

FOR SALE

Colliers



Hartzel Rd

Hartzel Rd

126-130 HARTZEL RD. & 3 LONSADALE AVE. | ST. CATHARINES | ON
±7,800 SF Building on ±0.88 AC Mixed Use Investment & Potential Redevelopment

LIST PRICE | **\$2,990,000**

Colliers International Niagara Ltd., Brokerage

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**Sales Representative **Broker*

Property Highlights




Strategic Mixed Use Investment & Potential Redevelopment Offering. 126, 128, and 130 Hartzel Road & 3 Lonsdale Avenue, St. Catharines, ON. Colliers International Niagara is offering a rare opportunity to acquire a high profile, fully assembled mixed use asset located in the established Hartzel Road corridor of St. Catharines.

The offering includes four contiguous properties - 126, 128 and 130 Hartzel Road and 3 Lonsdale Avenue comprising a total land area of approximately 0.88 acres ($\pm 38,224$ square feet) with approximately 7,800 square feet of existing building area. This site is legally described under four separate Property Identification Numbers (PINs: 463490269, 463490100, 463490099, and 463490097)

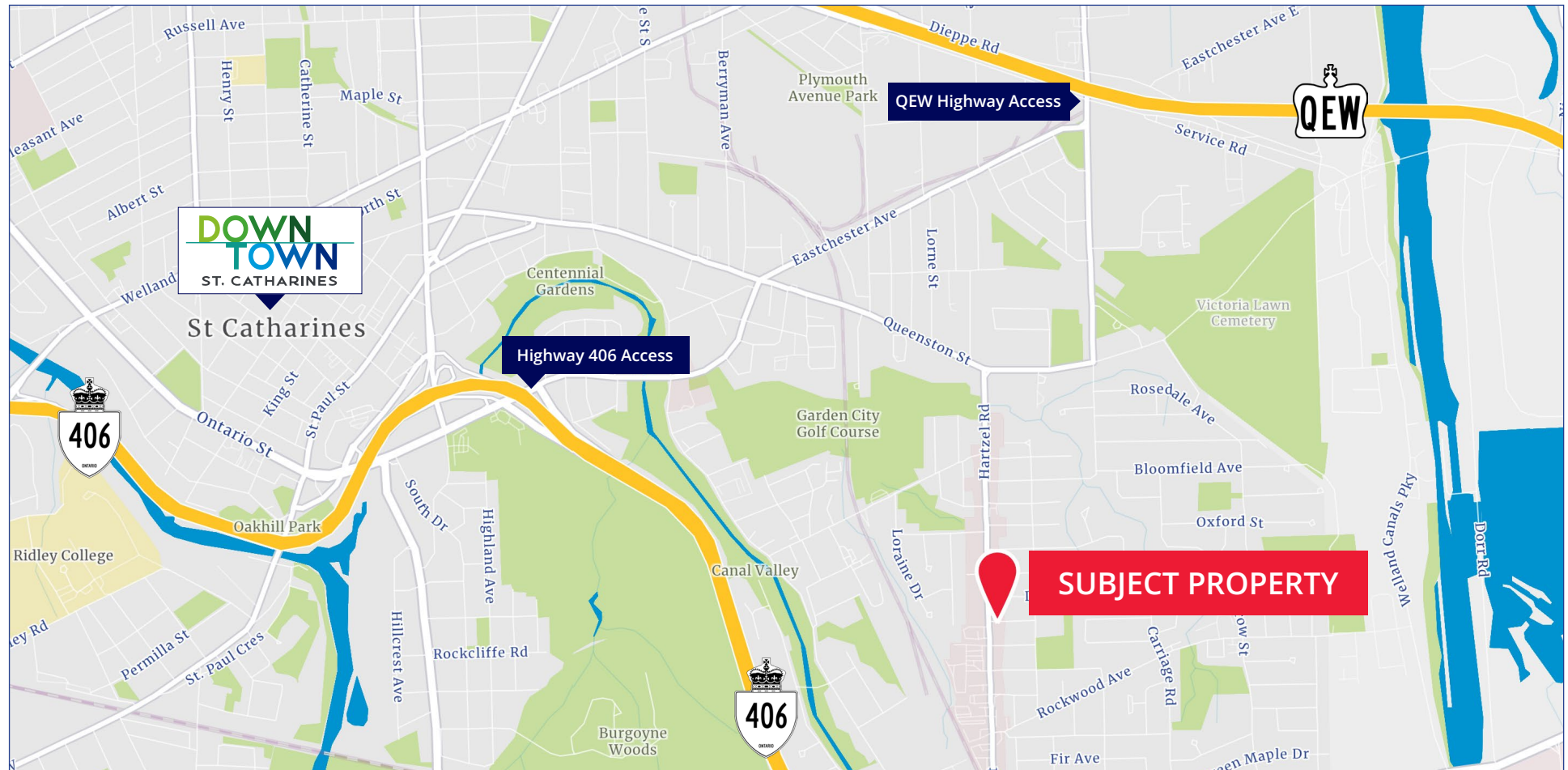
The properties are improved with a mix of automotive, retail, office and personal service tenancies, as well as vacant commercial land, offering both current holding income and excellent redevelopment potential. Zoned Medium Density Mixed Use (M1), the property supports a wide array of uses including residential intensification, commercial redevelopment, institutional applications and mixed use development. Situated on a signalized corner with multiple points of access, the site offers strong visibility and is located in close proximity to downtown St. Catharines, public transit, and key regional transportation routes.

