

LIST PRICE: **\$1,300,000**

FOR SALE | 1041 CHURCH STREET | PELHAM | ONTARIO
±1.03 Acres Residential Development, Site Plan
Approved For 18 Units Low-Rise Apartment

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Listing Details

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Civic Address 1041 Church Street, Pelham, Ontario

ARN 273201001521202

PIN 640290227

Lot Size ± 1.03 Acres

Lot Dimension Frontage: ± 30.83 ft. | Depth: ± 333.18 ft.

List Price \$1,300,000

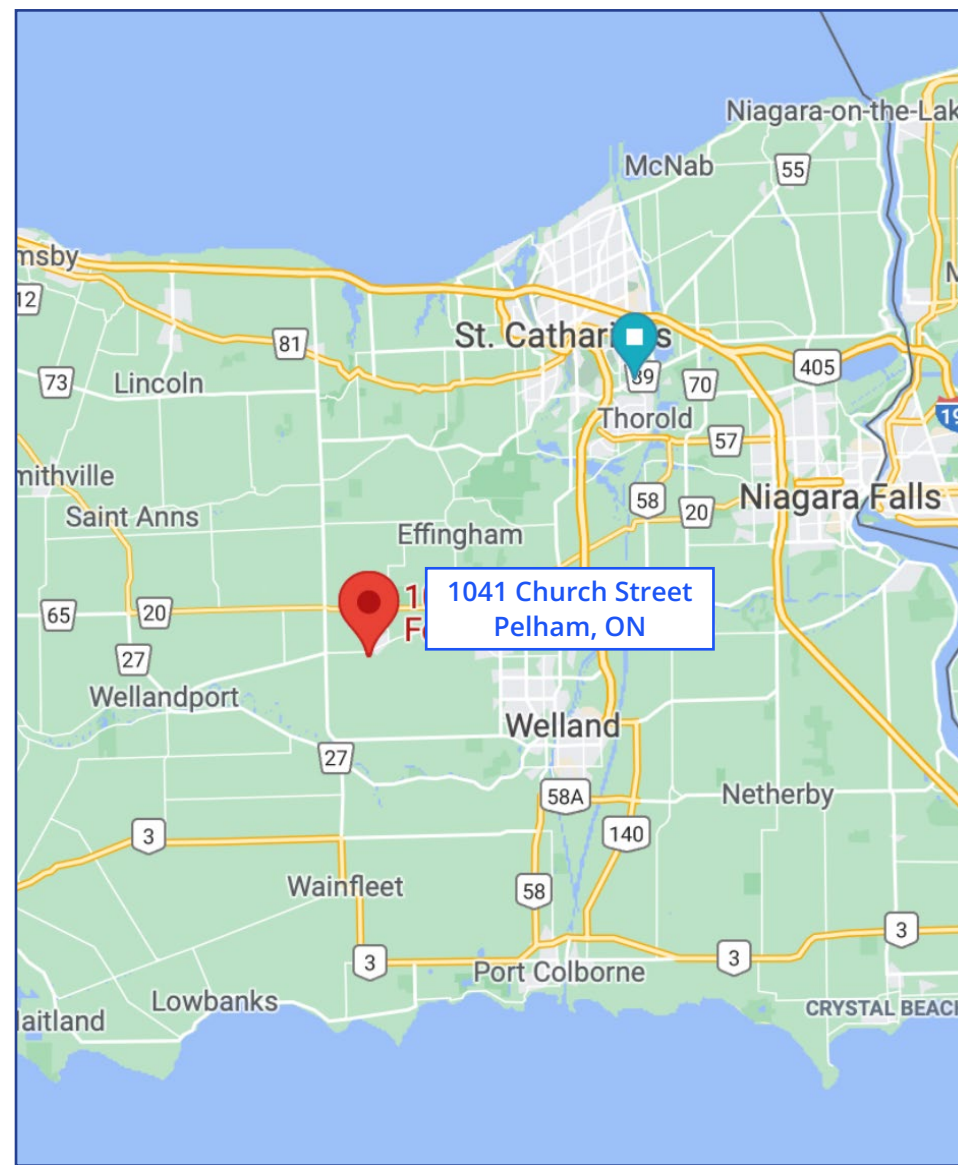
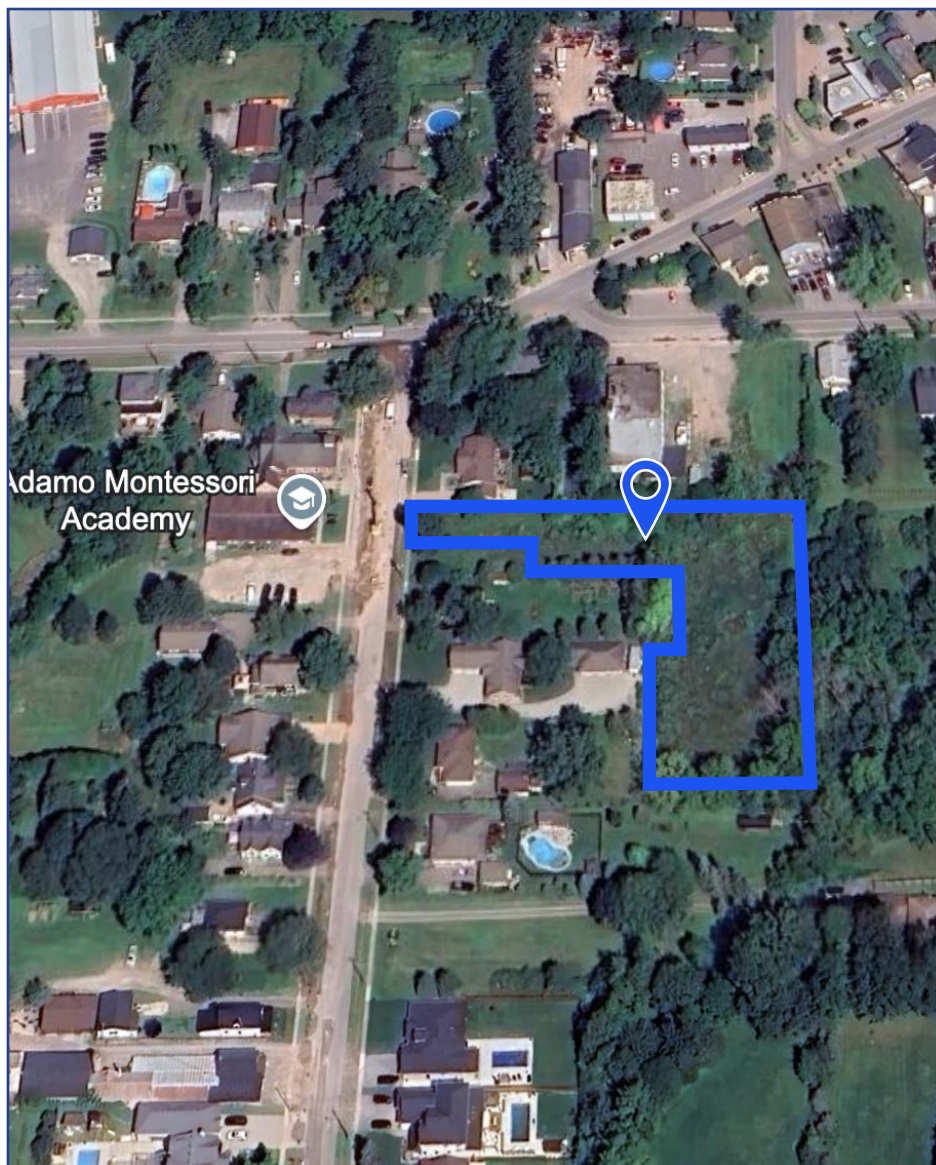
Taxes (2024) \$1,811.28

