

FOR SALE



 **179 York Street** | St. Catharines | ON

**±1,880 SF Commercial
Building Available**

LISTING PRICE:

\$299,999

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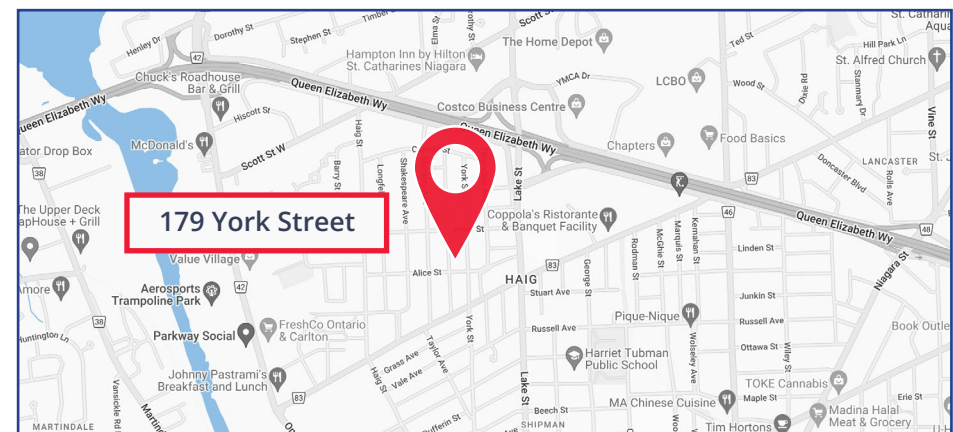
Accelerating success.

Listing Specifications



Location	Corner of York Street and Alice Street
Lot Dimension	Frontage ±35 ft. Depth ±100 ft.
Building Size	±1,880 SF
Zoning	R2 - Low Density Residential - Traditional Neighbourhood <i>(w/ continuous similar existing commercial use — please contact the agent for more detail)</i>
Listing Price	\$299,999
Taxes (2024)	\$7,005

- Comments**
- Excellent potential for redevelopment, residential infill, or continued commercial use
 - Located in a high traffic area of St. Catharines
 - Formerly use as a dry cleaner
 - Phase 1, Phase 2, and a remediation plan available upon request
 - City incentives for environmental cleanup may be available
 - Endless possibilities exist for investors, builders, or end-users looking to re-imagine the site
 - Property is being sold as is, where is, with the seller making no representations or warranties
 - Vendor Take-Back (VTB) financing options may be considered