This offering is ideally suited for investors, developers, or end users seeking a flexible, income generating asset with long term repositioning potential in one of Niagara's most active commercial districts.



Location Overview

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5

minutes to
QEW Highway Access

8

minutes to
Highway 406 Access

10

minutes to Downtown
St. Catharines

12

minutes to Outlet
Collection at Niagara

19

minutes to
Clifton Hills

Listing Specifications



Address PIN	126 Hartzel Road	463490269
	128 Hartzel Road	463490100
	130 Hartzel Road	463490099
	3 Lonsdale Avenue	463490097

Lot Size ±0.88 acres (±8,224 SF)

Lot Dimension Frontage ±167 ft. | Depth ±80 ft.

Building Area ±7,800 SF (Existing Building)

Zoning M1 - Medium Density Mixed Use

List Price \$2,990,000

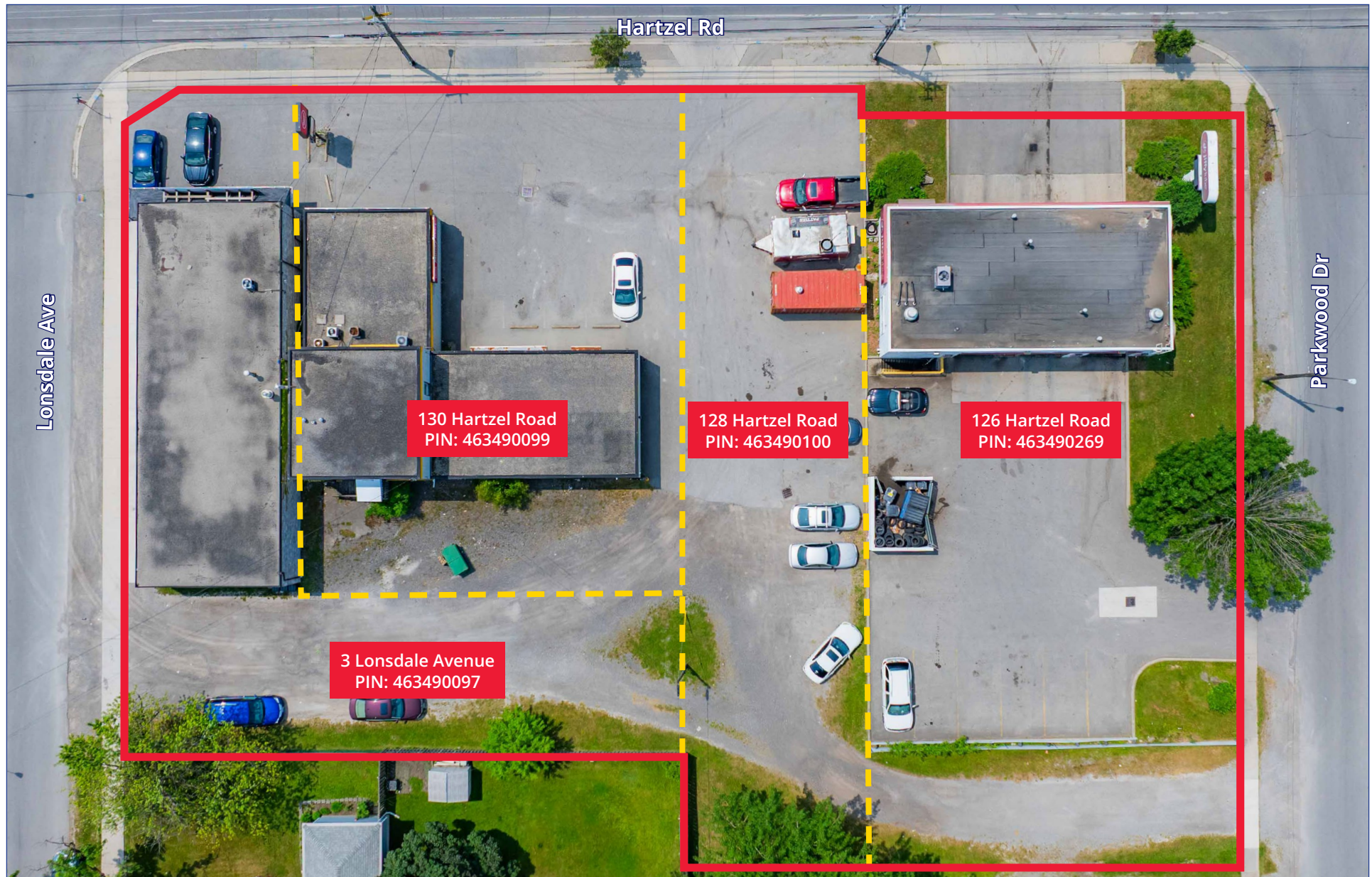
Taxes ±25,020.94 (2024)

