

**PRICE REDUCED!**



**PT LT 28 CON 3 Elm Street**  
Port Colborne | Ontario

**FOR SALE** | VACANT LI LAND INSIDE EMPLOYMENT AREA & UAB

# ±1.76 Acres Flat Vacant Light Industrial Land



**Colliers International Niagara Ltd., Brokerage**

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

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

LIST PRICE:

**\$700,000**

**RALPH ROSELLI\*** SIOR

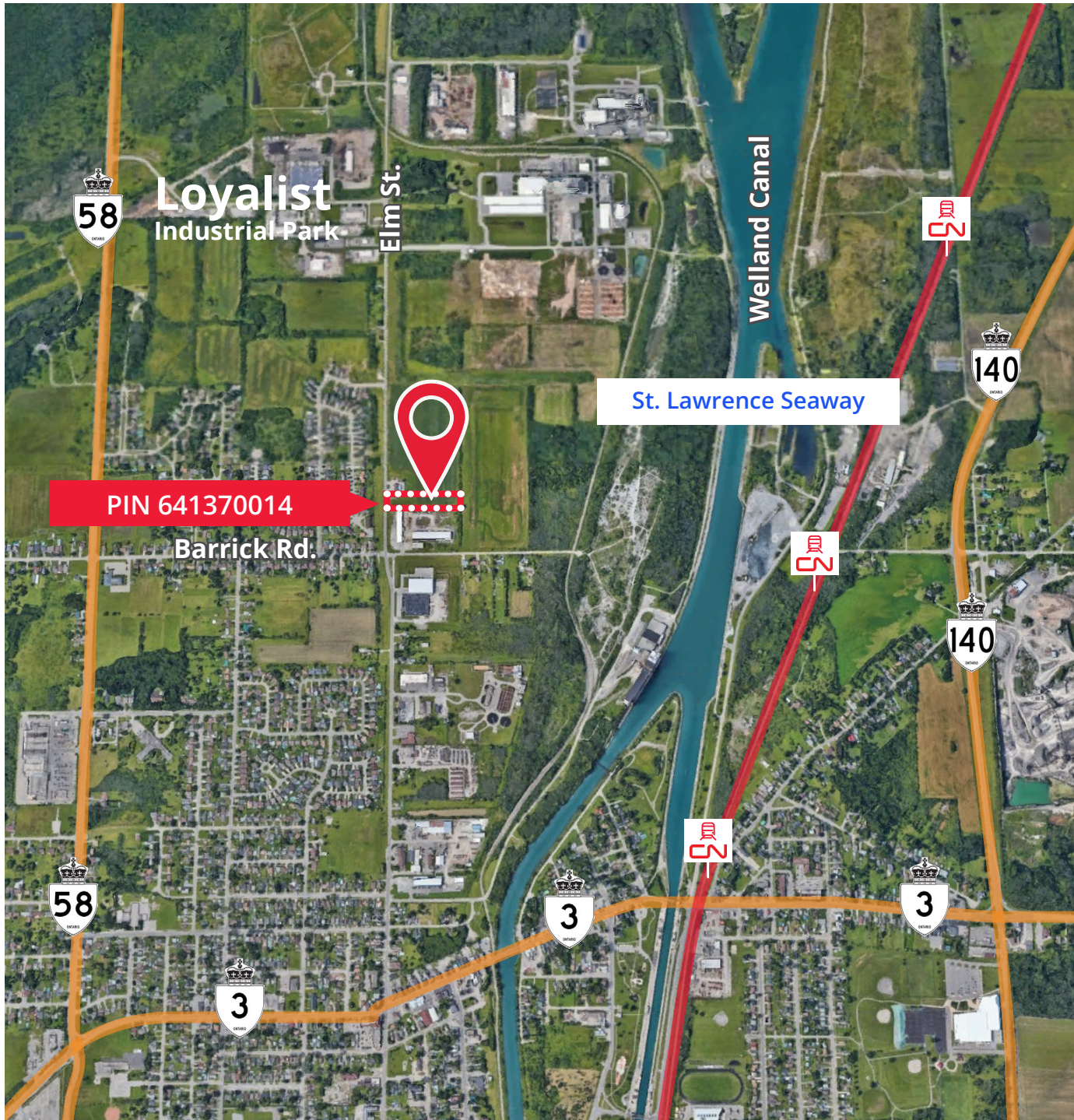
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*\*Sales Representative*

Accelerating success.





# 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



# 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 UAB)

Lot Dimension Frontage: ±117 ft. | Depth: ±657 ft.

