

**FOR SALE**



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

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

LISTING PRICE:

**\$320,000**

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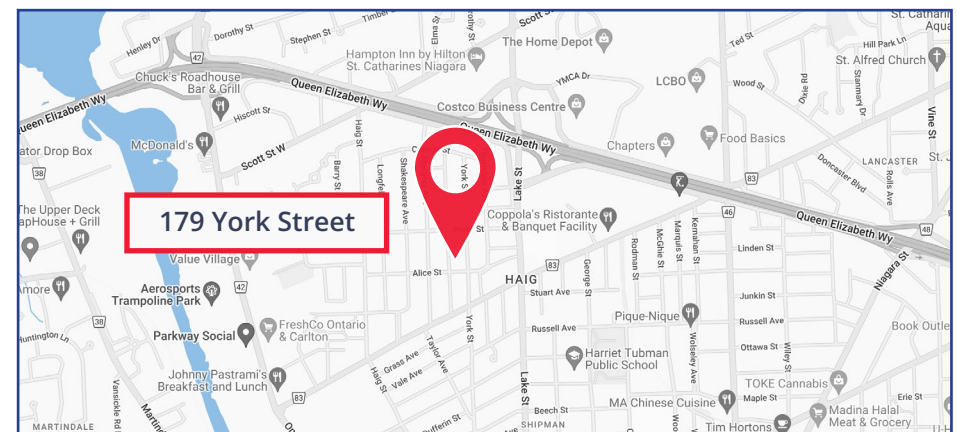


# Listing Specifications



Location	Corner of York Street and Alice Street
Lot Dimension	Frontage ±35 ft.   Depth ±100 ft.
Building Size	±1,880 SF
Zoning	<b>R2:</b> Low Density Residential - Traditional Neighbourhood
Listing Price	\$320,000
Taxes (2023)	\$6,400

- 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 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

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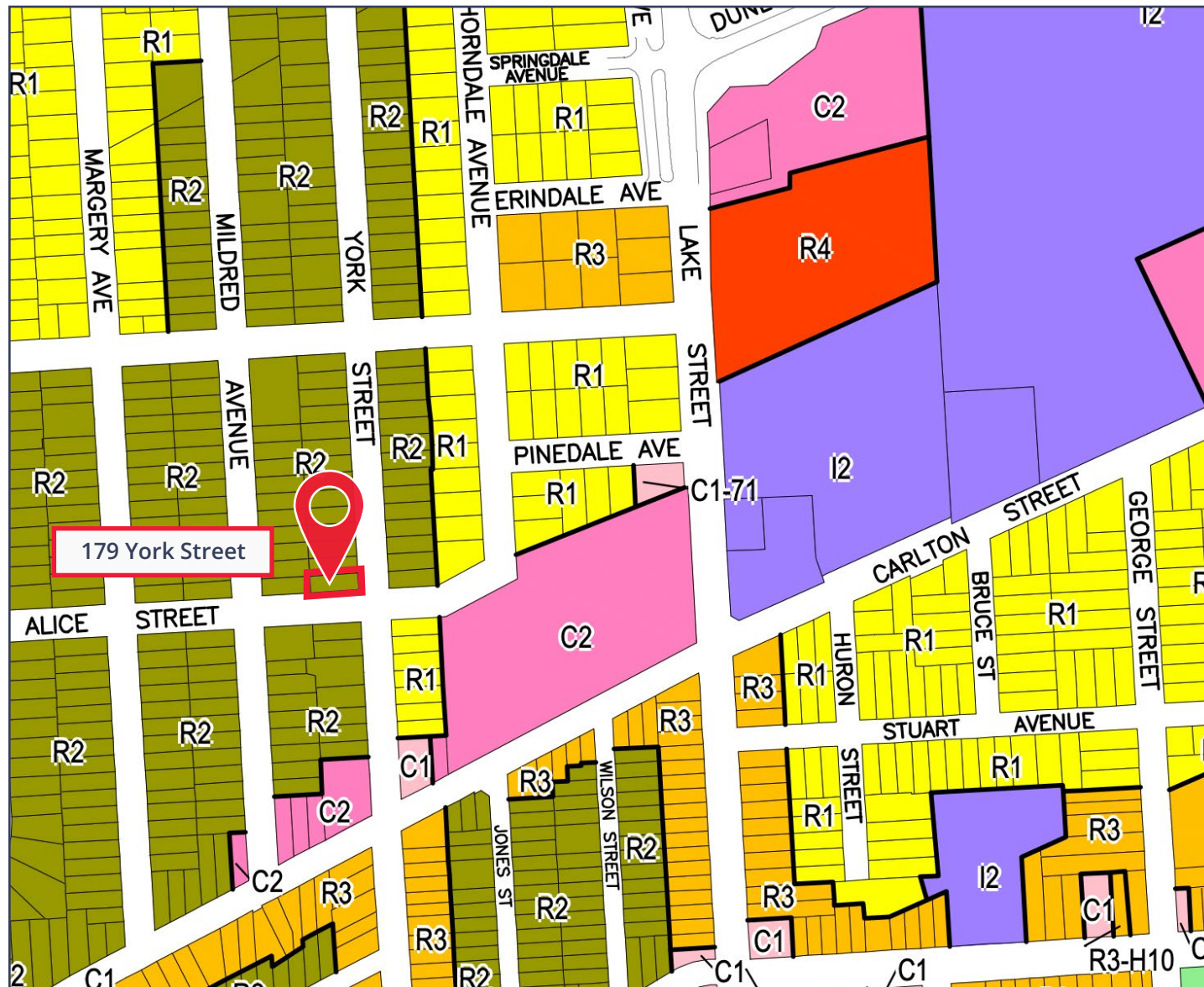
# Property Photos

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# 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
- M Municipal Boundary



# Location Overview

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\$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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## CONTACT:

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