Zoning RM1-149

- Comments
- Fantastic infill opportunity in the quaint village of Fenwick
 - Located in walking distance to the downtown area
 - Site plan agreement approved and ready to sign for a development of 18 units in a low-rise apartment
 - Municipal servicing available at the lot line



Property Overview

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Approved Site Plan

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C: SITE PLAN CONTROL 10/10/2022
D: SITE PLAN CONTROL 10/10/2022
A: CLIENT REVIEW 10/10/2022

PRELIMINARY
NOT FOR CONSTRUCTION. DESIGN CONCEPT ONLY.

Quartek
1039 Church Street
Pelham, ON
www.quartekgroup.com

Project File

1039 CHURCH STREET DEVELOPMENT

PELHAM, ON

ELEVATIONS

Drawn by

JC NY

Scale

1:75 12/22/22

Job Number

21151

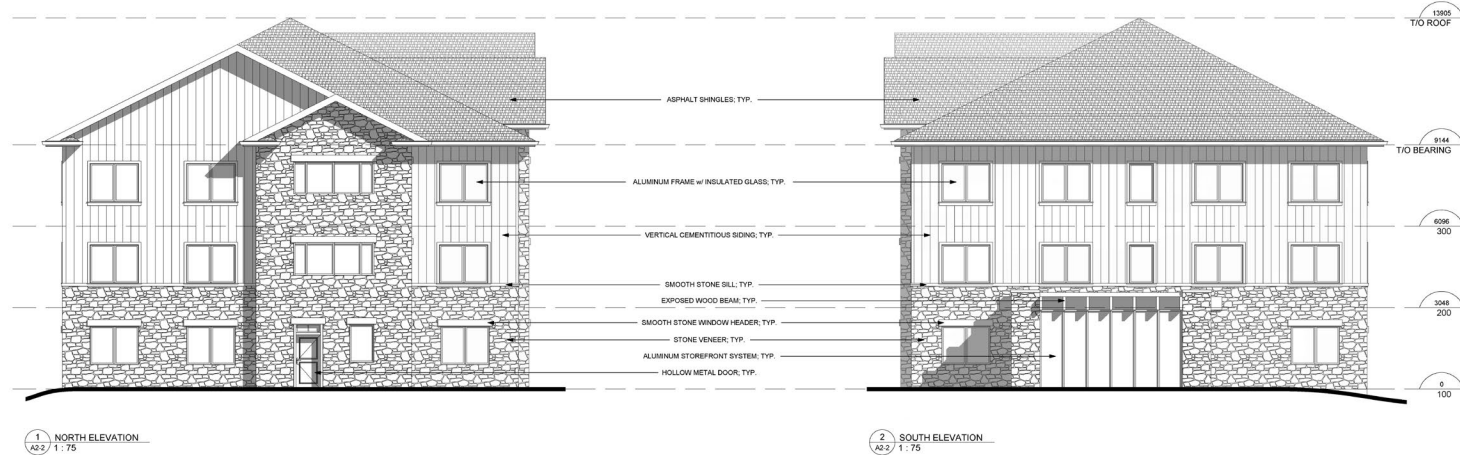
Sheet

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Drawing Number

A2-1

Approved Site Plan

Colliers**PRELIMINARY**
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Quartek

• Architects • Engineers • Project Managers

1100 Main Street
8th Floor
St. Catharines, ON L2R 6K5
www.quartekgroup.com

Project Title

**1039 CHURCH STREET
DEVELOPMENT**
PELHAM, ON

Drawing Title

ELEVATIONS

Drawn by	Designed by
JC	NY
Scale	Date Created
1:75	12/22/22
Job Number	Sheet
21151	C
Drawing Number	
	A2-2

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Property Zoning

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EXPLANATION OF THE PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT (BY-LAW NO. 55 (2023))

ZONING BY-LAW AMENDMENT - BY-LAW 55 (2023) rezones the property from the Residential One (R1) zone to the site-specific Residential One-148 (R1-148), site-specific Residential Multiple One - 149 (RM1-149) and Environmental Protection One (EP1) zone. The zoning change will allow for the development of a single detached dwelling along the Church Street frontage, a 3 storey, 18-unit apartment dwelling to the rear of the site and recognize the location of the woodland and the associated buffer as shown on the conceptual site plan.