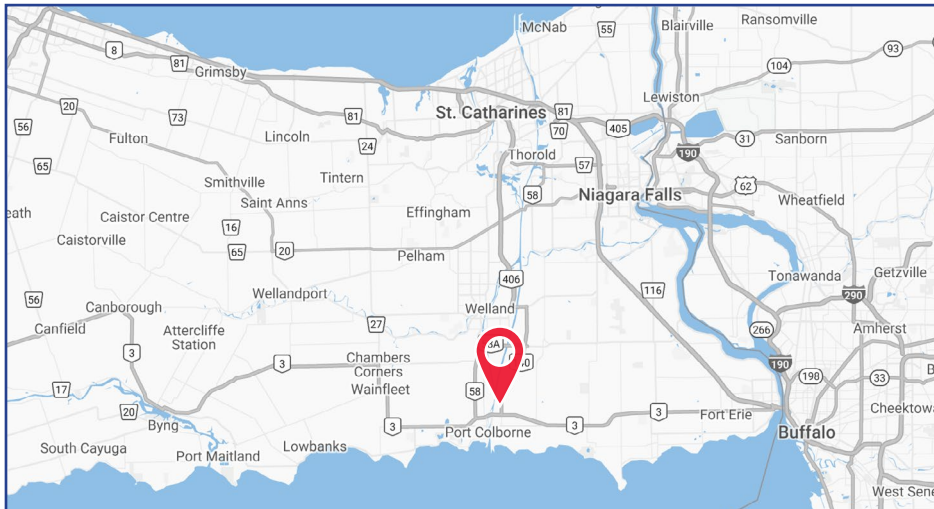
List Price \$700,000

Taxes (2022) \$2,318

Services At road

Comments

- Located near Loyalist Industrial Park
- Many permitted uses
- Services at Road
- Inside Employment Area & Urban Area Boundary





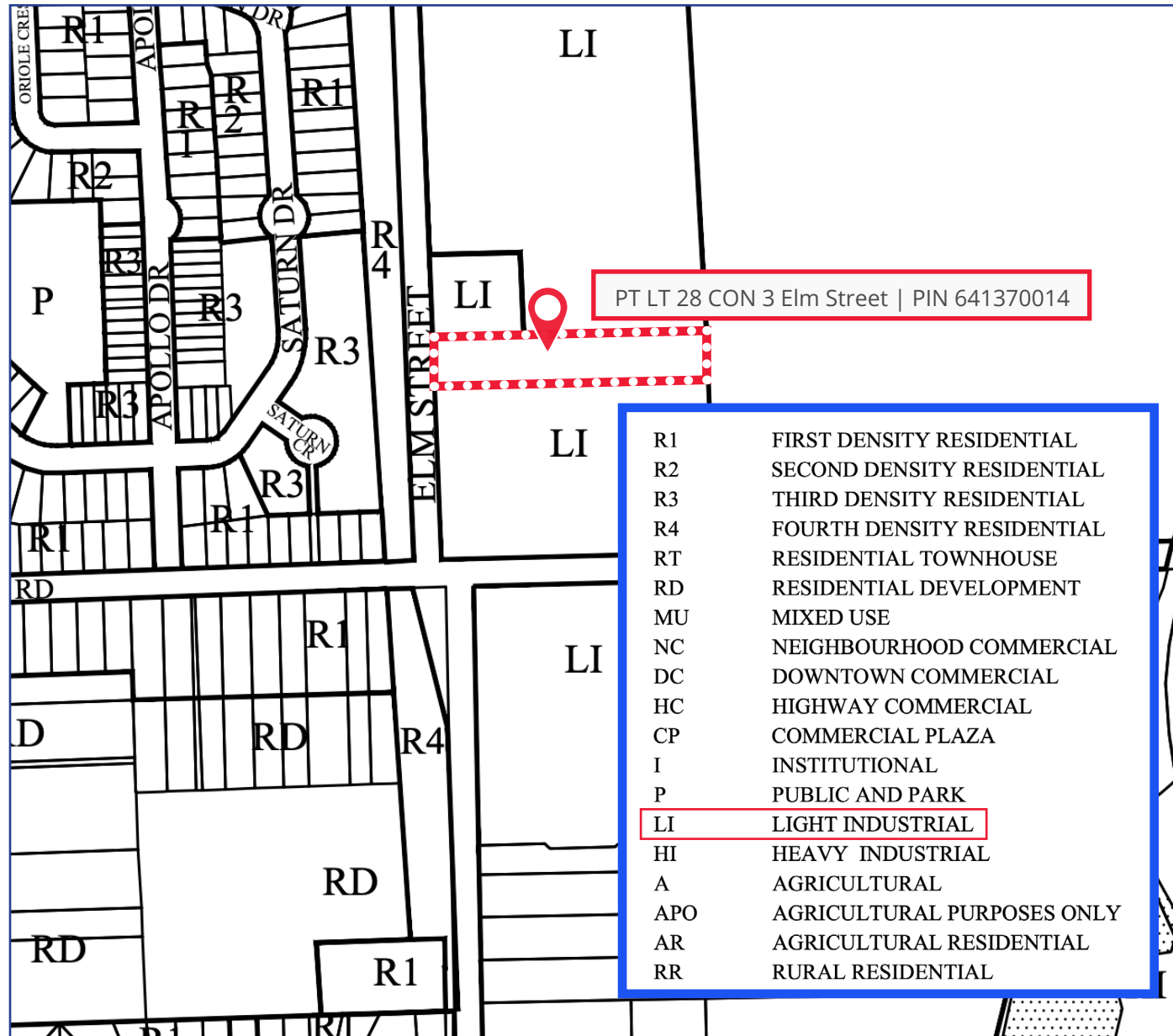
# Property Photos

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



# Zoning LI - Light Industrial

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



## 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

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

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*

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#### CONTACT:

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