

# FOR SALE

154 JAMES STREET  
ST. CATHARINES | ONTARIO

ASKING PRICE:

**\$929,900.00**

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*\*Sales Representative*



## ±3,000 SF Office Building in St. Catharines Downtown Core

**Colliers International Niagara Ltd., Brokerage**

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# Property Details

154 JAMES STREET | ST. CATHARINES | ON

**Location** N/S of James Street, West of Raymond Street

**Lot Size** ±0.095 Acres

**Lot Dimension** Frontage: ±40 ft. | Depth: ±104 ft.

**Building Area** **TOTAL:** ±3,000 SF  
**Ground Floor:** ±1,500 SF  
**Second Floor:** ±1,500 SF

**Zoning** C1 - 93 Local Convenience Commercial

**Asking Price** \$929,900

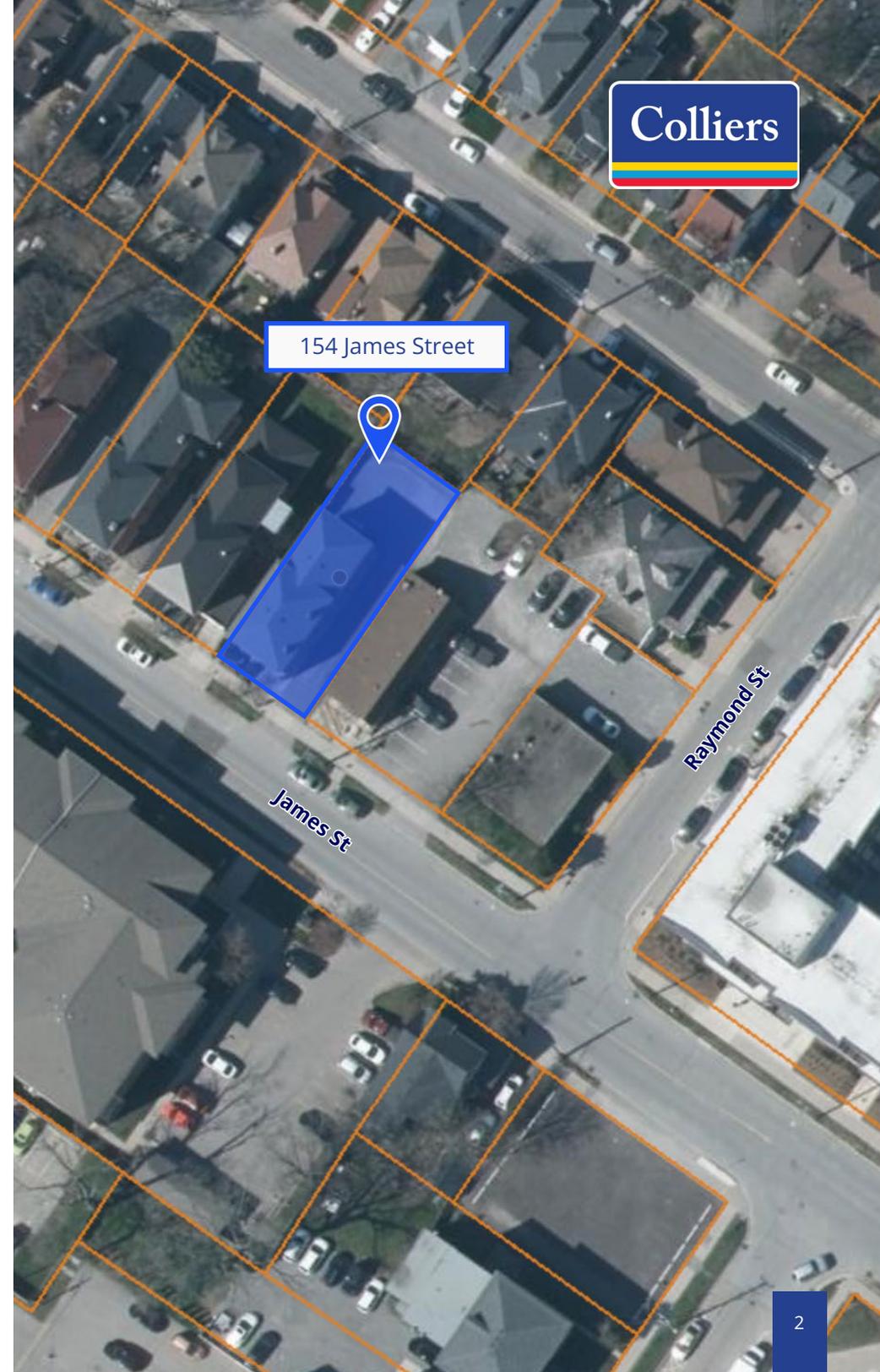
**Taxes (2023)** ±\$8,500

**Features**

- Ground floor comprised of TWO ±750 SF Units
- Second floor consisted of ONE ±1,500 SF Unit

