



SPA-Ready Multi-Residential Mixed-Use Re-Development Opportunity

537 Ontario Street, St. Catharines, ON

Planned for a 9-Storey, 101-Unit Multi-Residential Mixed-Use
Building w/ ±4,150 SF Ground Floor Commercial

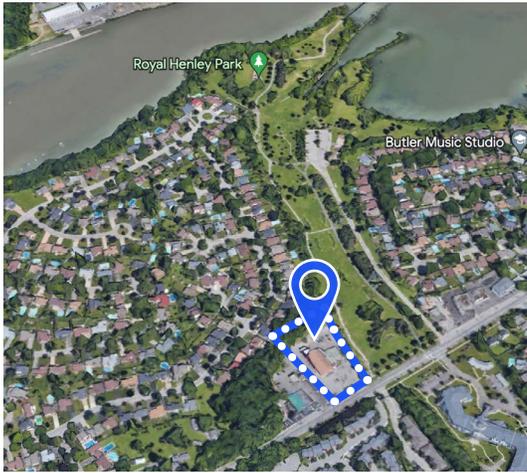
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Property Overview

Located along busy Ontario Street, this ±1.65-acre parcel backs onto Jaycee Gardens Park + walking trail, and is just a short ±1km walk to Port Dalhousie

Property Information

Address 537 Ontario Street, St. Catharines, ON

Location North of Linwell Road

PIN / ARN 461880610 / 262906003210800

Total Area ±1.65 Acres

Lot Dimension Frontage: ±150ft. | Depth: ±395ft.

Official Plan Commercial

Zoning
C2 - Community Commercial
G1 - Conservation/Natural Area

Site Plan Application Ready
 Site plan application ready for a 9-Storey + 1 Level underground, Mixed-Use Building w/ 101 Residential Units & 3 Ground Floor Commercial Units (±4,150 SF)

Parking
 124 proposed parking spaces w/ 80 spaces underground and 44 at grade level (including 8 accessible spaces)

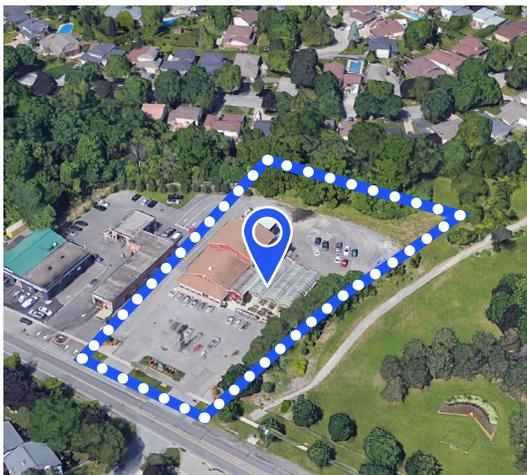
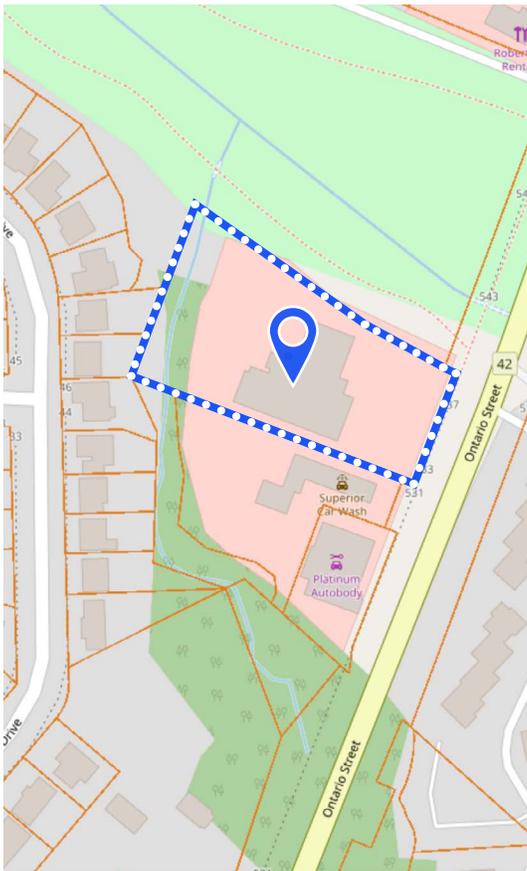
Services Site Servicing & Grading Plan Available

