

**599-611 MAIN ST. WEST
PORT COLBORNE, ON**

**±21.087 Acres Residential Development Land
Along Highway 3, AVAILABLE FOR SALE**



LIST PRICE: \$9,950,000

Please contact an agent for additional information:

Taylor Wilson, Broker of Record

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Colliers International Niagara Ltd., Brokerage

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

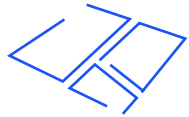
Tel: +1 905 354 7413 | Fax: +1 905 354 8798

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Accelerating Success.

Location Highlights

- Niagara is planning further Urban Scaping in the future
- Public Transit Route (Niagara Regional Bus - Port Colborne Link)



±21.087 Acres
Lot Size



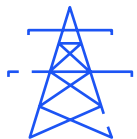
Residential
Development
Vacant Land



Surrounded by
All Amenities



Located Along
Highway 3



Services at Lot
Line on Hwy. 3



5 Mins Drive to
Downtown Port
Colborne



LIST PRICE:

\$9,950,000



PROPERTY SPECIFICATIONS

Civic Address Between Lot 595 and Lot 611
Main Street West, Port Colborne, ON

Lot Size ±21.087 Acres

Interim Taxes (2025) \$20,537.73

ZONING & OFFICIAL PLAN

Zoning

- RD - Residential Development
- HC - Highway Commercial
- MU - Mixed Use

Official Plan

- Urban Residential
- Highway Commercial

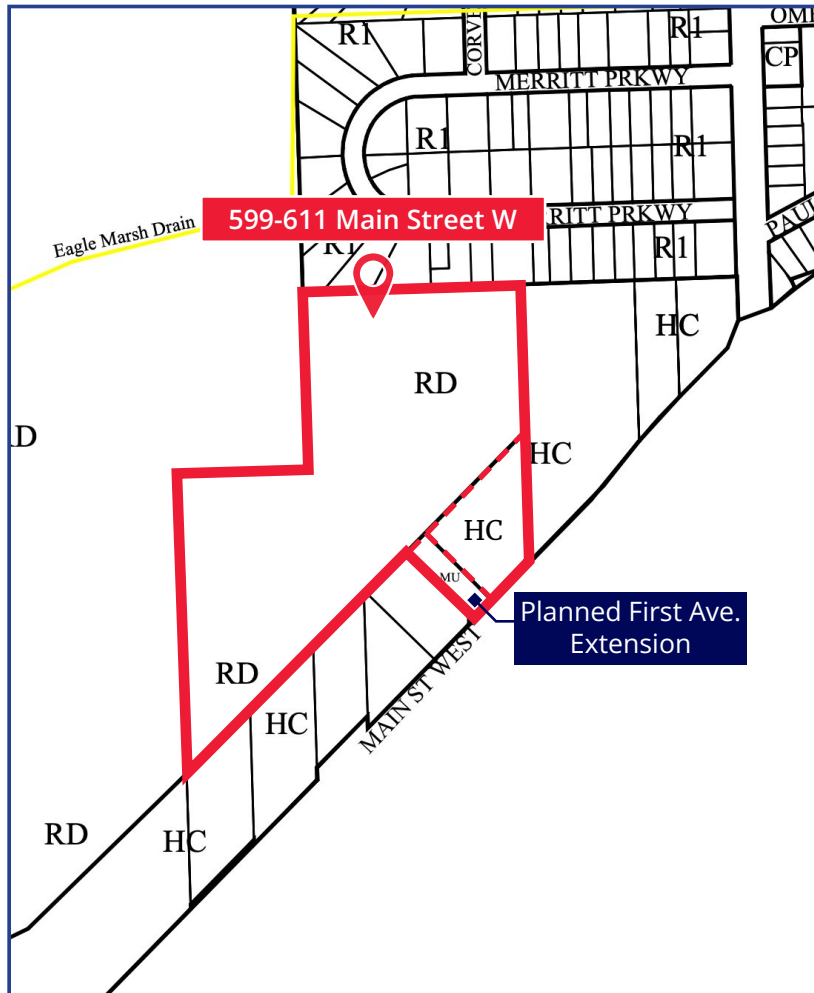
NEIGHBOURS

Goodwill Niagara, Shell, Pioneer, A&W Restaurants, Dollarama, Harvey's, McDonald's, B&C Truck Centre, and more...