**Comments**

- Office building available for sale
- Located in the Downtown Core of St. Catharines
- Total 7 on-site free parking spaces plus nearby Municipal Parking available
- Configures into TWO Ground Floor + ONE Second Floor Units



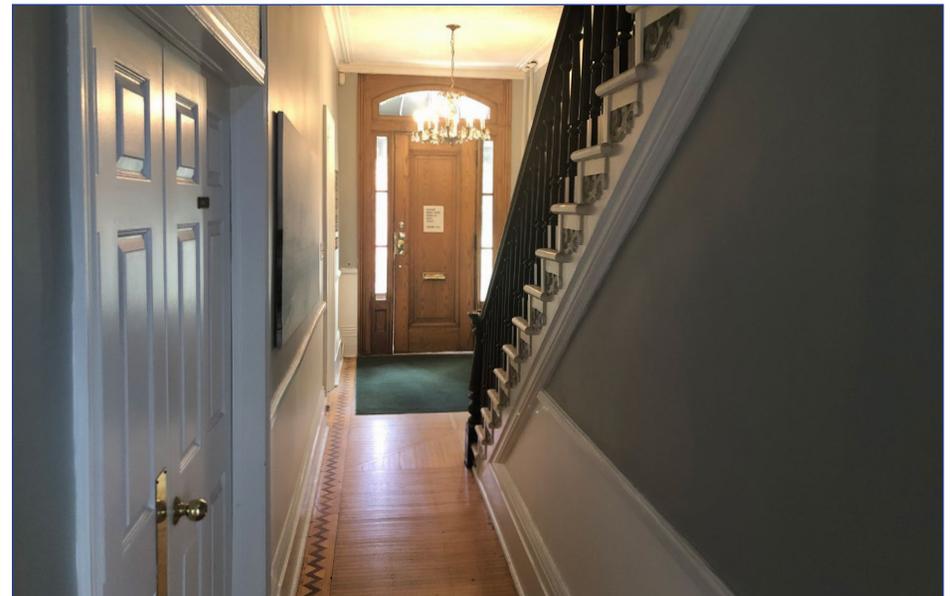
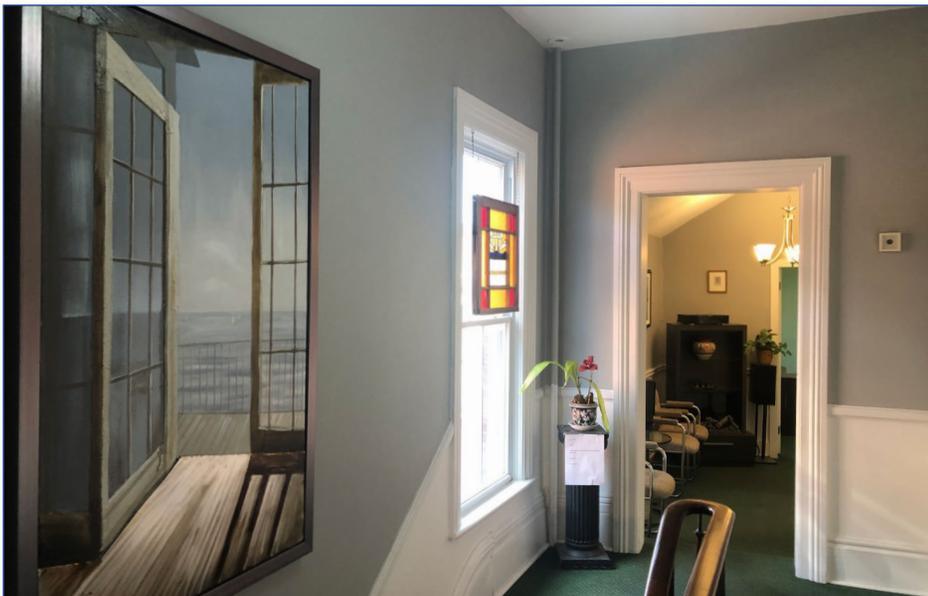
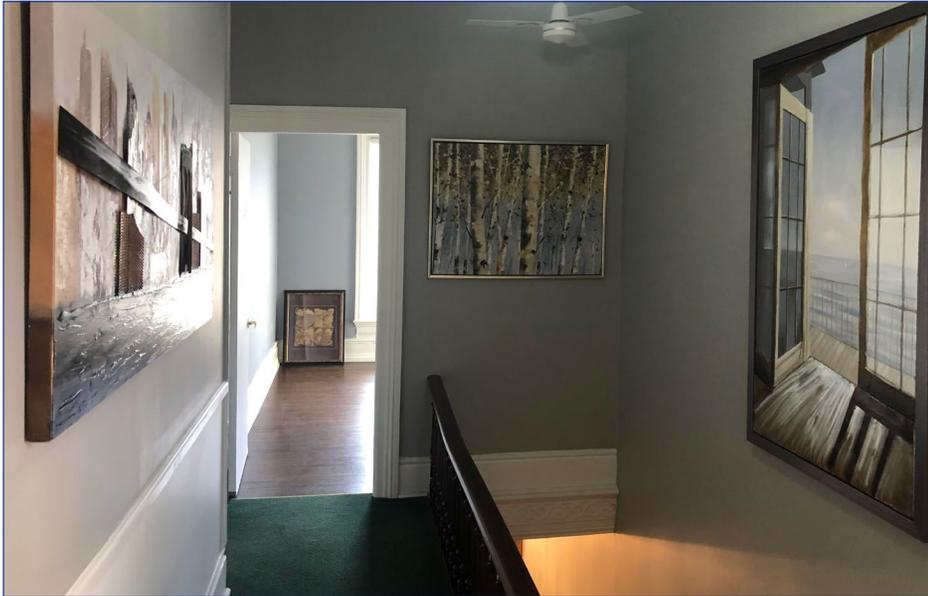
# Exterior Photos