Reports All studies completed and approved

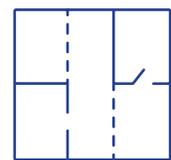
Asking Price **\$6,565,000** (\$65,000/Door)

Note

- The Penthouse floor can be demised for additional units
- Existing 9,500 SF building & 3,000 SF greenhouse to be removed at Buyer's expense



**QEW Highway Access
 at Ontario Street ±1km**



**Site Plan
 Application Ready**

Drawing Rendering

North



North West



Drawing Rendering



East

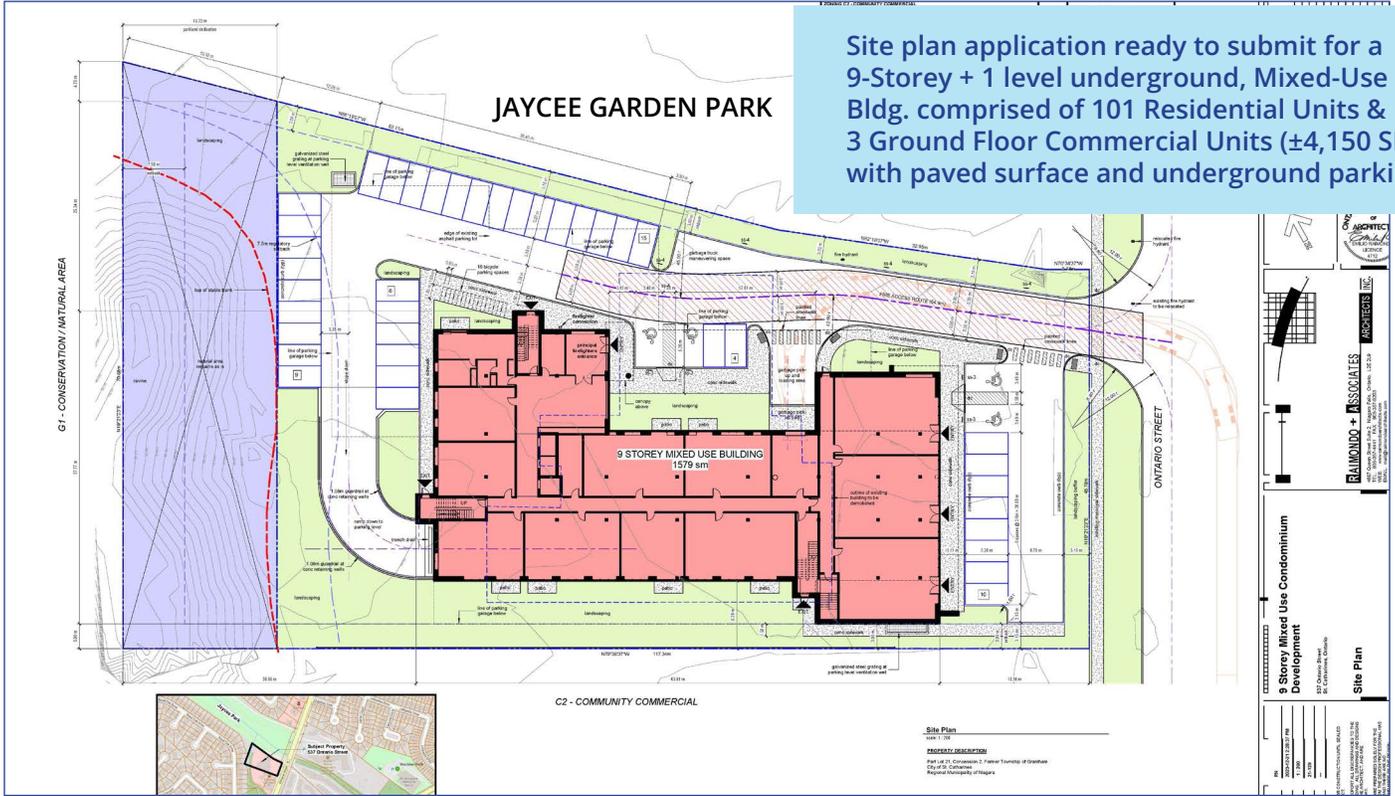


South East

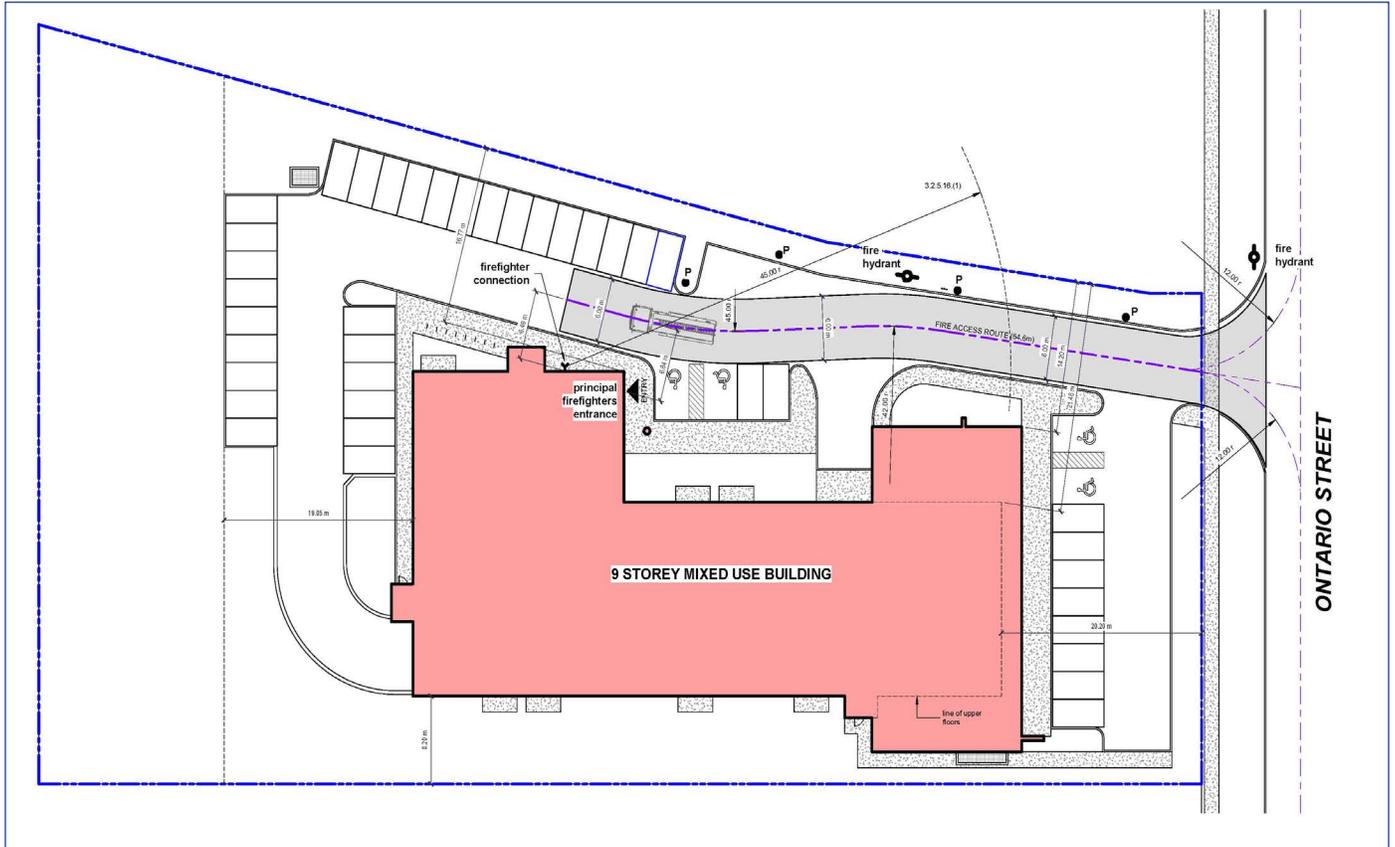




