



**FOR SALE**

LIST PRICE: **\$5,100,000.00**

**21 KEEFER RD. | ST. CATHARINES | ON**  
±32,000 SF Single-Storey Brick Industrial Bldg. w/  
Office on ±2.08 AC in Port Weller Industrial Park



**Colliers International Niagara Ltd., Brokerage**  
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*\*Sales Representative*



- Single-storey brick industrial building with office, located in the Port Weller Industrial Park
- E2 - General Employment zone allows for Outdoor Storage Permitted Uses include heavy & light industry, contractor's yard, heavy equipment sales & service and more.



# Listing Specifications



Lot Size	±2.08 AC
Building Area	±32,000 SF
Zoning	E2 - General Employment
Asking Price	\$5,100,000
Taxes (2025)	\$82,667.31
Comments	<ul style="list-style-type: none"><li>• Single-storey brick industrial building with office</li><li>• Located in the Port Weller industrial park</li><li>• General Employment zone allows for Outdoor Storage among its permitted uses include heavy &amp; light industry, contractor's yard, heavy equipment sales &amp; service and more</li><li>• Vacant possession available January 1, 2026</li><li>• Racking negotiable</li><li>• Paved parking</li></ul>

## OFFICE AREA: ±2,000 SF

- Fully built out office
- Boardroom, large open area, private office, kitchen, and lobby
- Glass vestibule and accessible washroom.

## LOW BAY SHOP AREA: ±20,000 SF

- 16 ft. clear height
- ONE sunken loading dock
- ONE drive-in door
- Gas suspended heat.

## HIGH BAY SHOP AREA: ±10,000 SF

- 21.59 ft. clear height
- Skylights
- Fully sprinklered
- Large opening from Low Bay to High Bay



# Area Neighbours

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# Property Photos

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# Property Photos

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# Property Photos

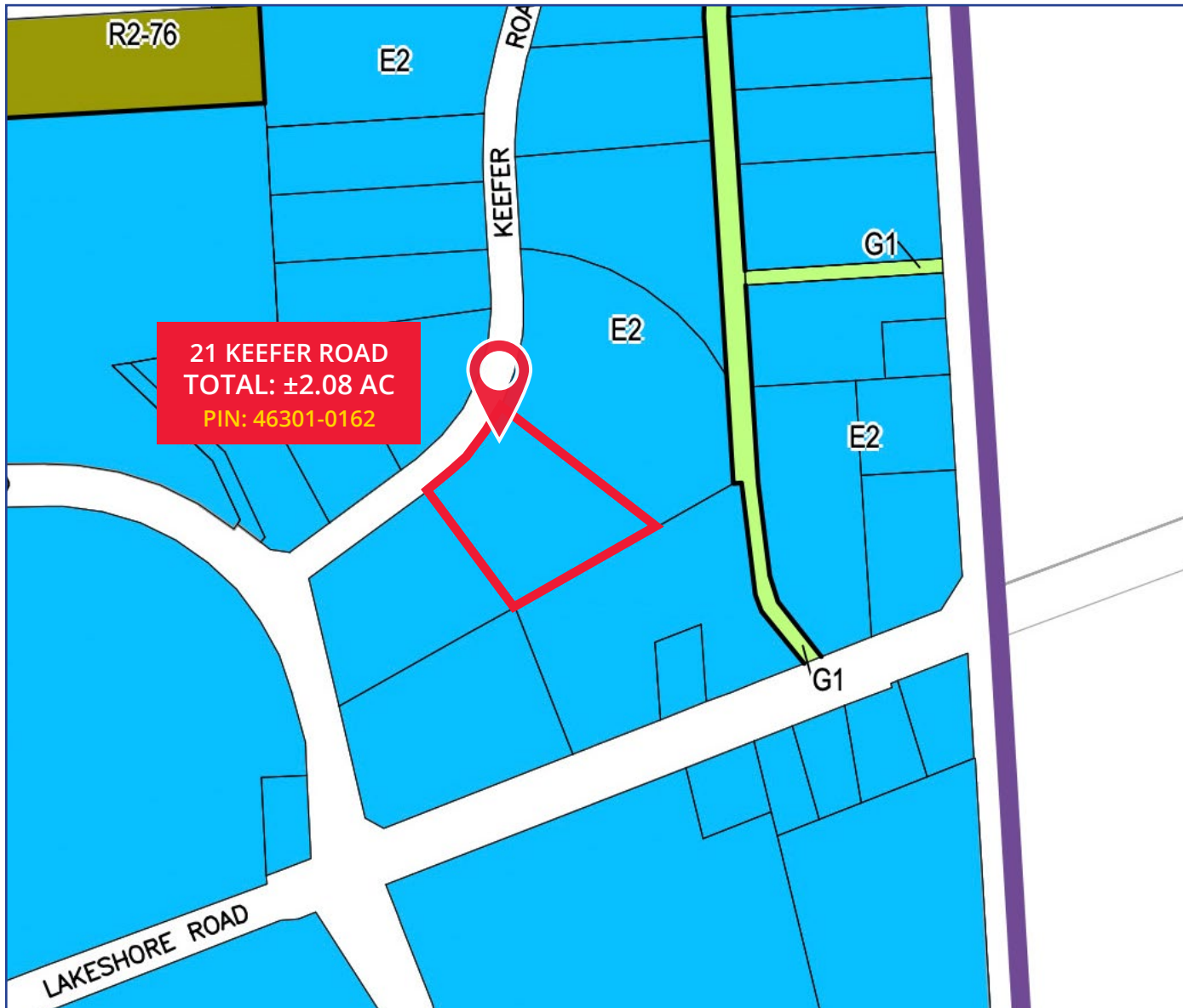
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# E2- General Employment Zone

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## Permitted Uses:

- Bulk Fuel Depot
- Car Wash
- Contractor's Yard
- Heavy Equipment Sales and Service
- Industry, Heavy
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Research Facility
- Transportation Depot
- Animal Care Establishment
- Office
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial and more.



\$5.0B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$100B+

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 August 2025*

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## CONTACT:

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