Property Photos

Colliers

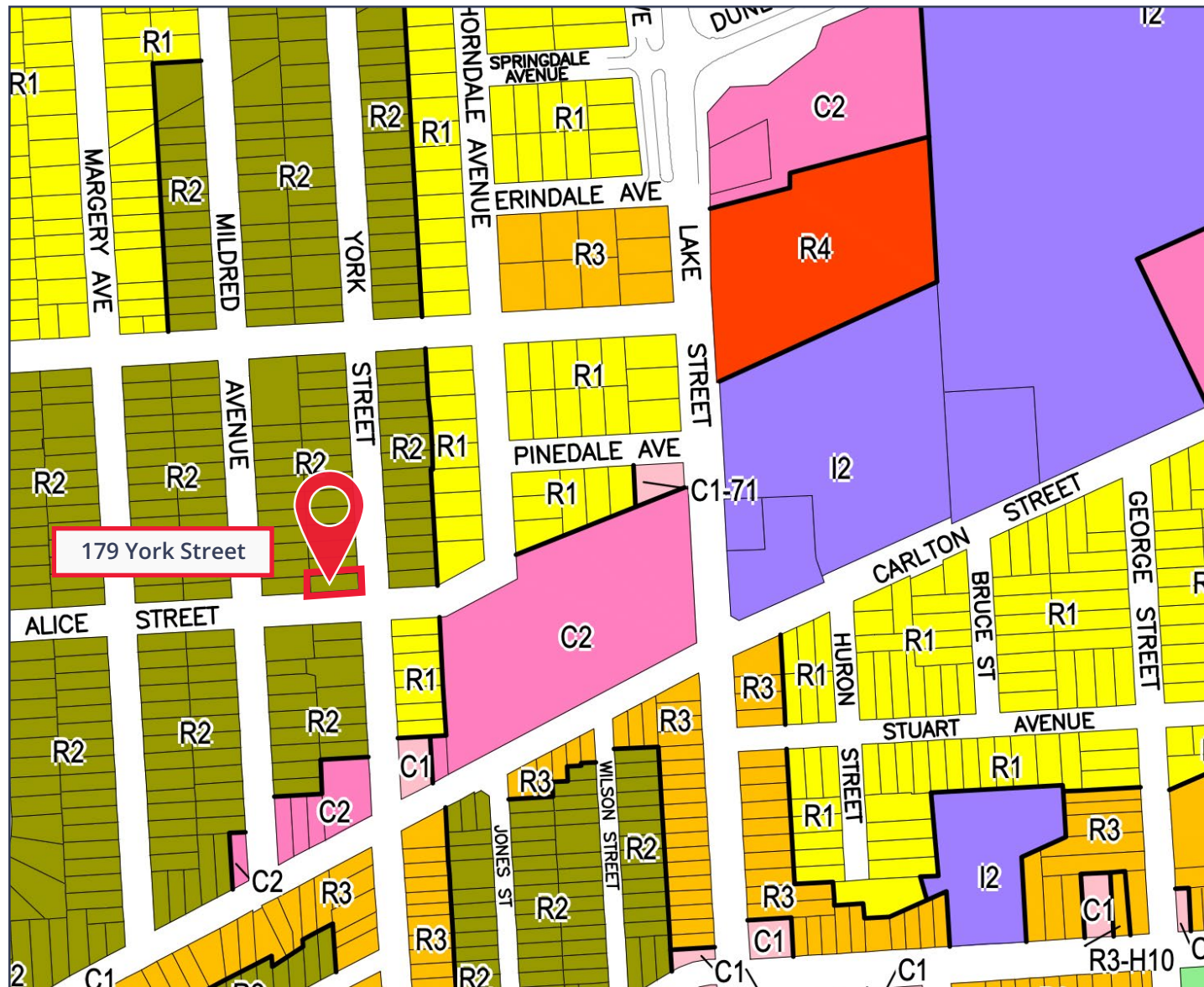


Property Photos

Colliers



Zoning R2: Low Density Residential - Traditional Neighbourhood



Permitted Uses

- Dwelling, Detached
- Dwelling, Semi-detached
- Dwelling, Duplex
- Dwelling, Triplex
- Dwelling, Fourplex
- Dwelling, Quadruplex
- Townhouse
- Private Road Development

Zones

- R1 Low Density Residential - Suburban Neighbourhood
- R2 Low Density Residential - Traditional Neighbourhood
- R3 Medium Density Residential
- R4 High Density Residential
- C1 Local Convenience Commercial
- C2 Community Commercial
- C3 Arterial Commercial
- C4 Major Commercial
- C5 Downtown Commercial Core
- C6 Downtown Traditional Main Street
- E1 Business Commercial Employment
- E2 General Employment
- M1 Medium Density Mixed Use
- M2 Medium / High Density Mixed Use
- M3 High Density Mixed Use
- G1 Conservation / Natural Area
- G2 Minor Green Space
- G3 Major Green Space
- I1 Local Neighbourhood Institutional
- I2 Community Institutional
- I3 Major Institutional
- A1 Agriculture
- A2 Agriculture Only
- A3 Agriculture Commercial / Industrial
- Municipal Boundary

Location Overview

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\$5.5B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B+

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 November 2025

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Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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