Site Plan



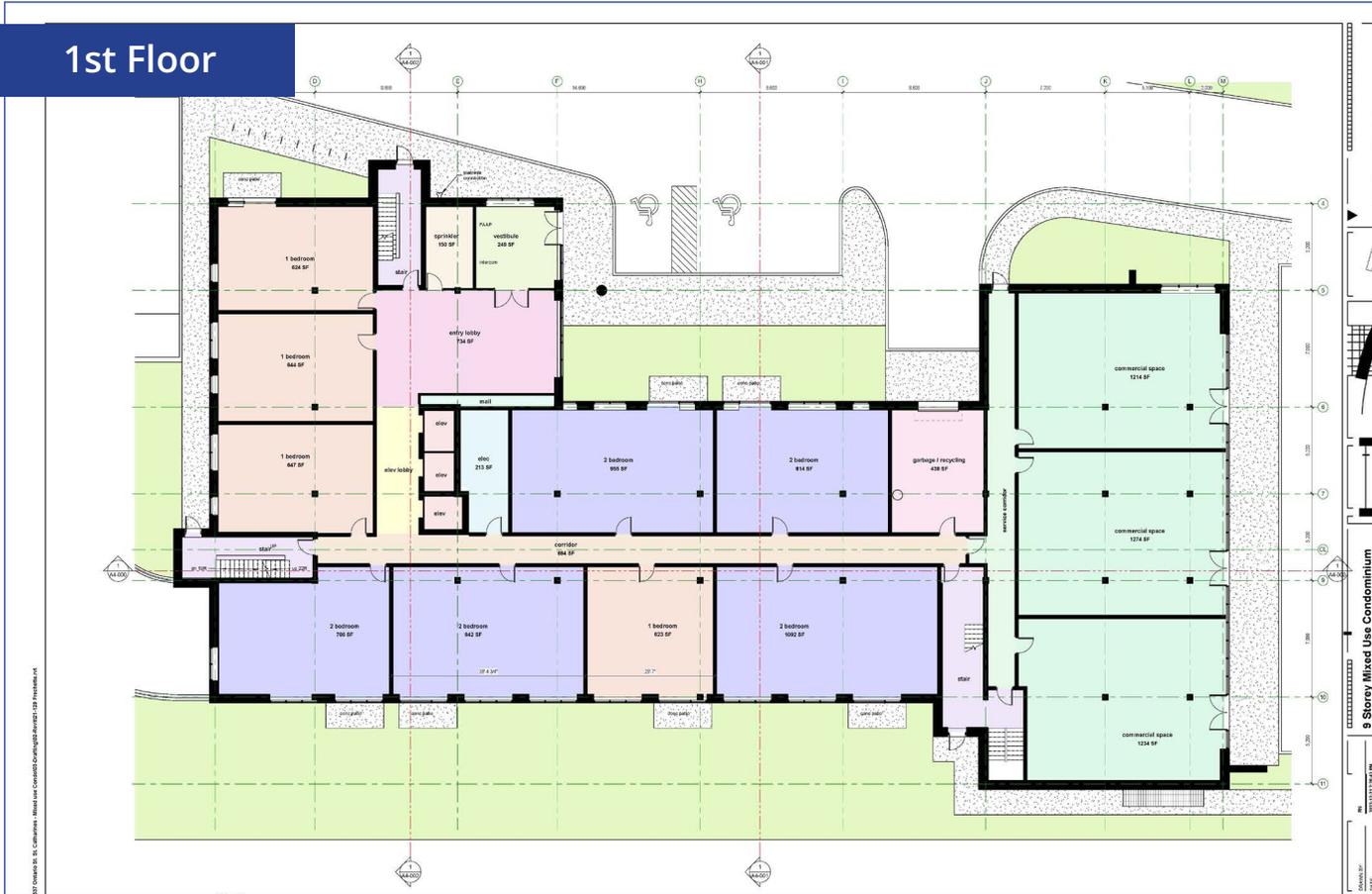
Site plan application ready to submit for a 9-Storey + 1 level underground, Mixed-Use Bldg. comprised of 101 Residential Units & 3 Ground Floor Commercial Units (±4,150 SF) with paved surface and underground parking



