



PT LT 28 CON 3 Elm Street | PIN 641370014



PT LT 28 CON 3 Elm Street
Port Colborne | Ontario

FOR SALE | LIGHT INDUSTRIAL ZONING & INDUSTRIAL EMPLOYMENT AREA

±1.76 Acres Flat Vacant Industrial Land Parcel

SALE PRICE:

\$800,000

RALPH ROSELLI* SIOR

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**Sales Representative*



Colliers International Niagara Ltd., Brokerage

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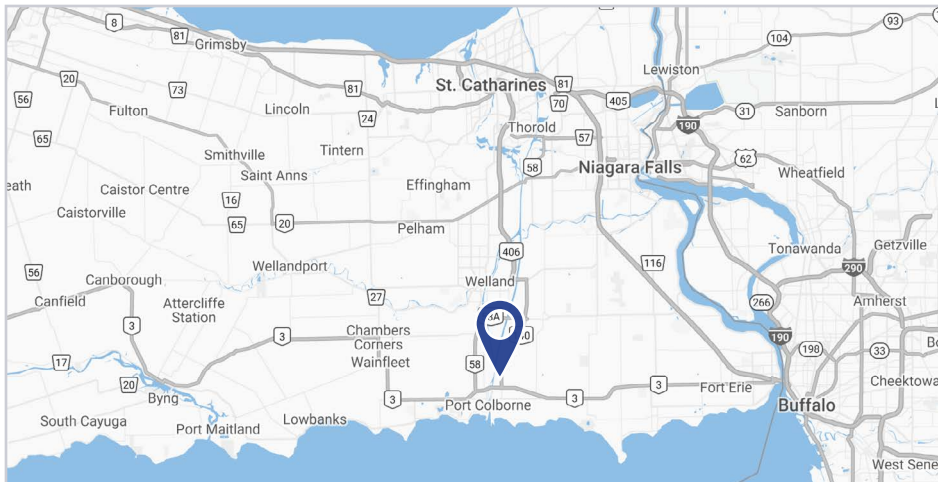
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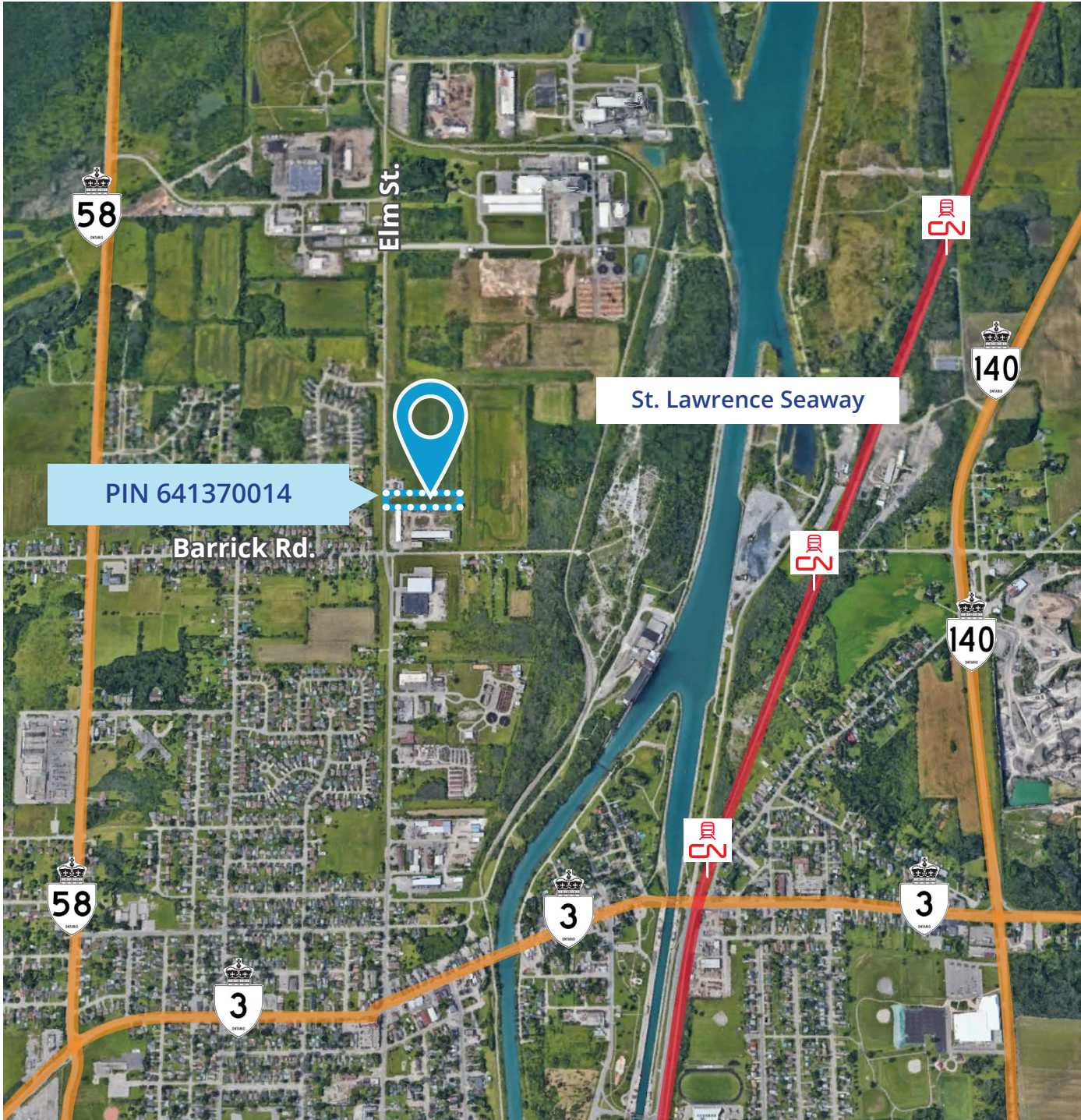
Accelerating success.

