FOR SALE

154 JAMES STREET
ST. CATHARINES | ONTARIO

ASKING PRICE:

$929,900.00

±3,000 SF Office Building in St. Catharines Downtown Core

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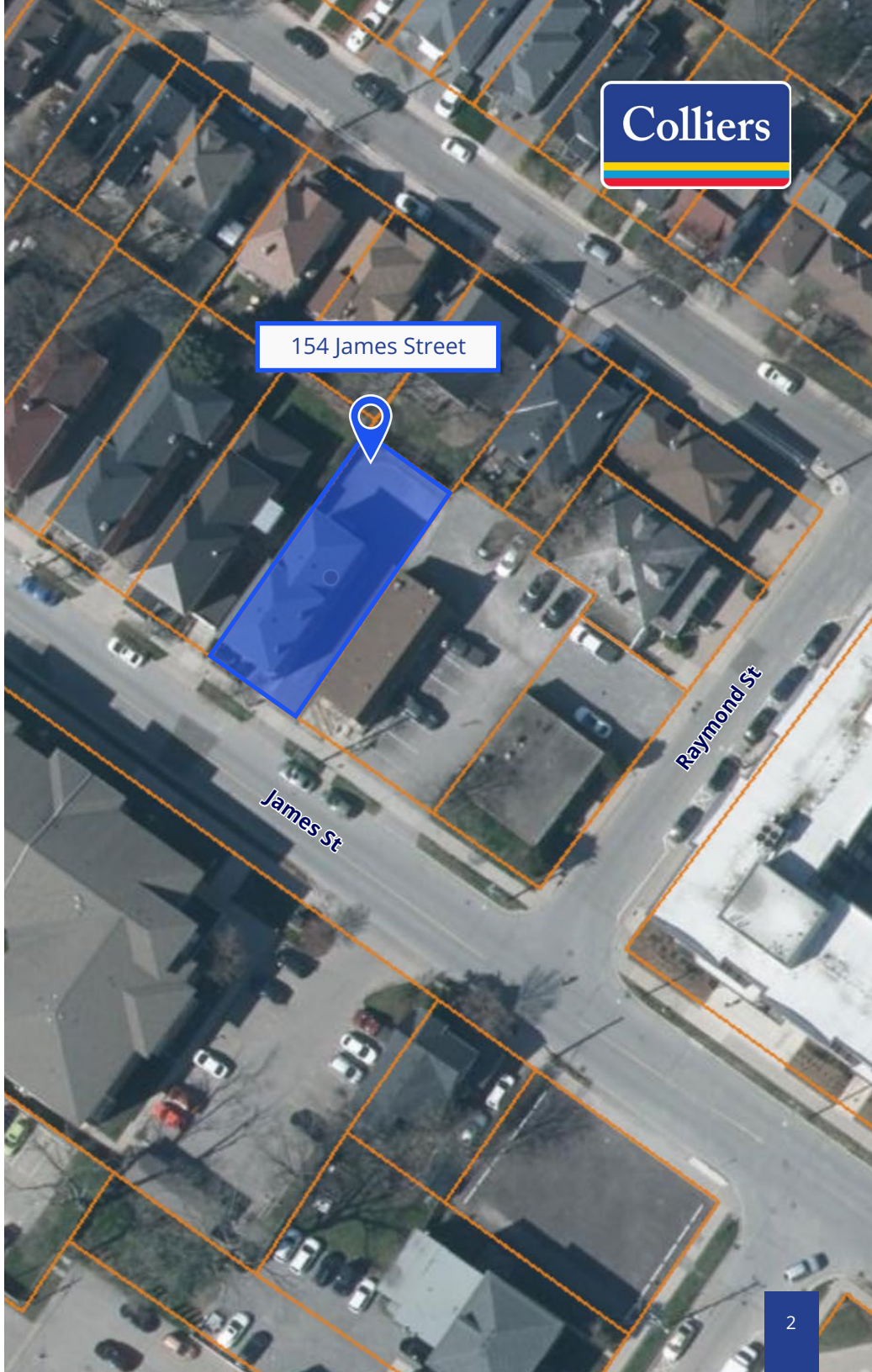
Property **Details**

154 JAMES STREET | ST. CATHARINES | ON

Location	N/S of James Street, West of Raymond Street
Lot Size	±0.095 Acres
Lot Dimension	Frontage: ±40 ft. | Depth: ±104 ft.
Building Area	**TOTAL:** ±3,000 SF **Ground Floor:** ±1,500 SF **Second Floor:** ±1,500 SF
Zoning	C1 - 93 Local Convenience Commercial
Asking Price	$929,900
Taxes (2023)	±$8,500
Features	• Ground floor comprised of TWO ±750 SF Units • Second floor consisted of ONE ±1,500 SF Unit
Comments	• Office building available for sale • Located in the Downtown Core of St. Catharines • Total 7 on-site free parking spaces plus nearby Municipal Parking available • Configures into TWO Ground Floor + ONE Second Floor Units