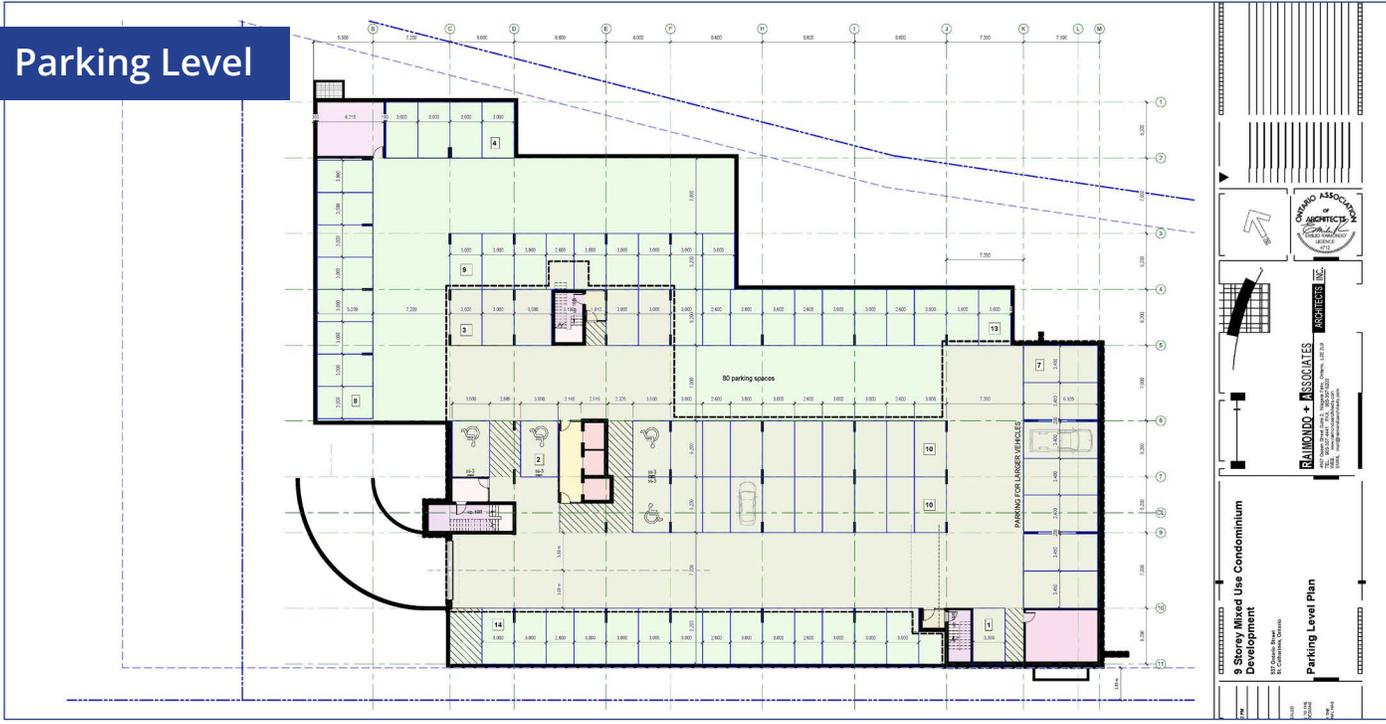
Site Plan



1st Floor

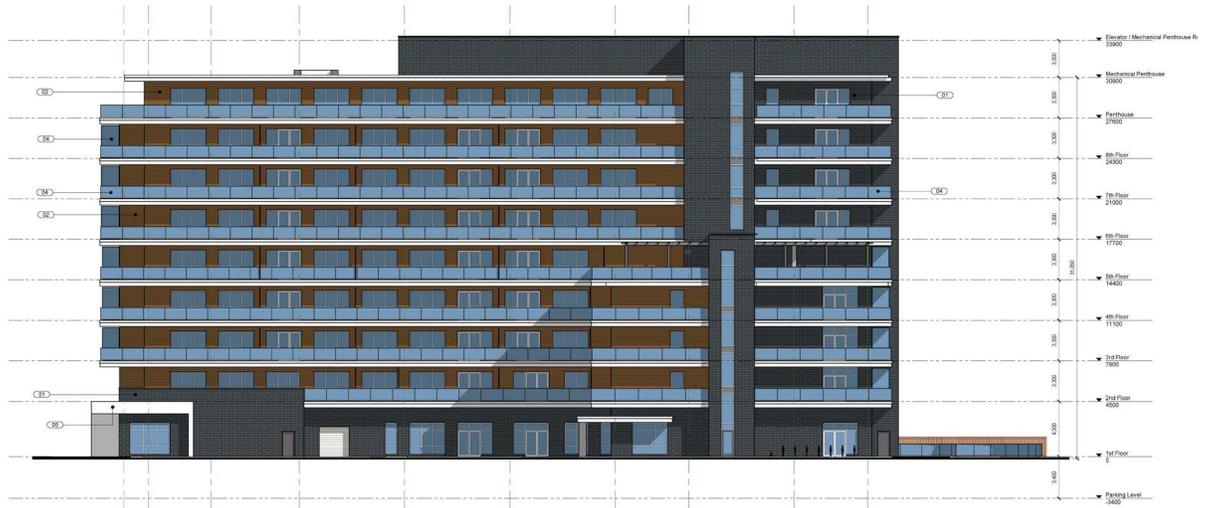


Parking Level

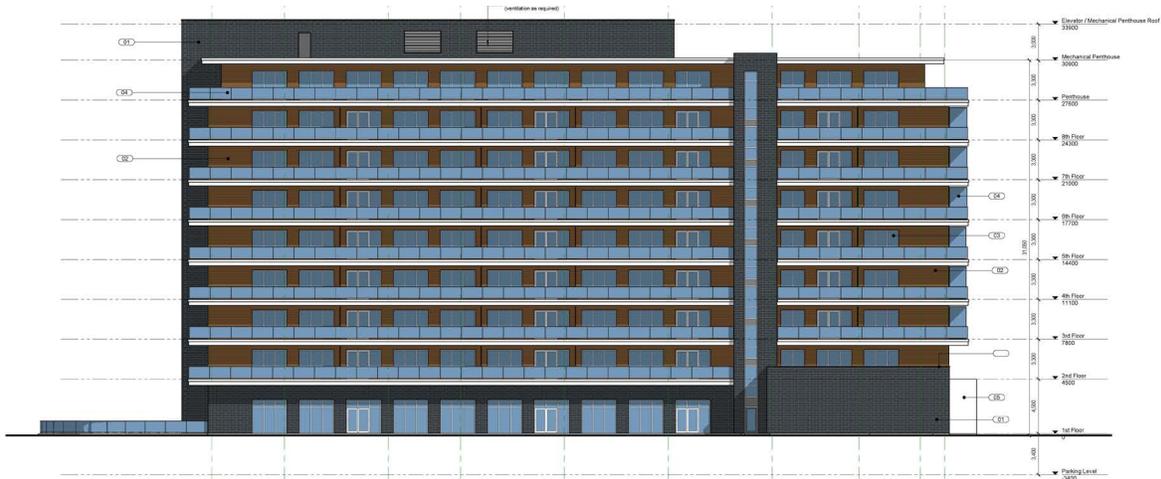