- Comments
- High profile, commercial asset located in the established Hartzel Road corridor of St. Catharines.
 - Improved with a mix of automotive, retail, office and personal service tenancies, as well as vacant commercial land, offering both current holding income and excellent potential redevelopment potential
 - Property supports a wide array of uses including residential intensification, commercial redevelopment, institutional applications and mixed use development.
 - Situated on a signalized corner with multiple points of access & strong visibility
 - Close proximity to downtown St. Catharines, public transit, and key regional transportation routes
 - No ESA reports have been completed



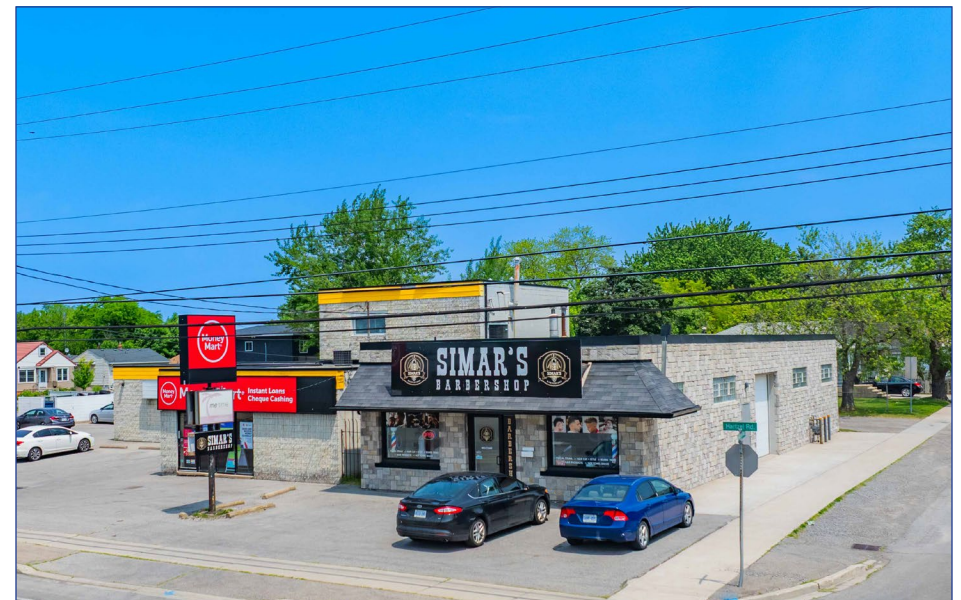
Property Aerial View