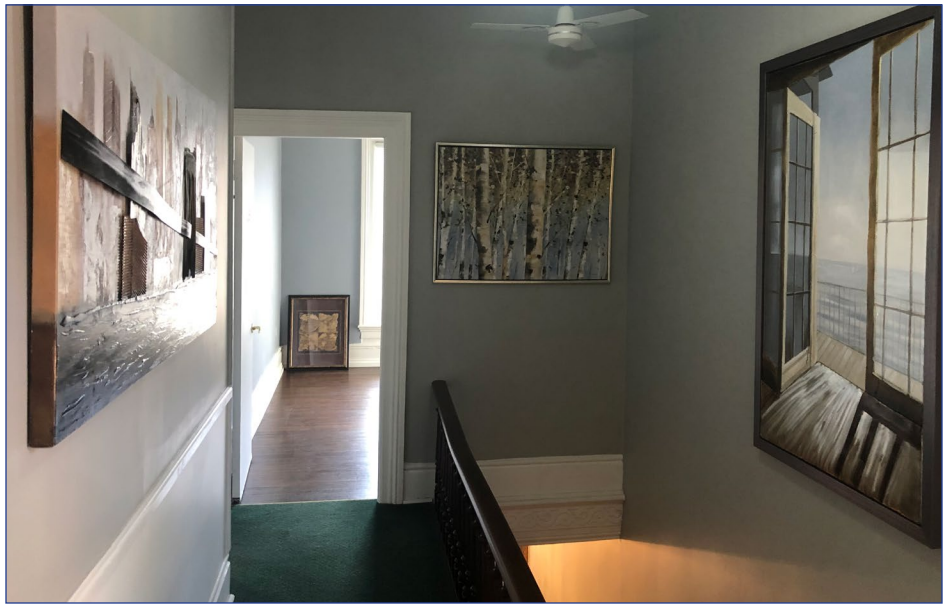


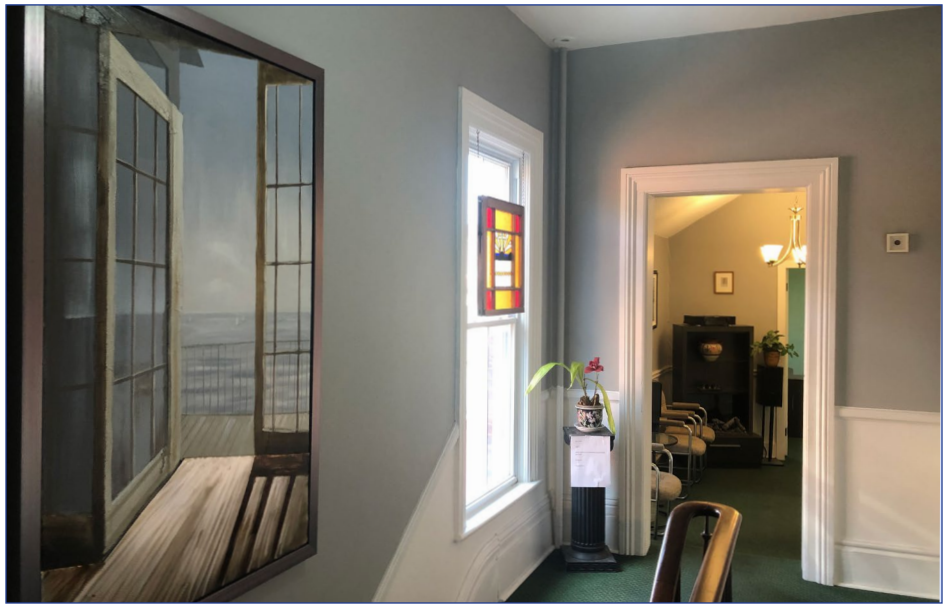
Exterior Photos

154 JAMES STREET | ST. CATHARINES | ON

Interior Photos

154 JAMES STREET | ST. CATHARINES | ON





Interior Photos

154 JAMES STREET | ST. CATHARINES | ON

Interior Photos

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Zoning **C1-93 Local Convenience Commercial**