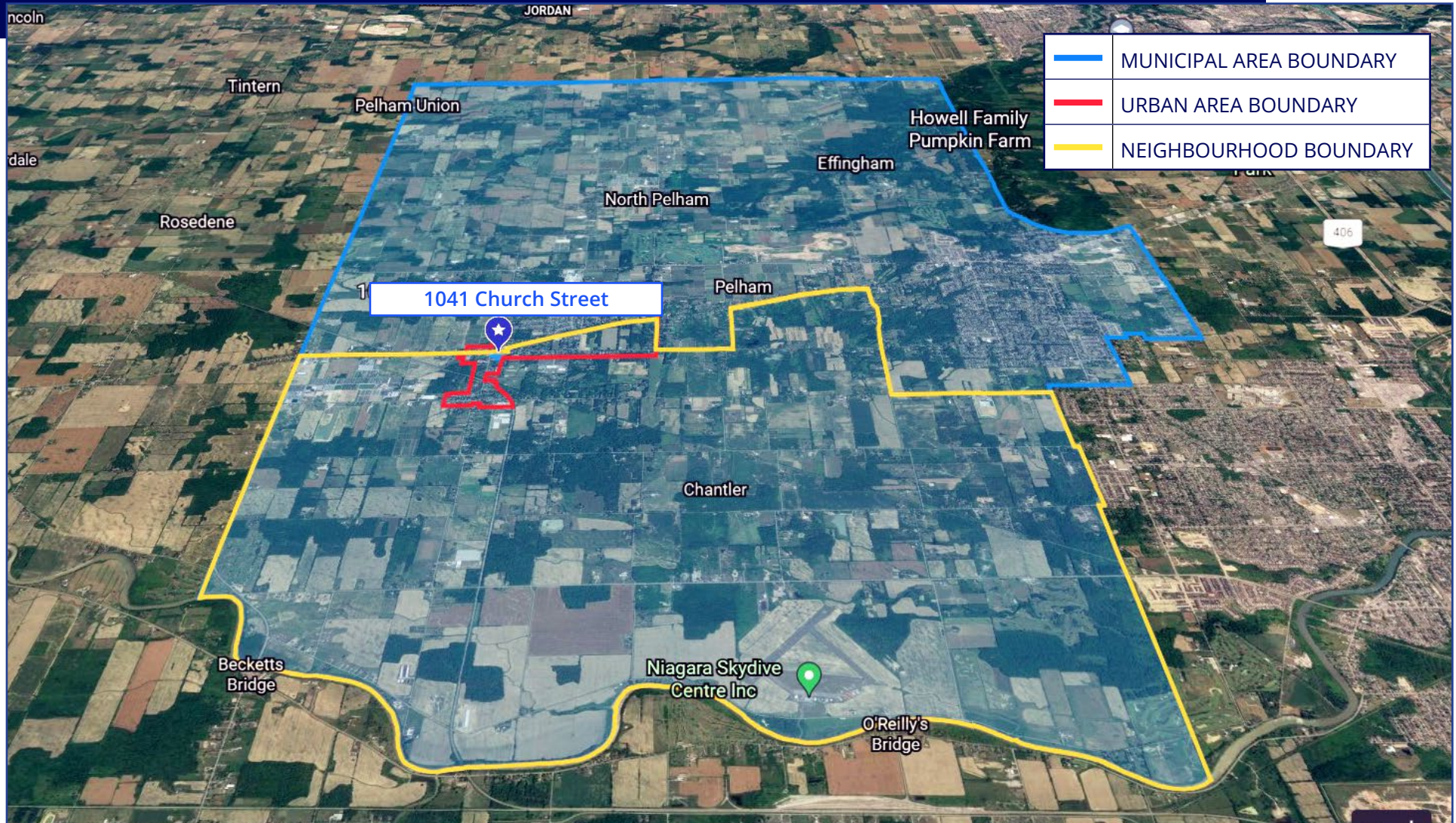
RESIDENTIAL LAND DEVELOPMENT

1041 CHURCH STREET, PELHAM, ON

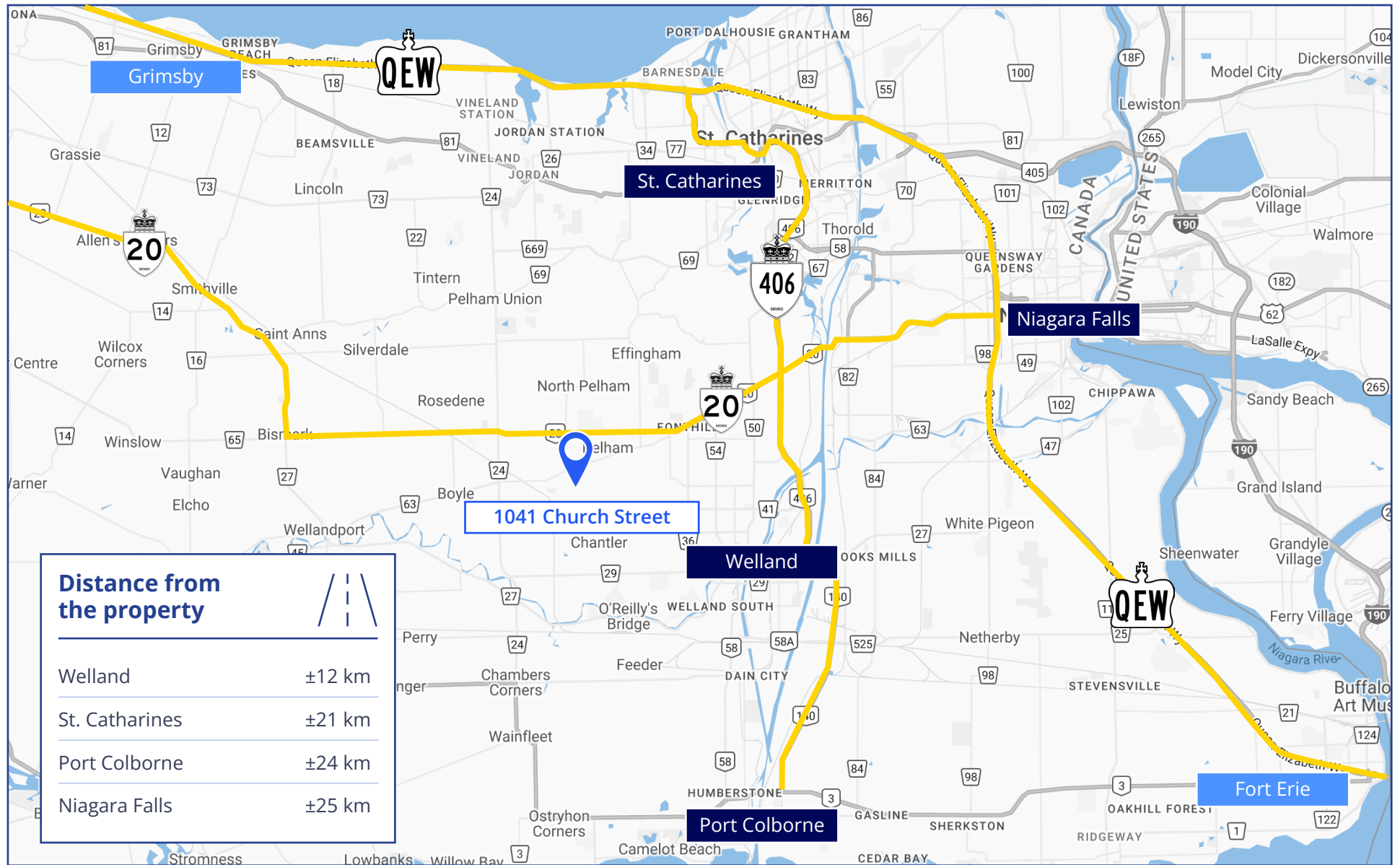
- ±1.03 Acres Vacant Residential Land
- Minutes Away To Highway 20 Access

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Approved Site Plan For 18 Units Low-Rise Apartment