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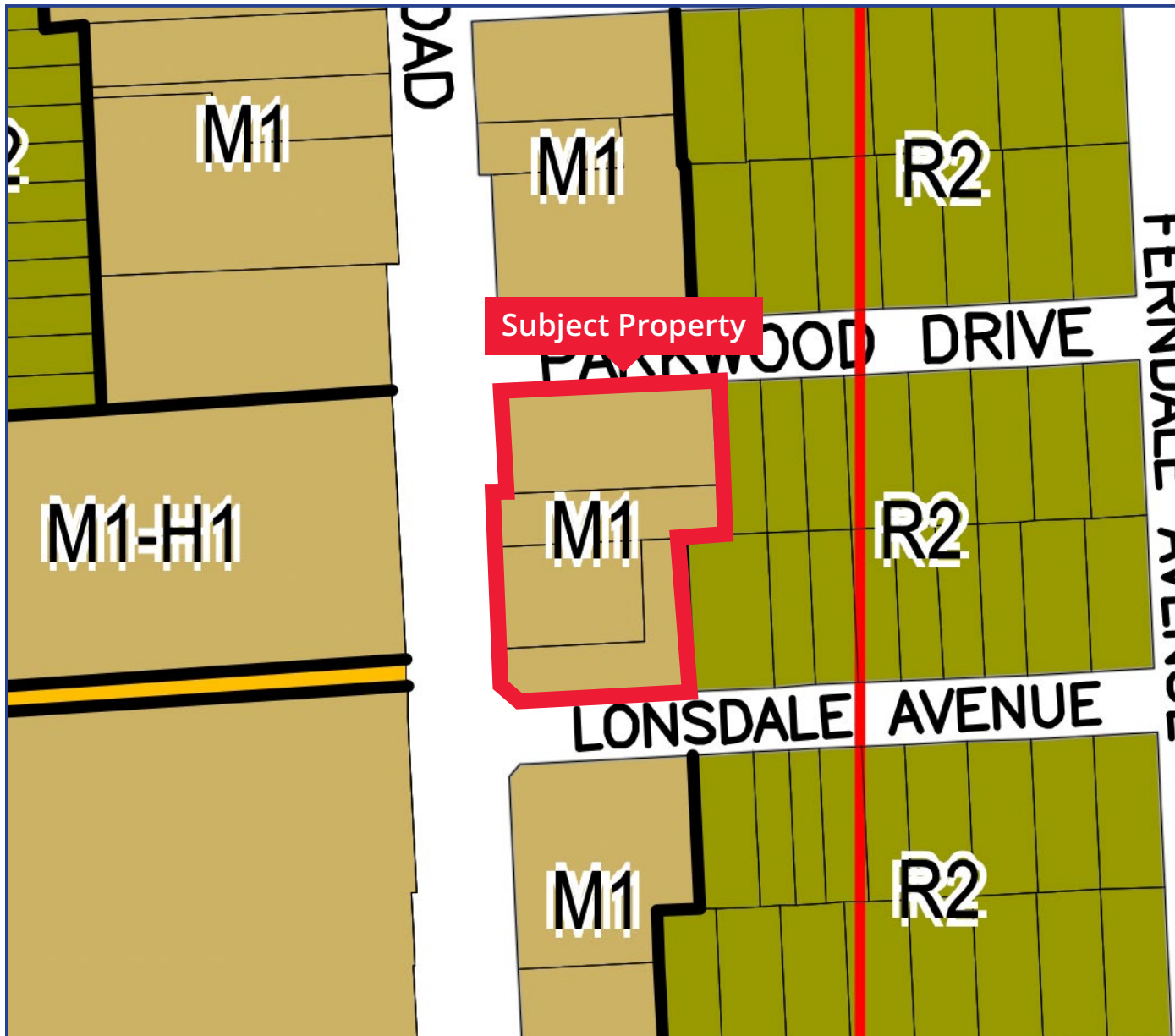
Property Photos

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M1 - Medium Density Mixed Use Zoning

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PERMITTED USES

- Animal Care Establishment
- Apartment Building
- Car Wash
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel/Motel
- Long Term Care Facility
- Office
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- 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

Area Neighbours

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\$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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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, Twitter @Colliers or LinkedIn.

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