

Development Parcel - Downtown St. Catharines

Conceptual Rendering of Proposed Development



ST. CATHARINES

4 Parcel
Development
Property
For Sale
Proposed Plan
for 60 Units +
+-8,514 SF Retail

Prime downtown lots for sale on main
intersection of Niagara and Church Streets

\$1,449,000

Greg Chew*

Sales Representative
+1 905 329 4415
greg.chew@colliers.com

Giselle Albright*

Sales Representative
+1 905 354 7413
giselle.albright@colliers.com

Colliers International Niagara Ltd., Brokerage
82 Lake St | Suite 200
St. Catharines, ON | L2R 5X4
P: +1 905 354 7413



FOR SALE 26-30 Niagara St. & 170 Church St. // St. Catharines // ON

MERIDIAN CENTRE

VIEW ONLINE  collierscanada.com/26203

**ST. CATHARINES GOLF
AND COUNTRY CLUB**

406

**ST. CATHARINES
DOWNTOWN**

Investment Opportunity in the Garden City, St. Catharines, ON.

Many Permitted Uses including
Apartment Building, Hotel, Long Term Care
Facility and Office or Retail Development.

0.642
ACRES



0.642
Acres



Hwy. 406 &
QEW
Minutes Away



Public Transit
Bus



Pop. 2016
88,071

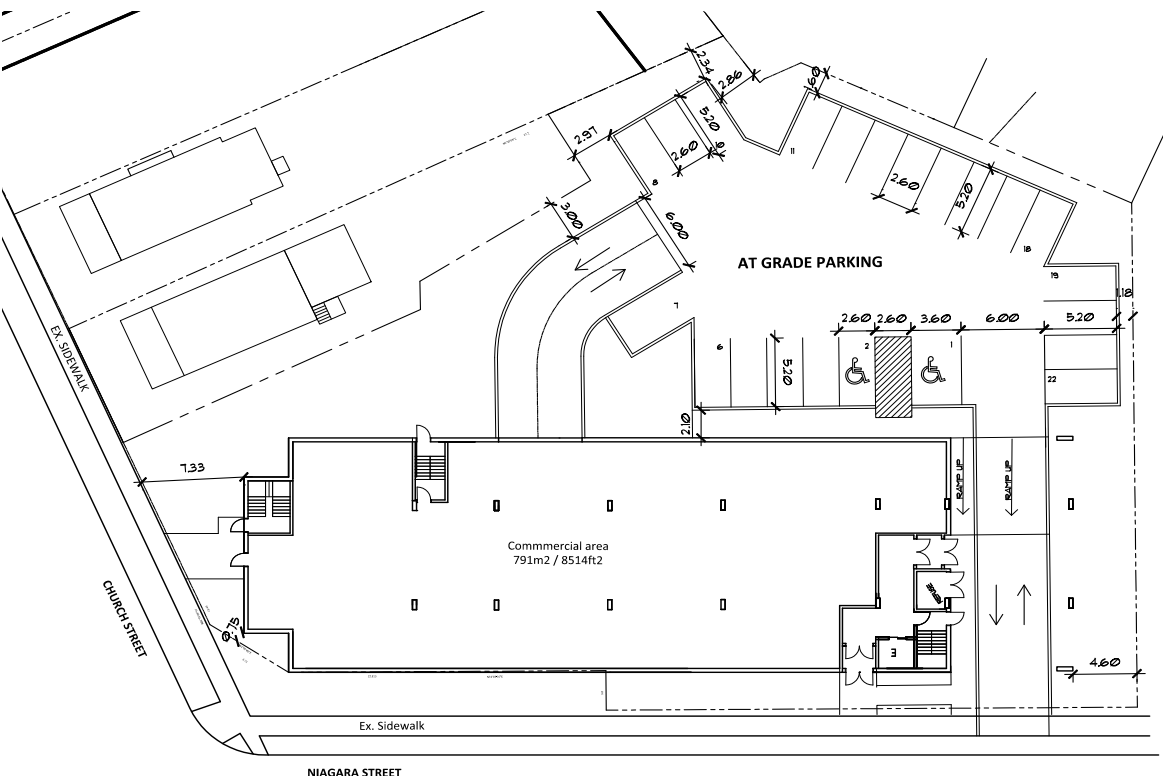


Median Household
Income
\$68,410



Post Secondary
Diploma or Degree
51,220





Concept Rendering - Proposed Development would be subject to Site Plan Approval and agreement with the local municipality.

