

# FOR SALE

Colliers

LIST  
PRICE: **\$1,395,000**

**94 CHURCH STREET | ST. CATHARINES | ON**  
**5,000 SF Downtown Brick Office Building w/ Parking**

**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 | [collierscanada.com/niagara](https://collierscanada.com/niagara)

**RALPH ROSELLI\*** SIOR

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

*\*Sales Representative*

Accelerating Success.



# Listing Details

**Colliers**

**Location** E/S Church Street at Clark Street

**Lot Dimension** Frontage: ±40 ft. | Depth: ±244 ft.

**Building Area** ±5,000 SF

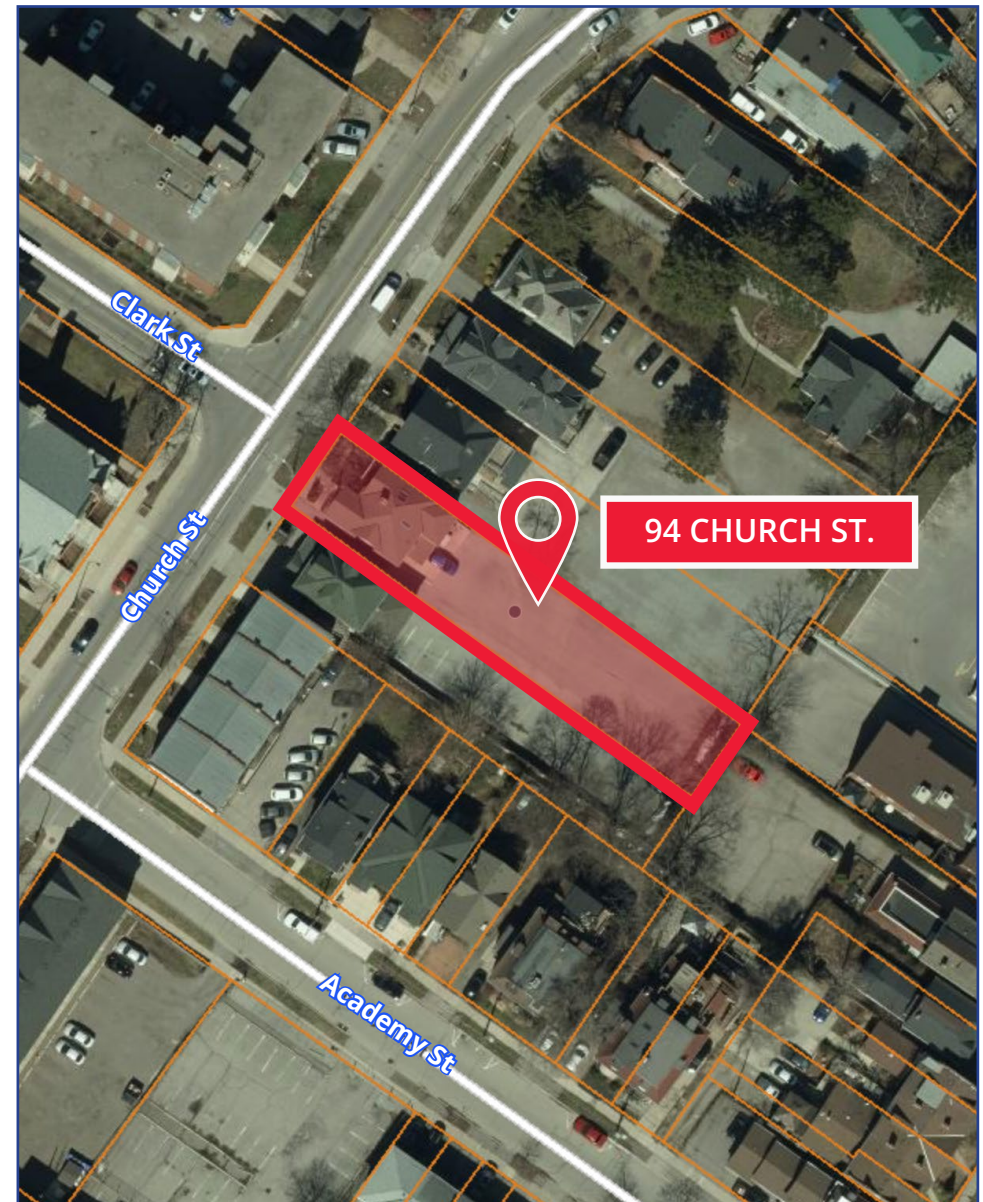
**Zoning** M2-92 Medium/High Density Mixed Use