Listing Specifications

PT LT 28 CON 3 Elm Street, Port Colborne, ON

PINs	641370014
Lot Size	±1.76 Acres
Zoning	LI - Light Industrial
Official Plan	Industrial / Employment Area (Inside Urban Area Boundary)
Lot Dimension	Frontage: ±117 ft. Depth: ±657 ft.
Sale Price	\$800,000
Taxes (2022)	\$2,318
Services	At road
Comments	<ul style="list-style-type: none">• Located near Industrial Park area• Many permitted uses• Can be purchased with 1089 Elm Street, Port Colborne as identified by P.I.N. 641370009





Location Overview

PT LT 28 CON 3 Elm Street, Port Colborne, ON



Easy Access via Hwy 3, Hwy 140 and Hwy 58



Only 34 minutes drive to the U.S.A. Border



Within 5 minutes to the Welland Canal



Close proximity to active CN Railway



CN Rail



Highway

Property Photos

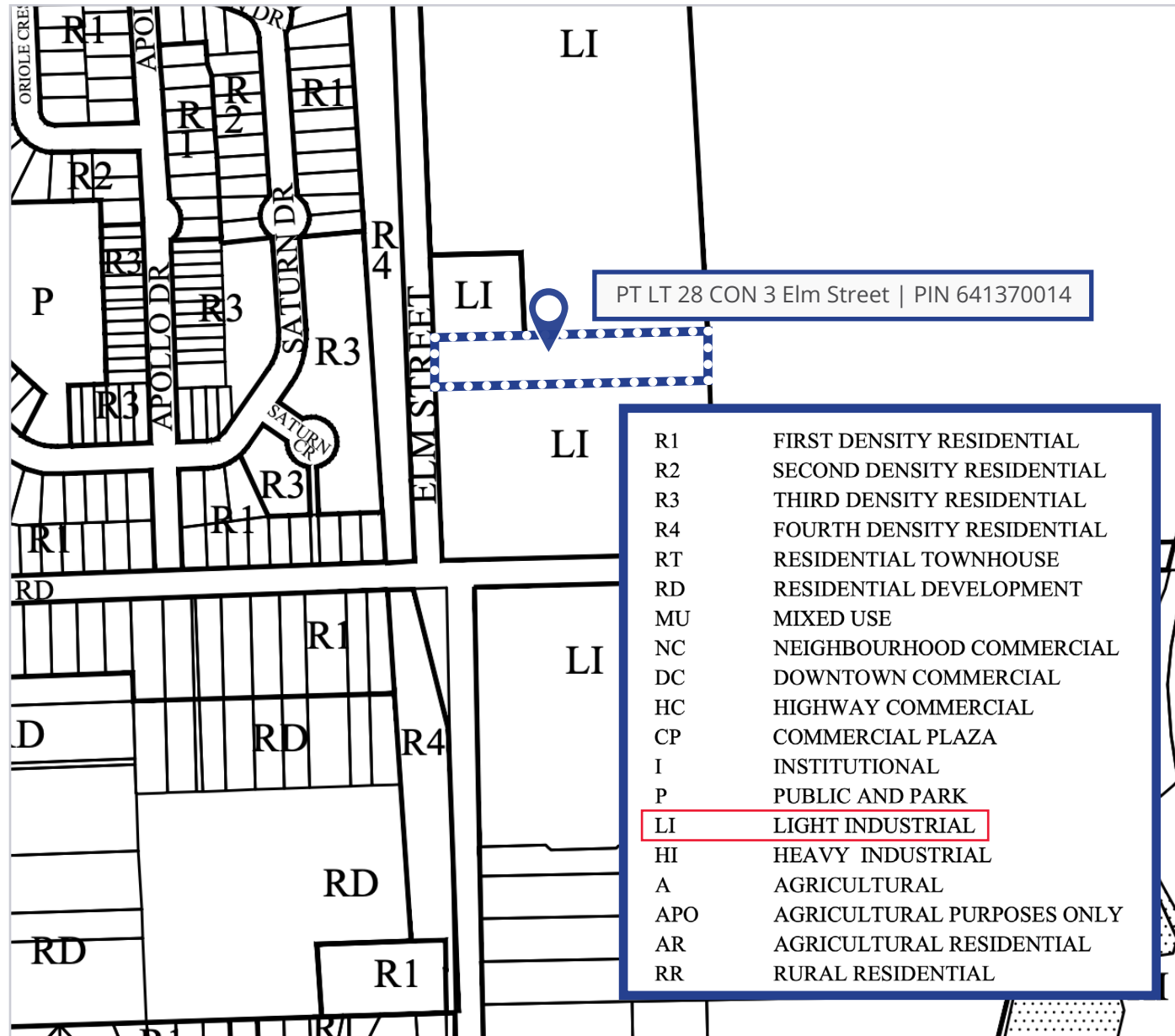
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Zoning LI - Light Industrial



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Permitted Uses

PRINCIPLE USES

- Motor Vehicle Repair Garage
- Adult Oriented Entertainment Establishment
- Car Wash
- Contractor's Yard
- Crematorium
- Educational Facility
- Industry, Light
- Medical Marihuana Production Facility
- Public Use
- Research Facility
- Transportation Depot

ACCESSORY USES

- Food Vehicle
- Office
- Retail Store
- Restaurant, Fast-Food
- Restaurant, Full-Service
- Restaurant, Take-Out

Area Neighbours

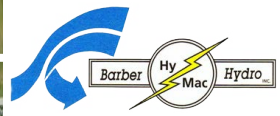
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PT LT 28 CON 3 Elm St.
FOR SALE | PIN 641370014
VACANT INDUSTRIAL LAND

Balls Park

Jacob E. Barrick Park



Elm St.

Barrick Rd.



Christian Life Assembly

DC Construction, Inc.



West Side Rd.

Elm St.



VIEW ONLINE 

collierscanada.com/niagara

\$4.5B

Annual revenue

2B

Square feet managed

18,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

*Statistics are for May 2023 and in U.S. dollars.
Number of countries include affiliates.*

**Sales Representative*

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collierscanada.com

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