



# Commercial RE FOR SALE



**RETIREMENT SALE**

**136 HARTZEL ROAD | ST. CATHARINES | ONTARIO**  
±17,576 SF Commercial Retail Building in a High-Traffic Area

LIST PRICE | **\$2,100,000**

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 | [collierscanada.com/niagara](http://collierscanada.com/niagara)

CONTACT:

**RALPH ROSELLI\*** *SIOR*

+1 905 329 4175

[ralph.roselli@colliers.com](mailto:ralph.roselli@colliers.com)

*\*Sales Representative*



# Listing Specifications

136 HARTZEL ROAD | ST.CATHARINES | ON

**Location** SE Corner of Lonsdale Ave and Hartzel Rd

**Lot Size** ±0.499 acres

**Lot Dimension** Frontage ±164 ft. | Depth ±134 ft.

**Building Size**

<b>Total Area:</b>	<b>±17,576 SF</b>
1st Floor:	±7,080 SF
2nd Floor:	±4,644 SF
Lower Level:	±4,860 SF
Shop Area:	±992 SF

**Zoning** M1 - Medium Density Mixed Use

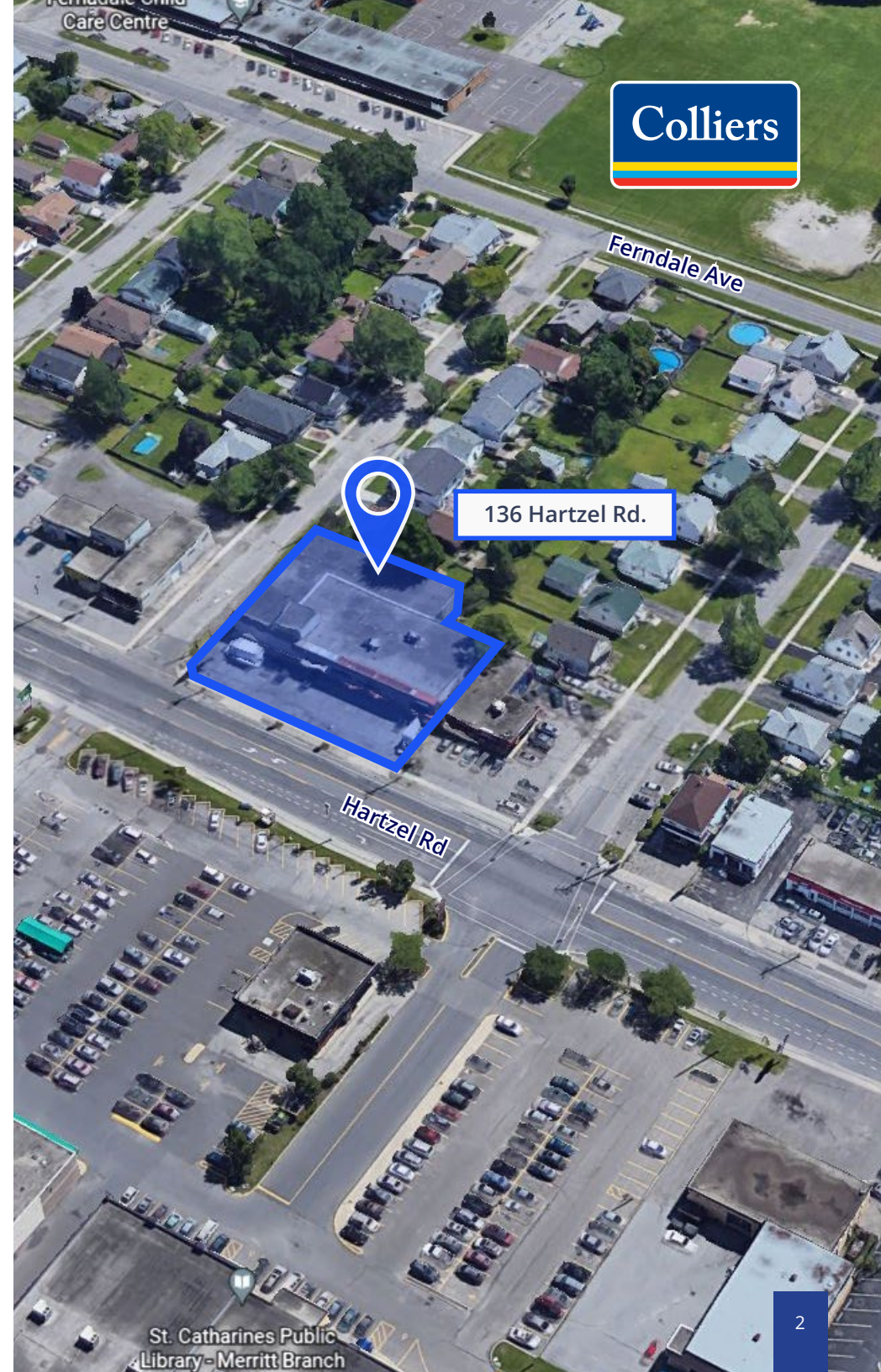
**List Price** \$2,100,000

**Taxes** ±30,030.62 (2025)

**Power** 600V / 600A service

**Comments**

- ±17,576 SF 1.5-storey Commercial Retail building on busy Hartzel Road in St.Catharines
- Featuring large glass frontage, retail office/reception area, and 2-pce bath
- Side street loading door
- Interior floors are VCT, carpet, wood, and concrete
- 2 new rooftop HVAC units
- New patch on half the roof
- 400 SF 2nd floor hydro room with 400A service.



