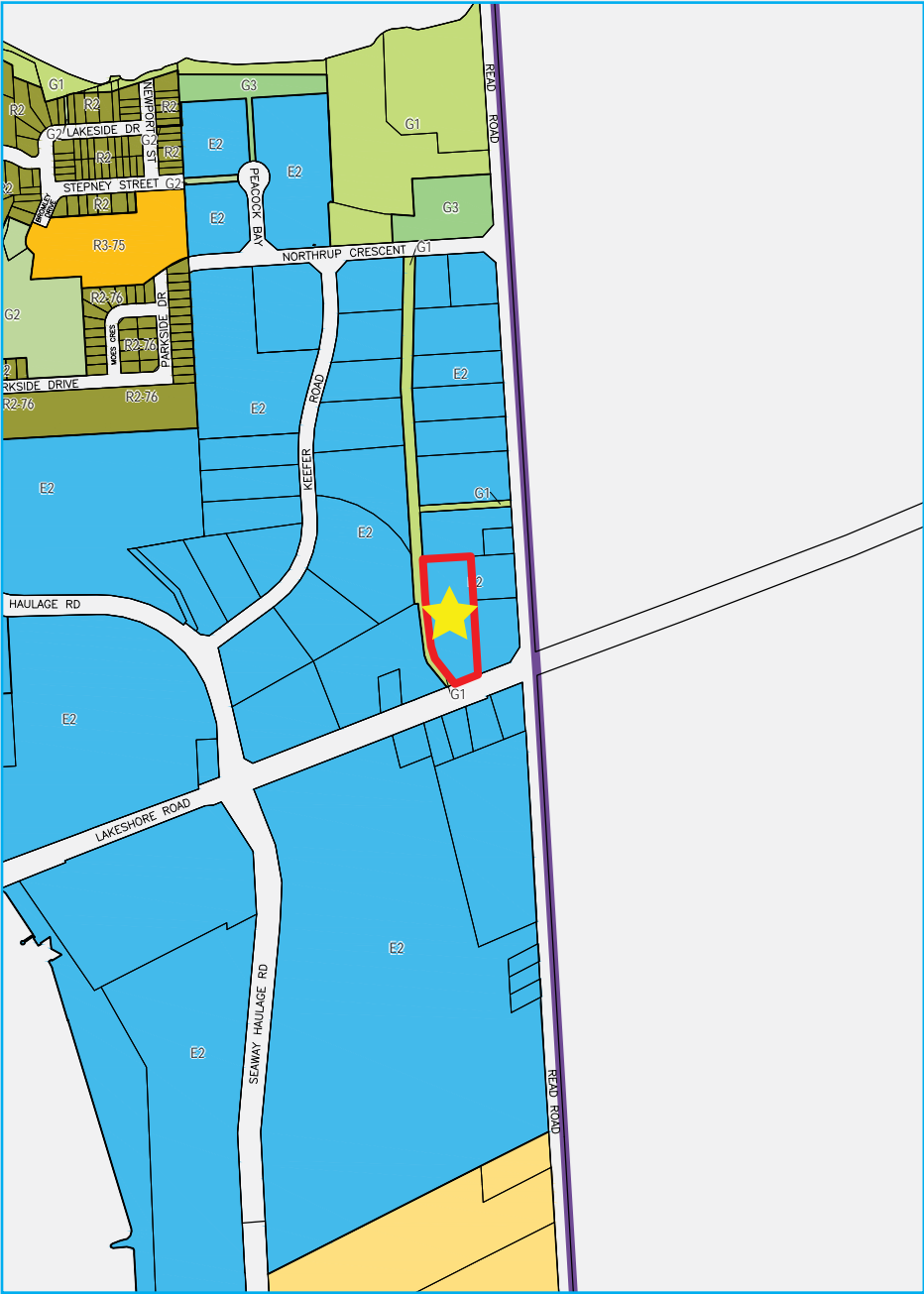
GENERAL FEATURES

- Easy Access from the QEW along Read Rd.
- New Roof in 2011 & 2015 - EPOM Membrane
- Excellent Location in Port Weller industrial Park
- Unique Owner Occupy Opportunity or Investment Property
- Ample Parking
- Income from Communications Tower



CLOCKWISE FROM TOP LEFT: Overhead Doors // Front Entrance // Driveway // Front // Overhead Doors

ZONING MAP



ZONING - E2: GENERAL EMPLOYMENT ZONE

Zone Symbol	Zone Name
E1	Business Commercial Employment
E2	General Employment

7.2 Permitted Uses

PRINCIPAL USES	ZONES	
Adult Oriented Entertainment Establishment	E1	E2
Bulk Fuel Depot		E2
Car Wash	E1	E2
Contractor's Yard		E2
Heavy Equipment Sales and Service		E2
Hotel/Motel	E1	
Industry, Heavy		E2
Industry, Light	E1	E2
Motor Vehicle Gas Station	E1	E2
Motor Vehicle Repair Garage	E1	E2
Office	E1 ^(a)	
Place of Assembly / Banquet Hall	E1	
Research Facility	E1	E2
Social Service Facility	E1	
Transportation Depot		E2
ACCESSORY USES	ZONES	
Animal Care Establishment	E1	E2
Office		E2
Recreation Facility, Indoor	E1	E2
Retail Store	E1	E2
Restaurant	E1	E2
Service Commercial	E1	E2

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North St. Catharines

Port Weller West

Welland Canal

Lakeshore Rd.



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