170 CHURCH STREET

PROPERTY SPECIFICATIONS

Civic Address	170 Church St., St. Catharines, ON
Civic Address	26 Niagara St.
Civic Address	28 Niagara St.
Civic Address	30 Niagara St.
Total Front Footage	272.27 FF
Total Site Area	27965.52 SF (0.642 Acres)
Location	Central Location on the south east corner of Niagara and Church Streets
Zoning	M1 - Application in to re-zone to M3

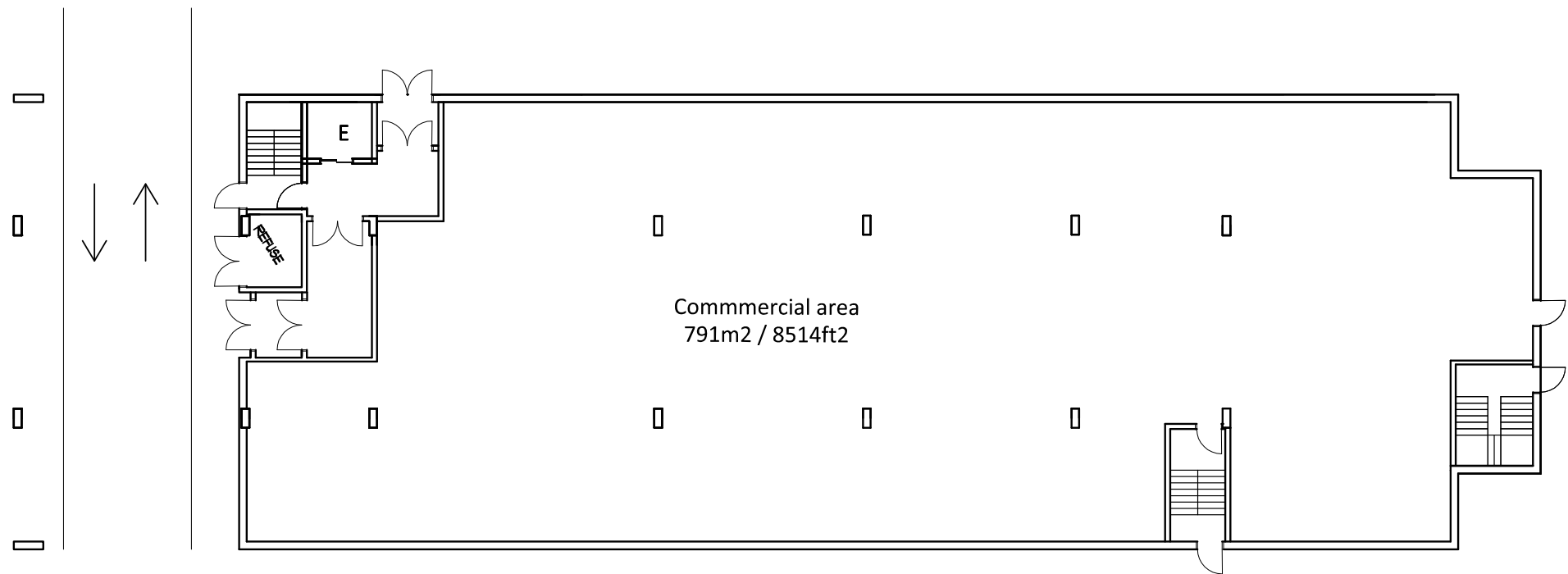
PROPOSED BUILDING SPECIFICATIONS

Potential Parking	51 Parking Spaces
Retail Area	+8,514SF
Residential Units	60

INVESTMENT HIGHLIGHTS

- Excellent location along at the corner of Niagara St. and Church St. walking distance to the Downtown Core of St. Catharines.
 - Walking distance to the Meridian Centre, the Performing Arts Centre and all downtown amenities.
 - Minutes to the 406 and the QEW.
- Municipal Bus Route
 - Minutes drive to commercial corridors along Ontario St., Lake St. and Fourth Ave.
 - Many Permitted Uses including Apartment Building, Hotel, Long Term Care Facility and Office or Retail Development
- Excellent opportunity for subsidized or low cost housing. Close to many Public Schools and High Schools.
 - Grocery Shopping and Banking 5 minutes away.
 - Proposed Development would be subject to Site Plan Approval and agreement with the local municipality.