Colliers

136 Hartzel Rd.

St. Catharines Public  
Library - Merritt Branch



# Exterior Photos

136 HARTZEL ROAD | ST.CATHARINES | ON

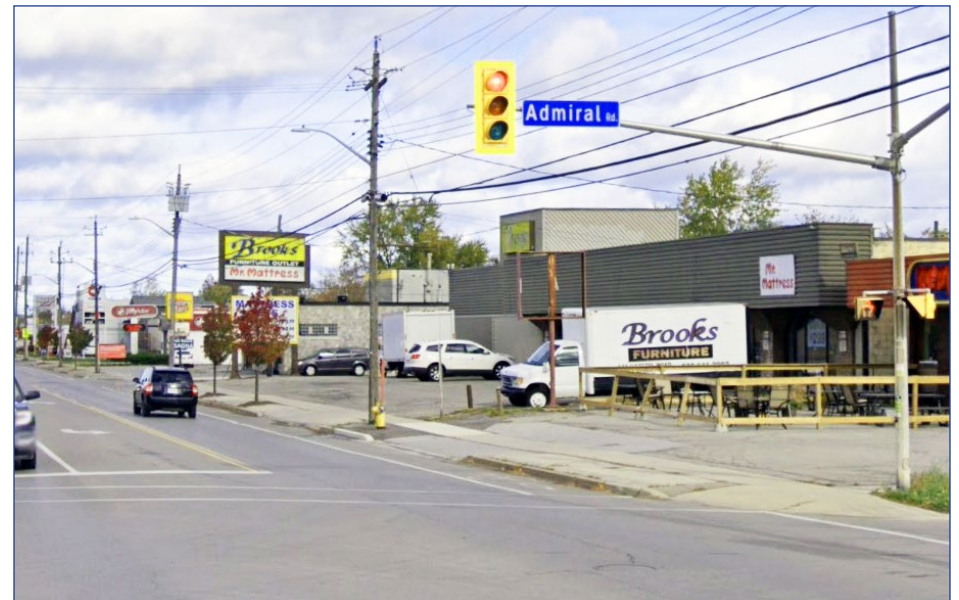




# Exterior Photos

136 HARTZEL ROAD | ST.CATHARINES | ON

Colliers





# Interior Photos

136 HARTZEL ROAD | ST.CATHARINES | ON

Colliers

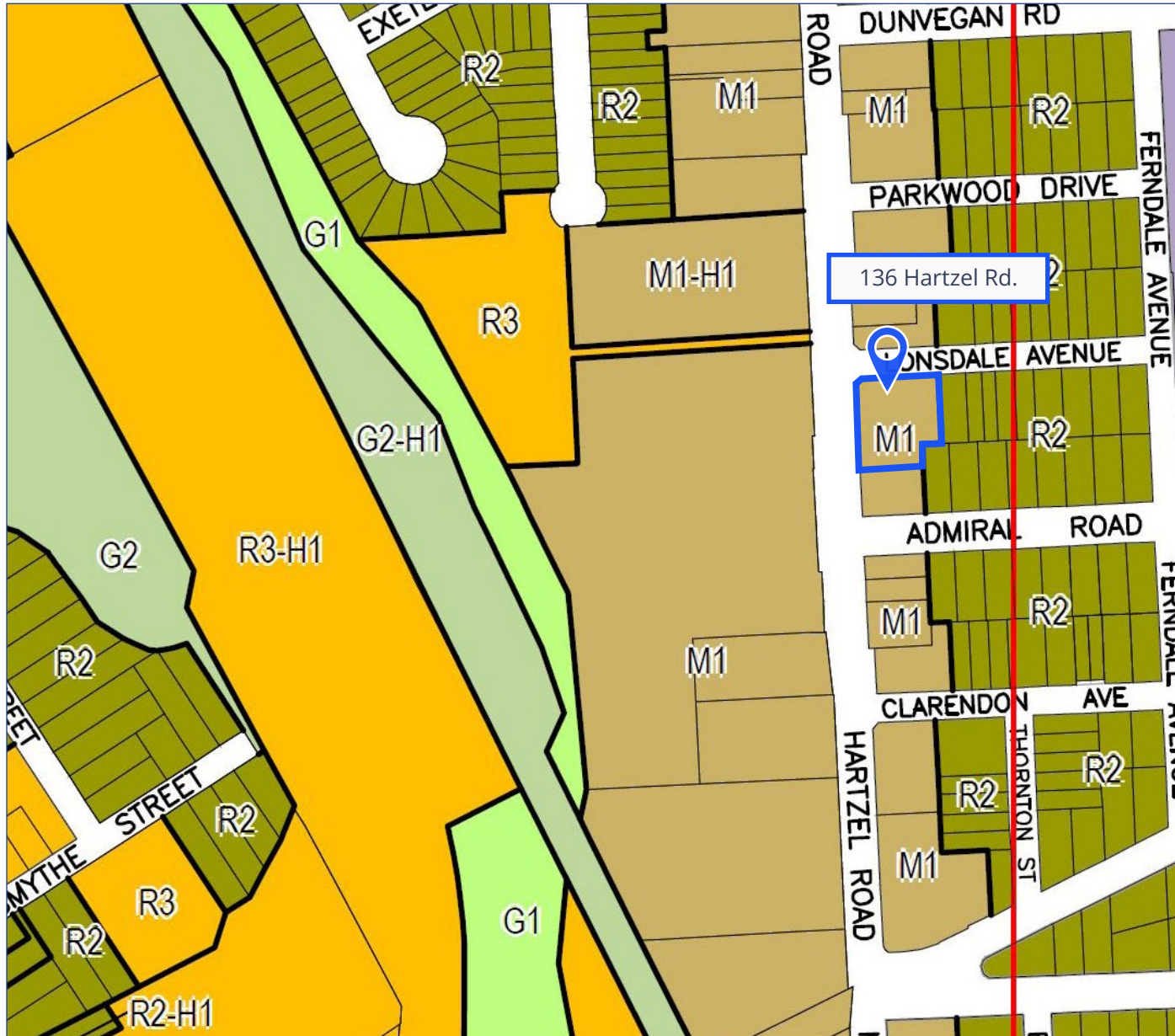




# Zoning M1-Medium Density Mixed Use

Colliers

136 HARTZEL ROAD | ST.CATHARINES | ON



## 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

136 HARTZEL ROAD | ST.CATHARINES | ON

Colliers



136 Hartzel Road

FOR SALE | COMMERCIAL BUILDING

PIONEER

jiffy lube

Money Mart

Victorian Pouch

AUTOMOTIVE  
RIMS & TIRES

Hartzel Road

Hartzel Road

Hartzel Road

MIDAS

Tim Hortons

Mary BROWN'S  
CHICKEN & TATERS

PHỞ NGON ĐẤT VIỆT  
VIETNAMESE KITCHEN

food  
Basics

St. Catharines  
Public Library



\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

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 May 2025*

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2025. All rights reserved. Colliers International Niagara Ltd., Brokerage

VIEW ONLINE 

[collierscanada.com/niagara](https://collierscanada.com/niagara)

## About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

## CONTACT:

**RALPH ROSELLI\*** SIOR

**+1 905 329 4175** | [ralph.roselli@colliers.com](mailto:ralph.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](https://www.collierscanada.com/niagara)