**List Price** \$1,395,000

**Taxes (2025)** \$16,363.55

**Comments**

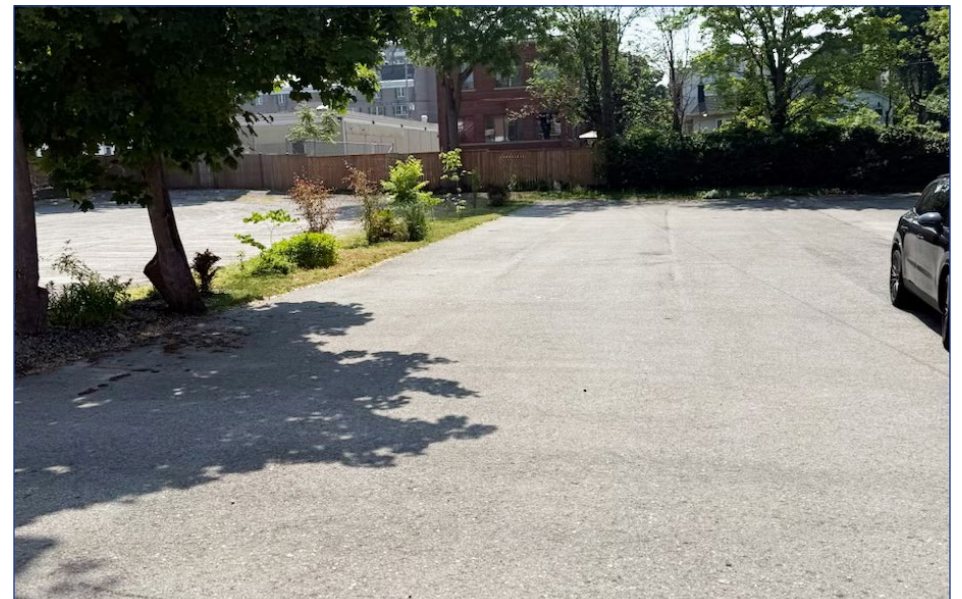
- Beautifully maintained 4-storey Brick office building conversion in the heart of DOWNTOWN St. Catharines
- Completely finished on all four levels with fully finished basement walkout to 15-car paved parking area at rear
- Stained glass throughout and featuring two kitchens, and washrooms on bottom three levels
- Finished fourth level with windows and skylights
- Alarm system and back up generator
- Radiant heating & two forced air AC units
- Additional storage attached at the back of the building
- Close 406 Highway access, a short ride to the Fourth Avenue Shopping corridor and new Niagara Health St. Catharines site.