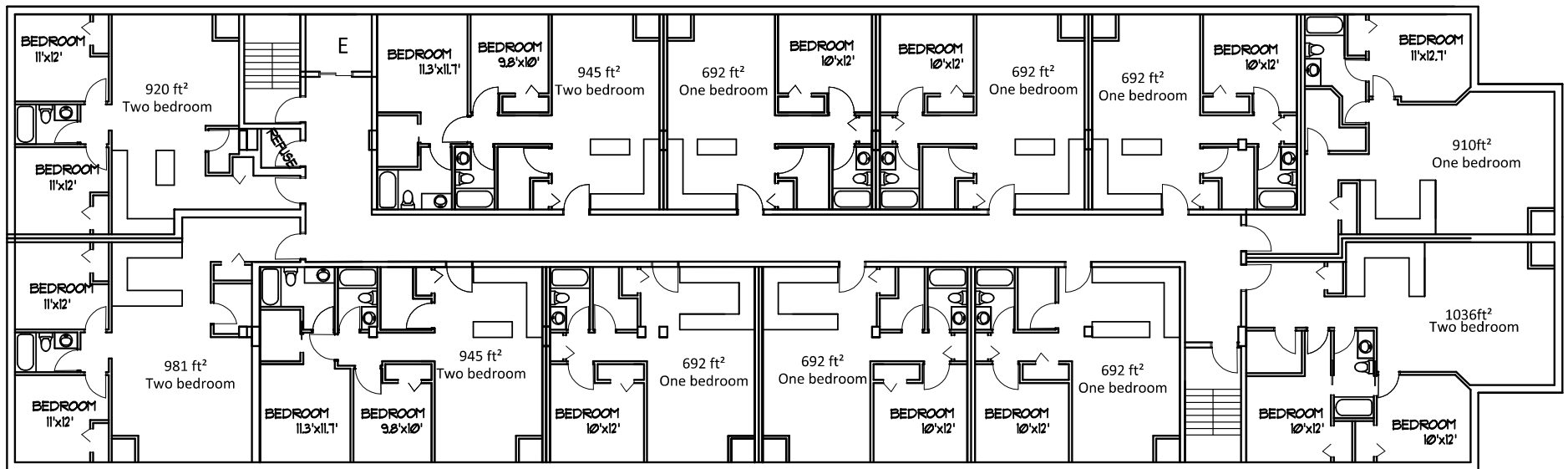
CONCEPT PLAN



GROUND FLOOR 883m2 / 9505ft2

*Sales Representative **Broker ***Broker of Record
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

