

FOR SALE

Colliers

195

LIST PRICE: | **\$3,125,000**

195 KING STREET | ST. CATHARINES | ON

Well-Maintained ±21,000 SF Two-Storey Office Building in Downtown

RALPH ROSELLI* SIOR

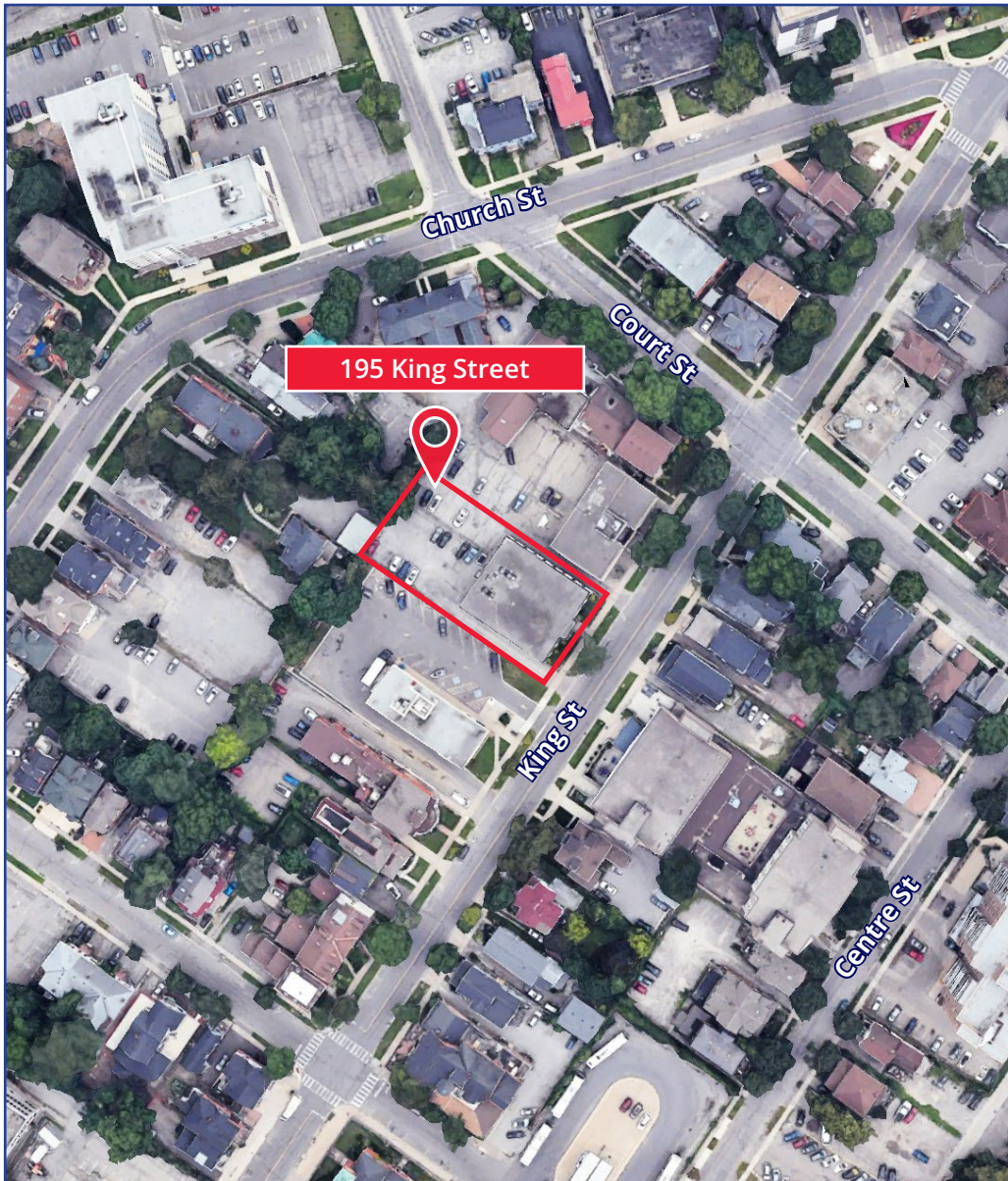
+1 905 329 4175 | ralph.roselli@colliers.com

ANDREW ROSELLI*

+1 905 327 7579 | andrew.roselli@colliers.com

Colliers International Niagara Ltd., Brokerage | 82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4 | Tel: +1 905 354 7413 | collierscanada.com/niagara

Property Details



Location Frontage along King Street, West of Church Street

Lot Size ±0.453 AC

Lot Dimension Frontage: ±99.72 ft. | Depth: ±199.25 ft.

Zoning M2-92 Medium / High Density Mixed Use

Building Area ±21,000 SF (Comprised of 12 separate offices ranging in size from 567 SF to 7,204 SF)

List Price \$3,125,000

Taxes (2026) 32,389.85

- Comments**
- Office building with parking lot in Downtown
 - Anchored by Canada Brokerlink
 - Well-maintained brick two-storey office building
 - Currently configured into 12 separate offices ranging in size from 567 SF to 7,204 SF
 - Earn additional income from monthly parking
 - Located in the heart of Downtown St. Catharines and just a short walk to the Court House, Market Square, the Carlisle St. parking garage, Downtown bus terminal, the Meridian Centre and surrounded by all amenities
 - Close & easy access to 406 Highway & QEW Highway at Niagara Street

Area Neighbours

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Property Photos

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Property Photos

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Property Photos



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M2-92 Medium / High Density Mixed Use Zone



Permitted Uses

- Animal Care Establishment
- Apartment Building
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Detached
- Dwelling, Duplex
- Dwelling, Fourplex
- Dwelling Quadruplex
- Dwelling, Semi-Detached
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel/ Motel
- Long Term Care Facility
- Office
- 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

Special Provision	Zone	Schedule A	Location	By-law
92	Varies	14	Downtown Parking Exemption	
Exempt from the parking requirements of Sections 3.12.1, 3.12.2 and 3.15 of this By-law.				

\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated June 2026

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 27,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com.

CONTACT:

RALPH ROSELLI*, SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

ANDREW ROSELLI*

+1 905 327 7579 | andrew.roselli@colliers.com

**Sales Representative*

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

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

Tel: +1 905 354 7413

Fax: +1 905 354 8798

www.collierscanada.com/niagara