Property Location



Property Zoning

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RD - Residential Development Zoning PERMITTED USES

- Dwelling, Detached
- Uses, structures and buildings accessory thereto

HC - Highway Commercial Zoning PERMITTED USES

- Animal Care Establishment;
- Brew Pub;
- Car Wash;
- Convenience Store;
- Day Care;
- Drive-Thru Facility;
- Dwelling, Accessory
- Food Vehicle;
- Hotel;
- Motor Vehicle Repair Garage;
- Motor Vehicle Sales/Rental Service Centre;
- Motor Vehicle Gas Station;
- Office;
- Personal Service Business;
- Place of Assembly/Banquet Hall;
- Place of Worship;
- Public Use;
- Recreation Facility;
- Restaurant, Fast Food;
- Restaurant, Full Service;
- Restaurant, Take-Out;
- Retail Building Construction and Supply;
- Service Commercial; and
- Uses, structures and buildings accessory thereto

MU - Mixed Use Zoning PERMITTED USES

- Animal Care Establishment;
- Apartment Building;
- Apartment Building, Public;
- Convenience Store;
- Community Garden;
- Day Care;
- Dwelling, Accessory;
- Dwelling, Duplex;
- Dwelling, Fourplex;
- Dwelling, Detached;
- Dwelling, Semi-detached;
- Dwelling, Townhouse Street;
- Dwelling, Triplex;
- Food Vehicle
- Long Term Care Facility;
- Office;
- Personal Service Business;
- Public Uses;
- Restaurant, Fast-Food;
- Restaurant, Full-Service;
- Restaurant, Take-Out;
- Service Commercial;
- Social Services Facility;
- Studio; and
- Uses, structures and buildings accessory thereto

Port Colborne



PORT COLBORNE



Port Colborne is growing by leaps and bounds

LABOUR FORCE

(x1000) St. Catharines-Niagara

221.5  **233.4**
(2016) (2022)

EMPLOYMENT

(x1000) St. Catharines-Niagara

205.8  **221.2**
(2016) (2022)

NUMBER OF BUSINESSES

1,293

NUMBER OF JOBS

6,913

TOP SECTORS

by # of Employees

MANUFACTURING

1,104

RETAIL TRADE

854

HEALTH CARE &
SOCIAL ASSISTANCE

727

RETAIL TRADE

854

HEALTH CARE &
SOCIAL ASSISTANCE

727

Port Colborne Population



Population (2021)
±20,033



Projected Population (2051)
±23,230

Source: <https://www.portcolborne.ca>



Welland Canal, Port Colborne

Port Colborne secures \$19.25M in federal funding for infrastructure upgrades



*By Rose Lamberti, Local Journalism Initiative Reporter Port Colborne Leader
Tuesday, March 25, 2025*

Port Colborne is poised for significant growth, with a \$19.25 million federal investment dedicated to upgrading vital infrastructure. Announced by Niagara Centre MP Vance Badawey, the funding will improve water, wastewater, and stormwater systems, supporting both residential and commercial development. This includes a major 2,240-unit housing project and industrial expansions in the city. With these upgrades, Port Colborne is positioning itself for sustainable growth, ensuring that infrastructure can meet the demands of new housing, businesses, and residents, all while minimizing the financial burden on taxpayers. This investment is a key step in making Port Colborne a thriving community for the future.

Source: <https://www.niagarathisweek.com/news/>

For More Information





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599-611 Main Street W

58

West Side Rd

Main St W

Lake Erie



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