CONCEPT PLAN



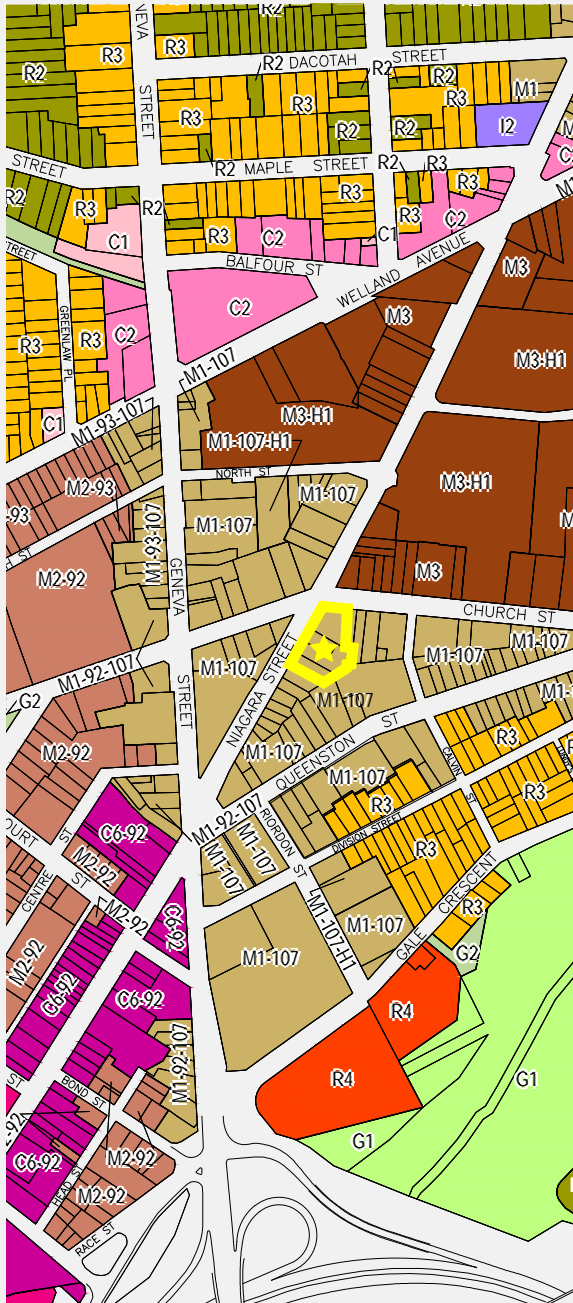
TYPICAL UPPER FLOOR

104m² / 11205ft²

*Sales Representative **Broker ***Broker of Record

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

ZONING - M1 - MEDIUM DENSITY MIXED USE - APPLICATION IN TO RE-ZONE TO M3 - PERMITTED USES



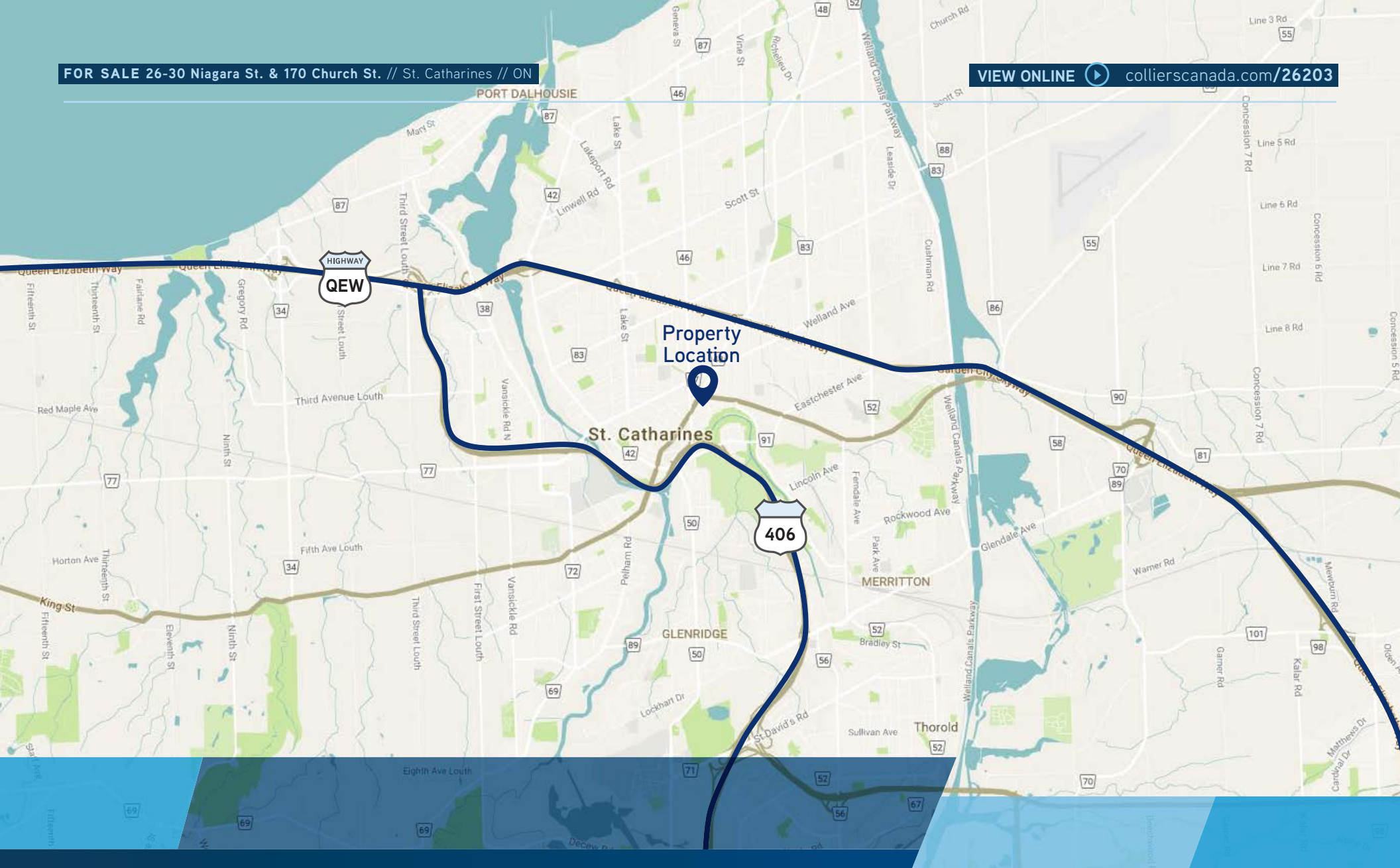
Uses	Zone		
Animal Care Establishment	M1	M2 ^(d)	M3 ^(d)
Apartment Building	M1	M2	M3
Car Wash	M1 ^{(e) (f)}		
Cultural Facility	M1	M2 ^(g)	M3 ^(g)
Day Care	M1	M2 ^(d)	M3 ^(d)
Dwelling Unit, Apartment	M1	M2	M3
Dwelling, Detached		M2	
Dwelling, Duplex		M2	
Dwelling, Fourplex	M1	M2	M3
Dwelling, Quadraplex		M2	
Dwelling, Semi-Detached		M2	
Dwelling, Triplex	M1	M2	M3
Emergency Service Facility	M1	M2	M3
Hospital	M1	M2	M3
Hotel / Motel	M1	M2	M3
Long Term Care Facility	M1	M2	M3