Elevation Plan

Building North Elevation



Building South Elevation



Building East Elevation



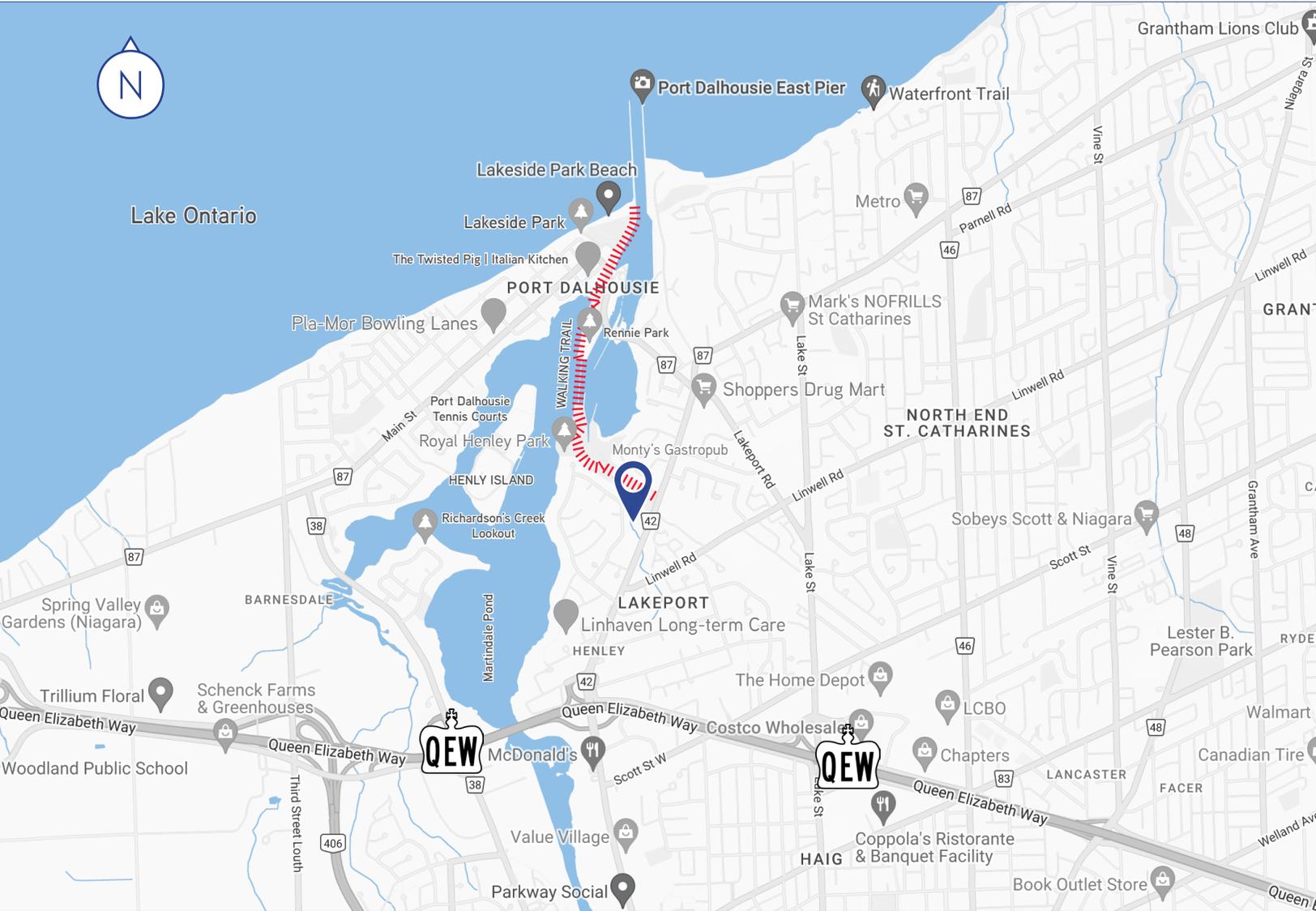
Building West Elevation





Location Highlights

 Jaycee Gardens Park & Green Ribbon Trail



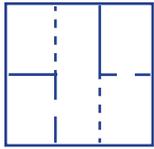
±1.65 Acres zoned
Community Commercial ready
for site plan application.