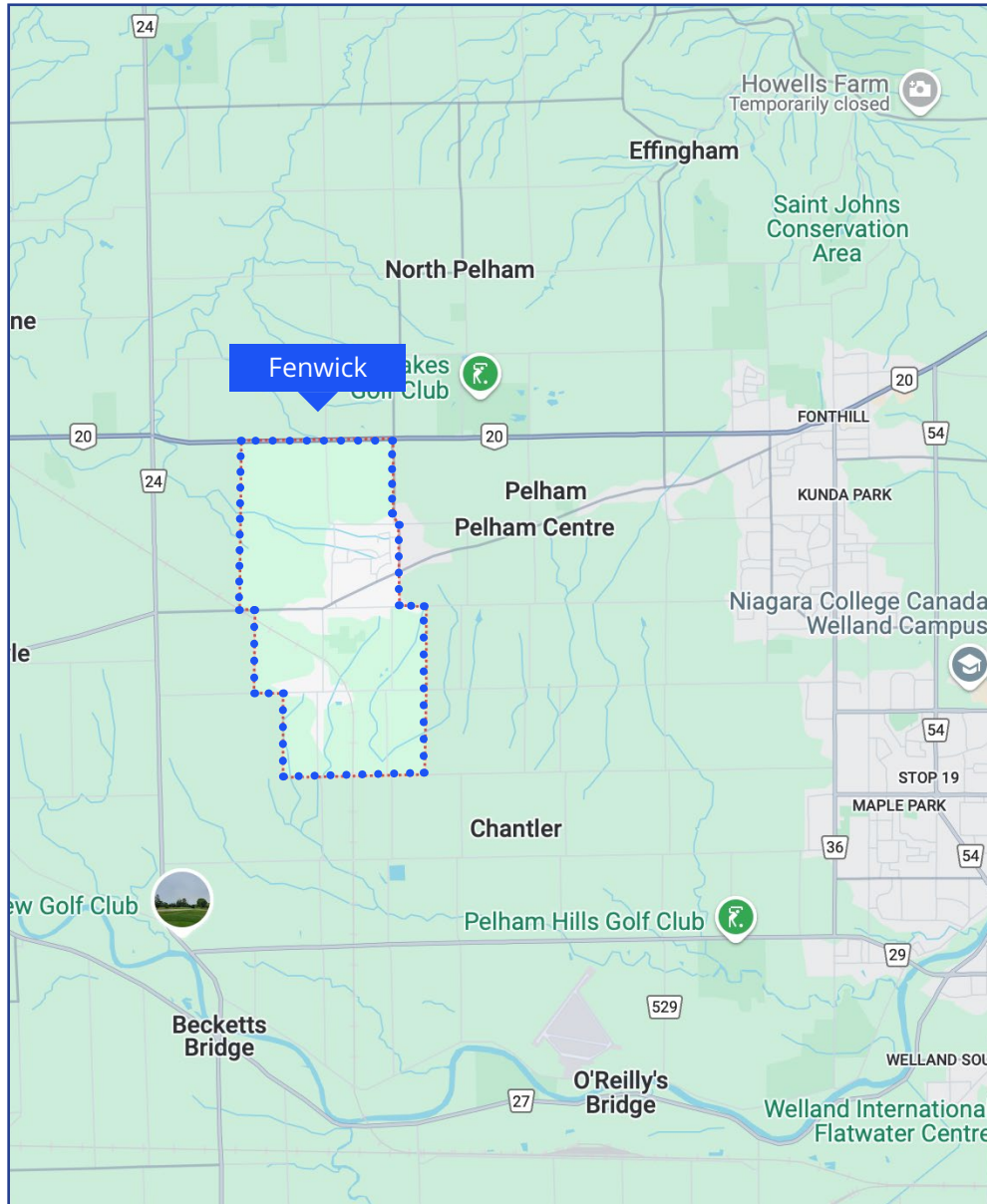


Location Overview

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Market Overview

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ABOUT TOWN OF PELHAM, ON

Pelham is a town located in the centre of Niagara Region in Ontario, Canada. The town's southern boundary is formed by the Welland River, a meandering waterway that flows into the Niagara River. To the west is the township of West Lincoln, to the east the city of Welland and the city of Thorold, and to the north the city of St. Catharines and the town of Lincoln. North Pelham contains the picturesque Short Hills. Two important creeks have their headwaters within Pelham; Coyle Creek, which flows south into the Welland River, and Twelve Mile creek, a spring-fed stream that flows north into Lake Ontario.

The Town has a number of significant environmental and topographical features that contribute to the 'sense of place' felt by many of the Town's residents. These features include, the Niagara Escarpment, rivers and streams, smaller woodlots and wetland areas that support diverse wildlife and plant communities.

FENWICK SETTLEMENT AREA

The Subject Lands are designated **Urban Living Area** are the site of existing and planned residential development and complementary uses on full municipal services, or planned to be connected to full municipal services all within the urban boundaries of the Fonthill and Fenwick Settlement Areas.

The **Built-Up Area** are those lands within the Urban Area Boundaries of Fenwick and Fonthill that have been developed into urban uses or have been committed to urban development through recent planning approvals. This area was also delineated by the Province of Ontario in accordance with the Growth Plan for the Greater Golden Horseshoe. In Fonthill and Fenwick the Built-Up Area represents about two thirds of all of the land located within the Urban Area Boundary. Both Fonthill and Fenwick have major secondary plans or urban expansion areas located outside of the Built Boundary. The boundary of the Built-Up Area is referred to as a Built Boundary.

\$4.5B+

Annual revenue

2B

Square feet managed

22,000

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 November 2024

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients. For nearly 30 years, our experienced leadership – with substantial inside ownership – has consistently delivered approximately 20% compound annual investment returns for shareholders. With annual revenues exceeding \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

CONTACT:

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