154 JAMES STREET | ST. CATHARINES | ON



# Interior Photos

154 JAMES STREET | ST. CATHARINES | ON



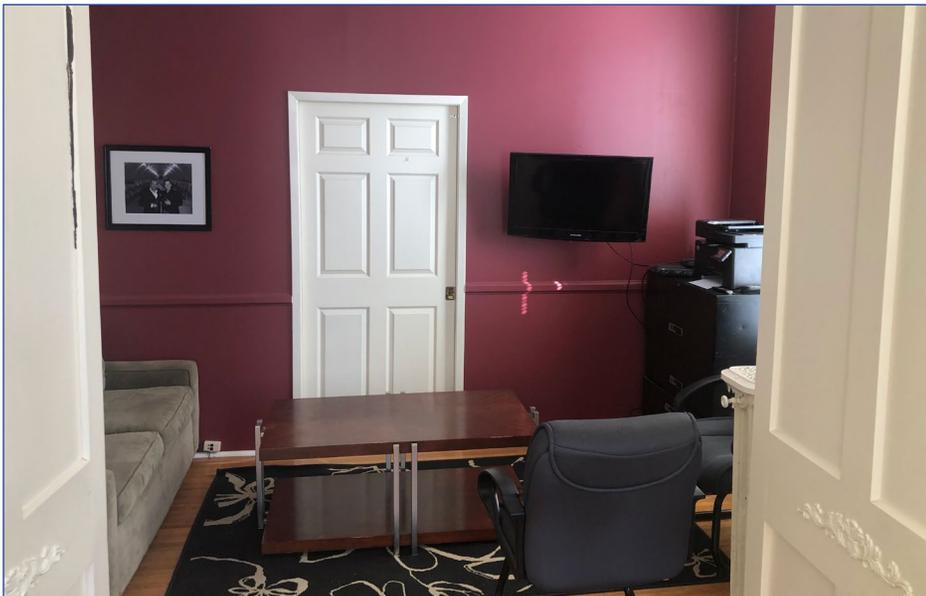
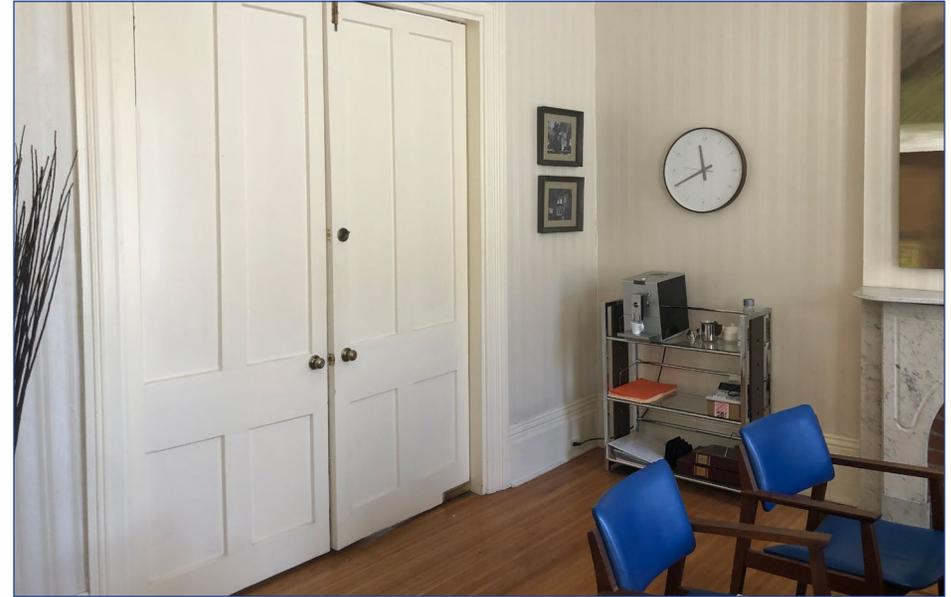
# Interior Photos