Parcel backs onto the Jaycee Gardens
Park + Trail, just a ±1km walk to Port
Dalhousie along the walking trail



Easy QEW Highway Access
at Ontario Street ±1km



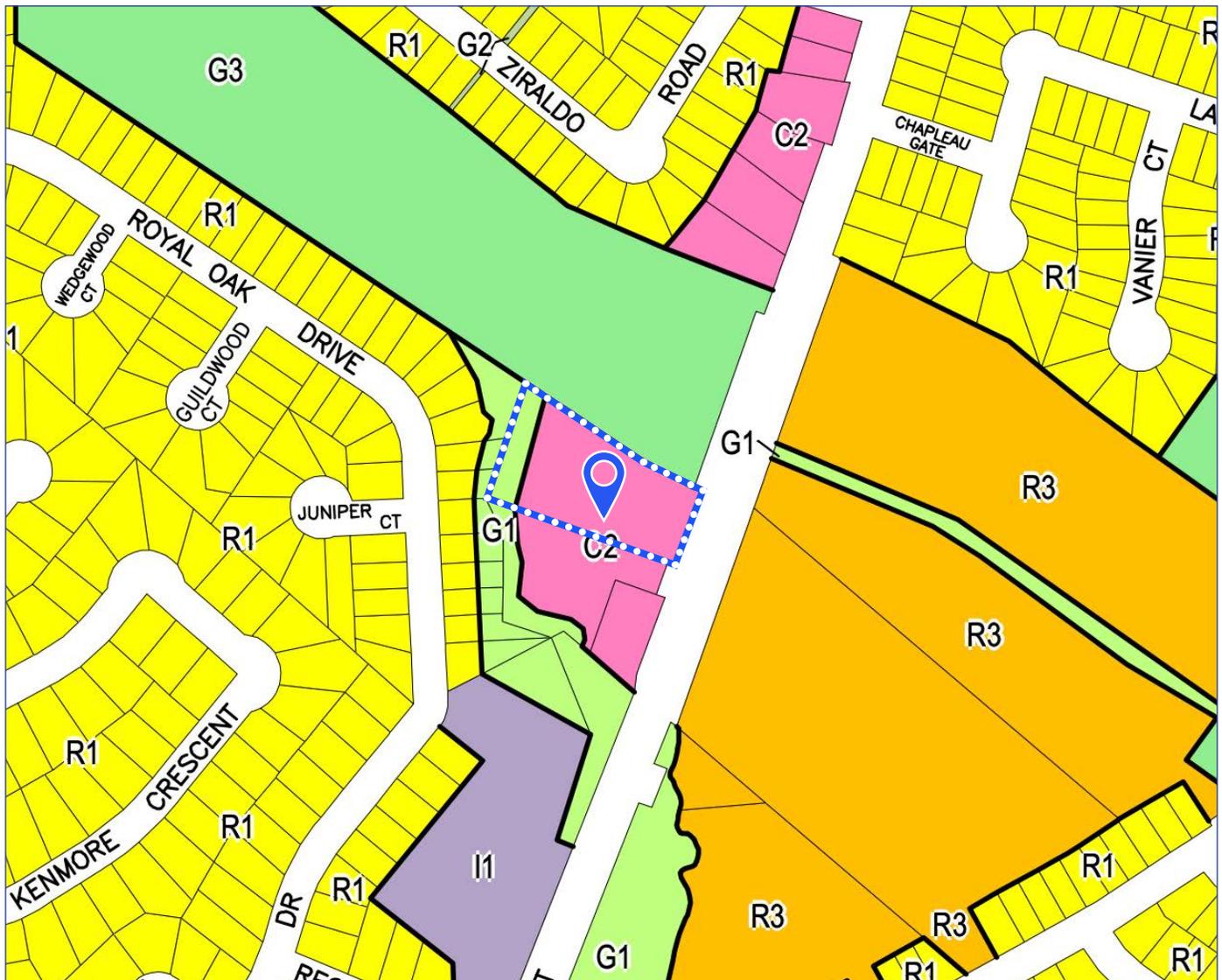
Zoning C2

Community Commercial Permitted Uses

No person shall within any C2 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)

- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College





Area Neighbours

Walking Trail from Jaycee Gardens Park to Port Dalhousie along Martindale Pond



VIEW ONLINE 

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\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

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

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