# Property Photos

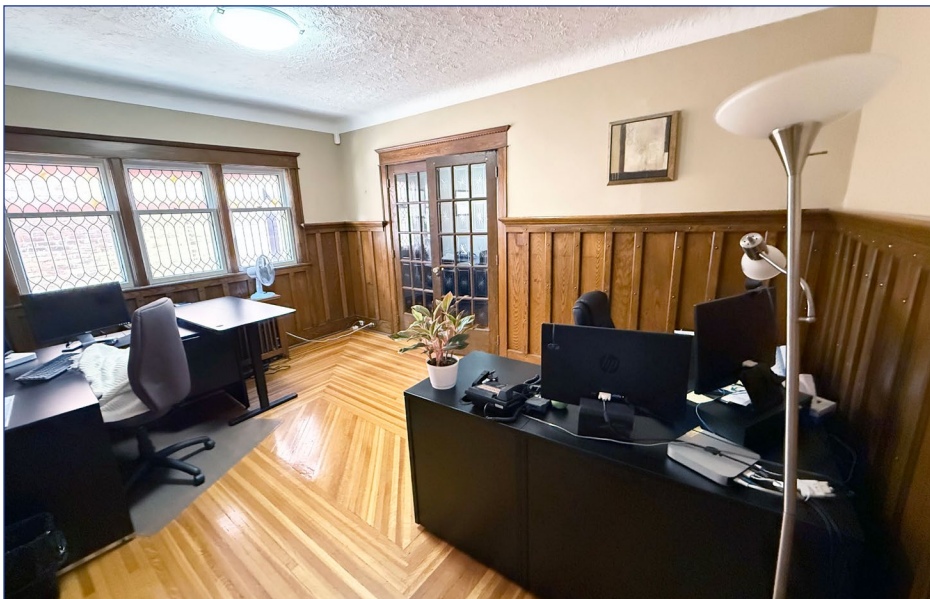
Colliers





# Property Photos

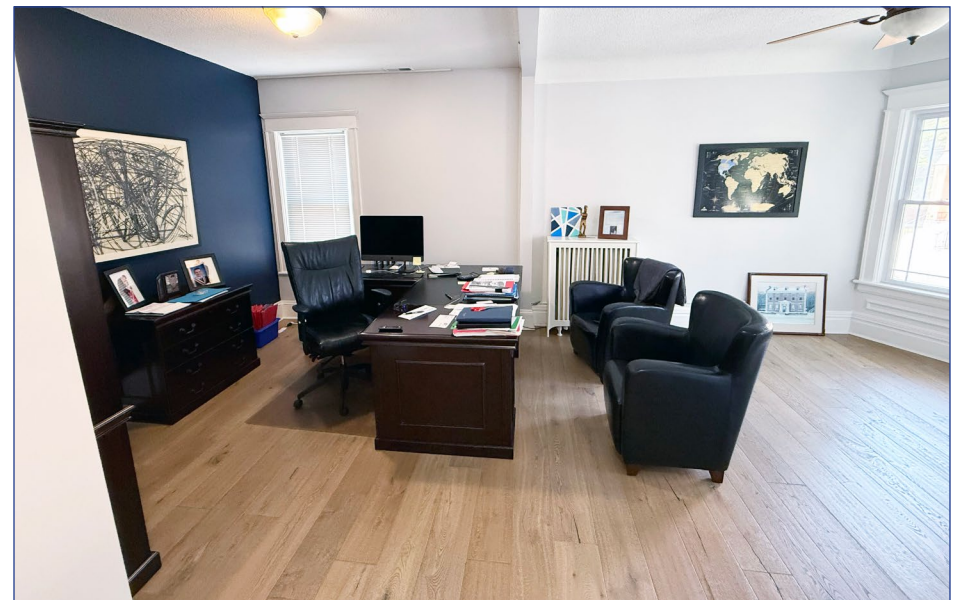
Colliers





# Property Photos

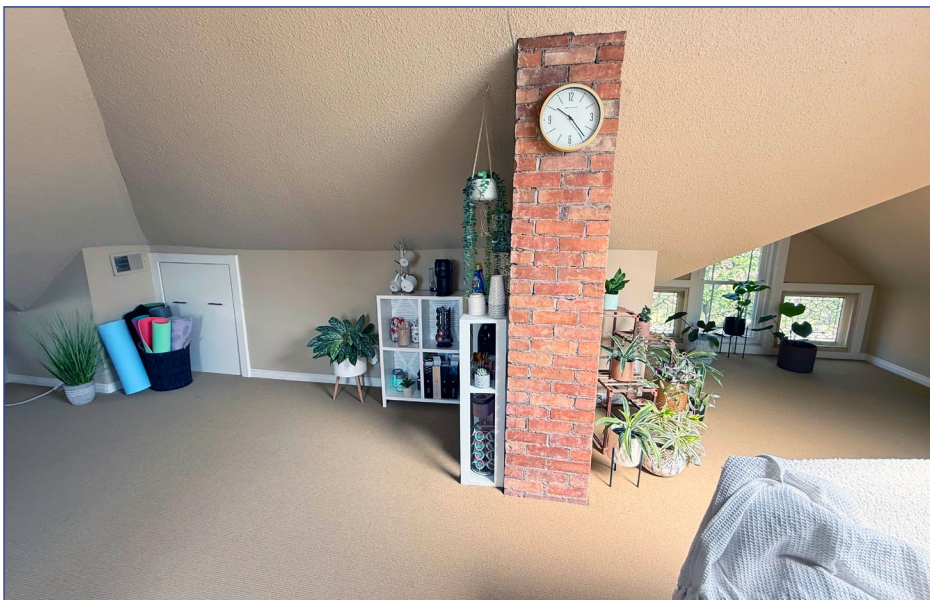
Colliers





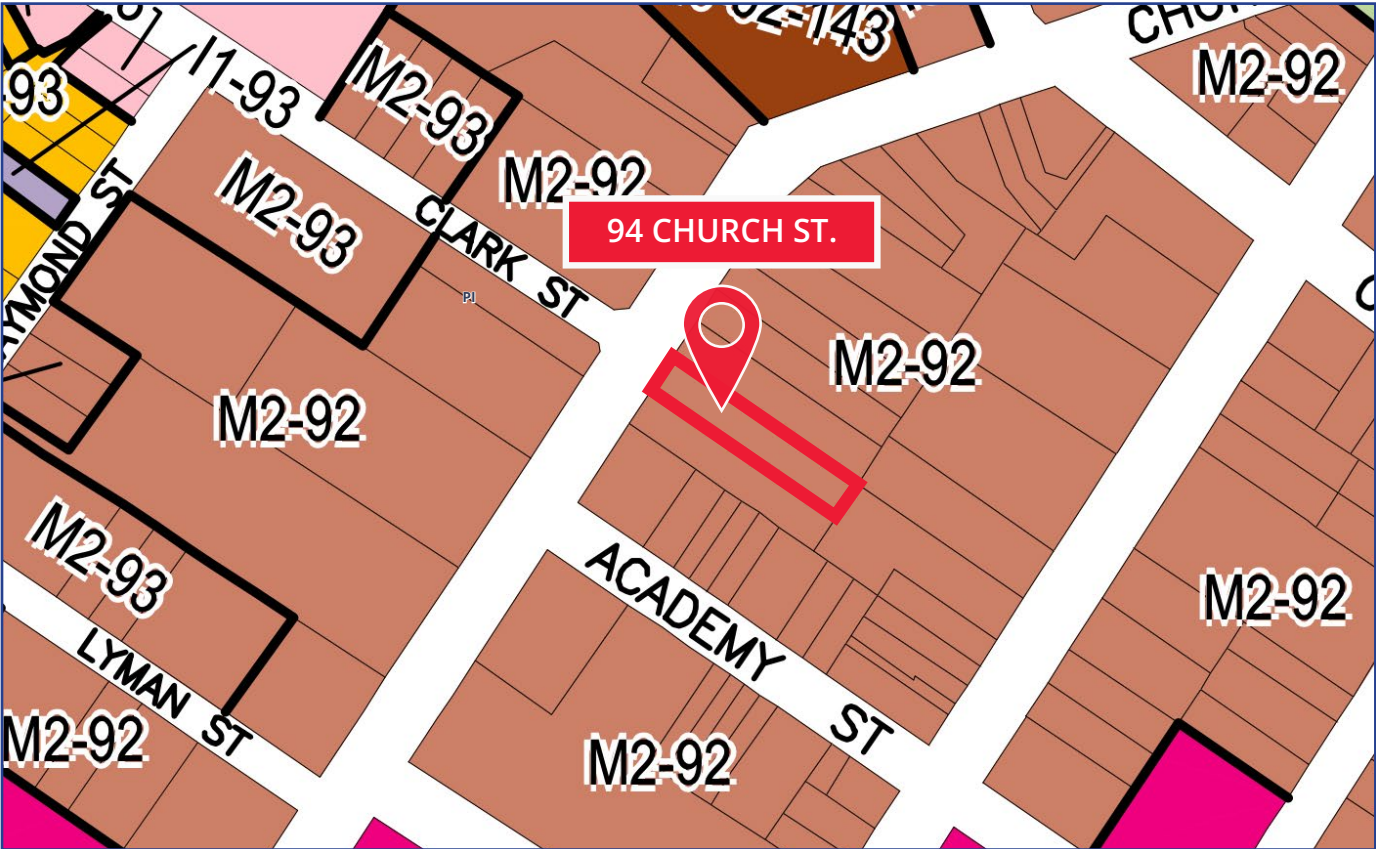
# Property Photos

Colliers





# M2-92 Medium/High Density Mixed Use Zoning



## Permitted Uses

- Animal Care Establishment
- Apartment Building
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Detached
- Dwelling, Duplex
- Dwelling, Fourplex
- Dwelling, Quadruplex
- Dwelling, Semi-Detached
- Dwelling, Triplex
- Emergency Service
- Facility Hospital
- Hotel / Motel
- Long Term Care Facility
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- School, Elementary
- School, Secondary
- Service Commercial
- Social Service Facility
- Theatre
- Townhouse
- University/College

Special Provision	Zone	Schedule A	Location	By-law
92	Varies	14	Downtown Parking Exemption	
Exempt from the parking requirements of Sections 3.12.1, 3.12.2 and 3.15 of this By-law.				



# Area Neighbours

Colliers





\$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*

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2025. All rights reserved. Colliers International Niagara Ltd., Brokerage

VIEW ONLINE 

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

#### About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at [corporate.colliers.com](https://corporate.colliers.com), Twitter @Colliers or LinkedIn.

#### CONTACT:

**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

[www.collierscanada.com/niagara](https://www.collierscanada.com/niagara)