154 JAMES STREET | ST. CATHARINES | ON



# Interior Photos

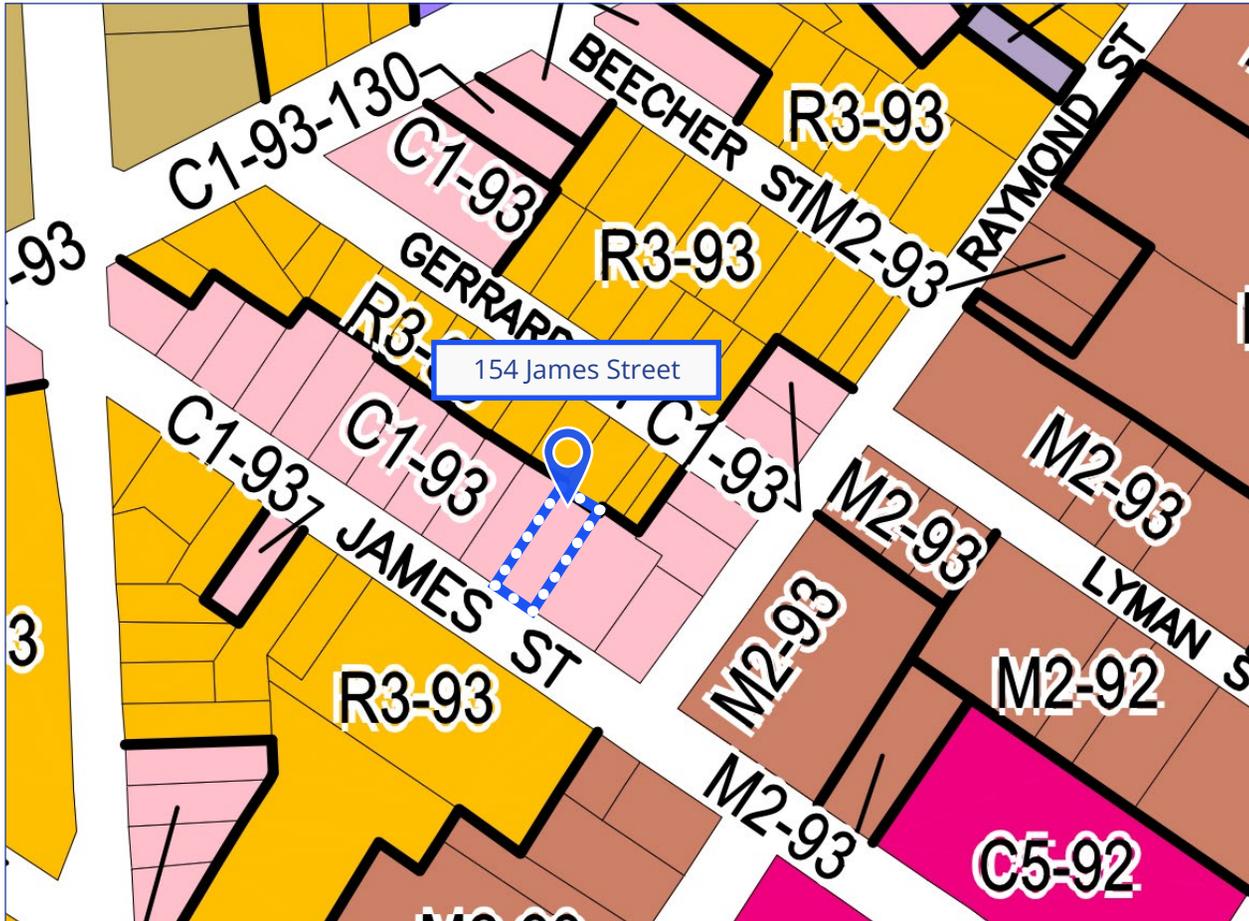
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# Zoning C1-93 Local Convenience Commercial



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## C1 - Local Convenience Commercial

### PERMITTED USES

- Animal Care Establishment
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Motor Vehicle Gas Station
- Office
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility

### 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

Special Provision	Zone	Schedule A	Location	By-law
93	Varies	14	Downtown Residential Parking Exemption	
Exempt from the parking requirements of Section 3.12.1 and 3.15 of this By-law.				

# Area Neighbours

154 JAMES STREET | ST. CATHARINES | ON



\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2024*

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### CONTACT:

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