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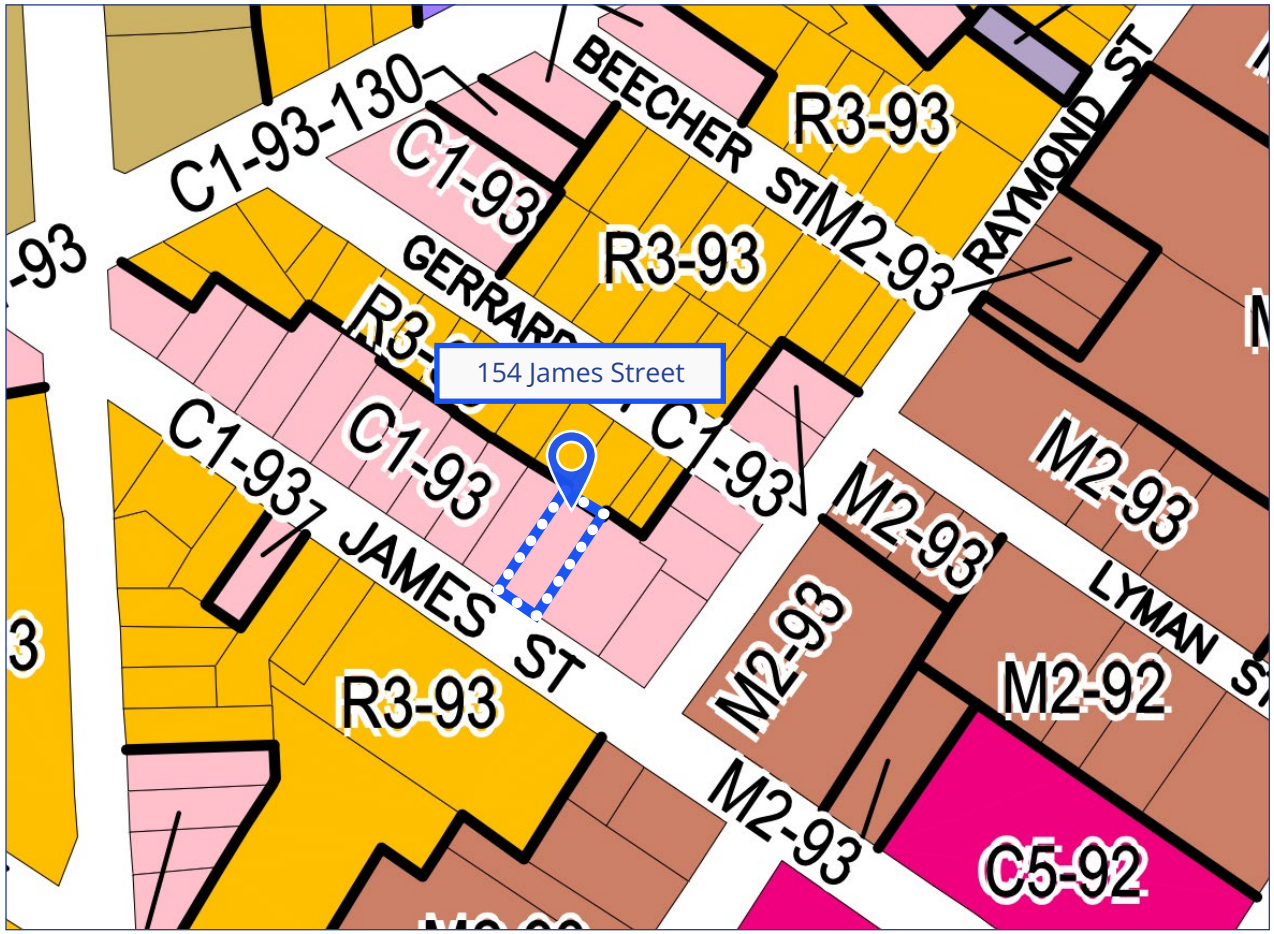

Special Provision	Zone	Schedule A	Location	By-law
93	Varies	14	Downtown Residential Parking Exemption	
Exempt from the parking requirements of Section 3.12.1 and 3.15 of this By-law.				

C1 - Local Convenience Commercial

PERMITTED USES

- Animal Care Establishment
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Motor Vehicle Gas Station
- Office
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility

Zones

- R1 Low Density Residential - Suburban Neighbourhood
- R2 Low Density Residential - Traditional Neighbourhood
- R3 Medium Density Residential
- R4 High Density Residential
- C1 Local Convenience Commercial
- C2 Community Commercial
- C3 Arterial Commercial
- C4 Major Commercial
- C5 Downtown Commercial Core
- C6 Downtown Traditional Main Street
- E1 Business Commercial Employment
- E2 General Employment

Area **Neighbours**

154 JAMES STREET | ST. CATHARINES | ON

$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

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