Uses	Zone		
Office	M1	M2 ^(g)	M3 ^(g)
Motor Vehicle Gas Station	M1 ^(e)		
Motor Vehicle Repair Garage	M1 ^(e)		
Place of Assembly/Banquet Hall	M1	M2 ^(g)	M3 ^(g)
Place of Worship	M1	M2 ^(g)	M3 ^(g)
Private Road Development	M1	M2	M3
Recreation Facility, Indoor	M1	M2 ^(d)	M3 ^(d)
Restaurant	M1 ^(c)	M2 ^{(c) (d)}	M3 ^{(c) (d)}
Retail Store	M1 ^(b)	M2 ^(a)	M3 ^(a)
School, Elementary	M1	M2	M3
School, Secondary	M1	M2	M3
Service Commercial	M1 ^(c)	M2 ^{(c) (d)}	M3 ^{(c) (d)}
Social Service Facility	M1	M2 ^(g)	M3 ^(g)
Theatre	M1	M2 ^(d)	M3 ^(d)
Townhouse	M1	M2	M3
University/College	M1	M2	M3

Special Provision	Zone	Schedule A	Location	By-law
107	M1	14, 15	Area generally bounded by Geneva Street, Welland Avenue, Frank Street, Gale Crescent	
Despite Section 8.2 to the contrary, a car wash, motor vehicle repair garage and motor vehicle gas station are not permitted.				

FOR SALE 26-30 Niagara St. & 170 Church St. // St. Catharines // ON

VIEW ONLINE  collierscanada.com/26203



Greg Chew*

Sales Representative

+1 905 329 4415

greg.chew@colliers.com

Giselle Albright*

Sales Representative

+1 905 354 7413

giselle.albright@colliers.com

*Sales Representative **Broker ***Broker of Record

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

Colliers International Niagara Ltd., Brokerage
82 Lake St | Suite 200
St. Catharines, ON | L2R 5X4
P: +1 905 354 7413

