

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:

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Colliers International Niagara Ltd., Brokerage

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Accelerating Success.

# Location Highlights

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



±21.087 Acres  
Lot Size



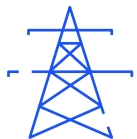
Residential  
Development  
Vacant Land



Surrounded by  
All Amenities



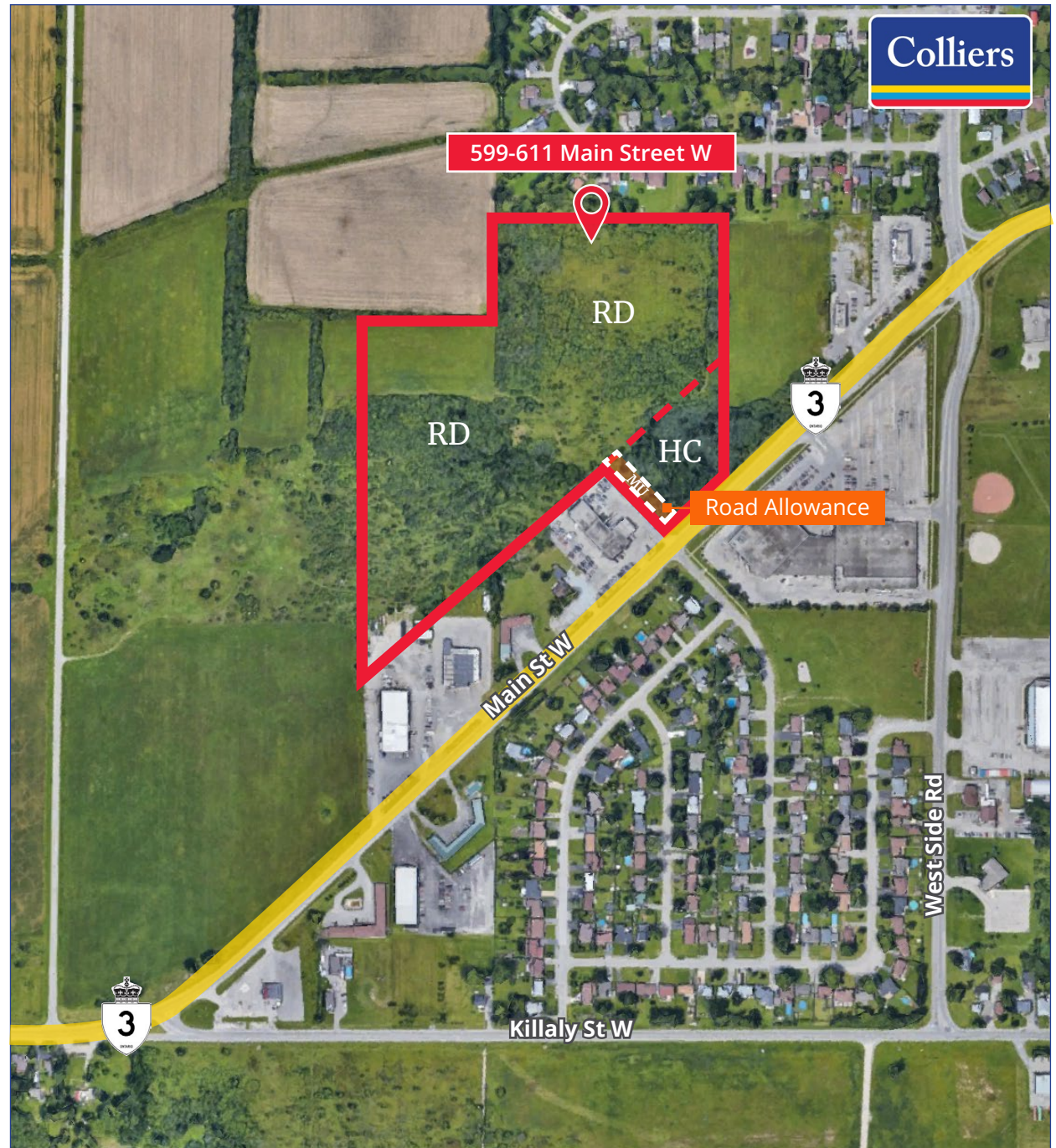
Located Along  
Highway 3



Service at Lot  
Line on Hwy. 3



5 Mins Drive to  
Downtown Port  
Colborne



LIST PRICE:

**\$9,950,000**



### PROPERTY SPECIFICATIONS

Civic Address	595 Main Street West, Port Colborne, ON
Location	Along Highway 3
Lot Size	±21.087 Acres
Taxes (2024)	\$20,537.73

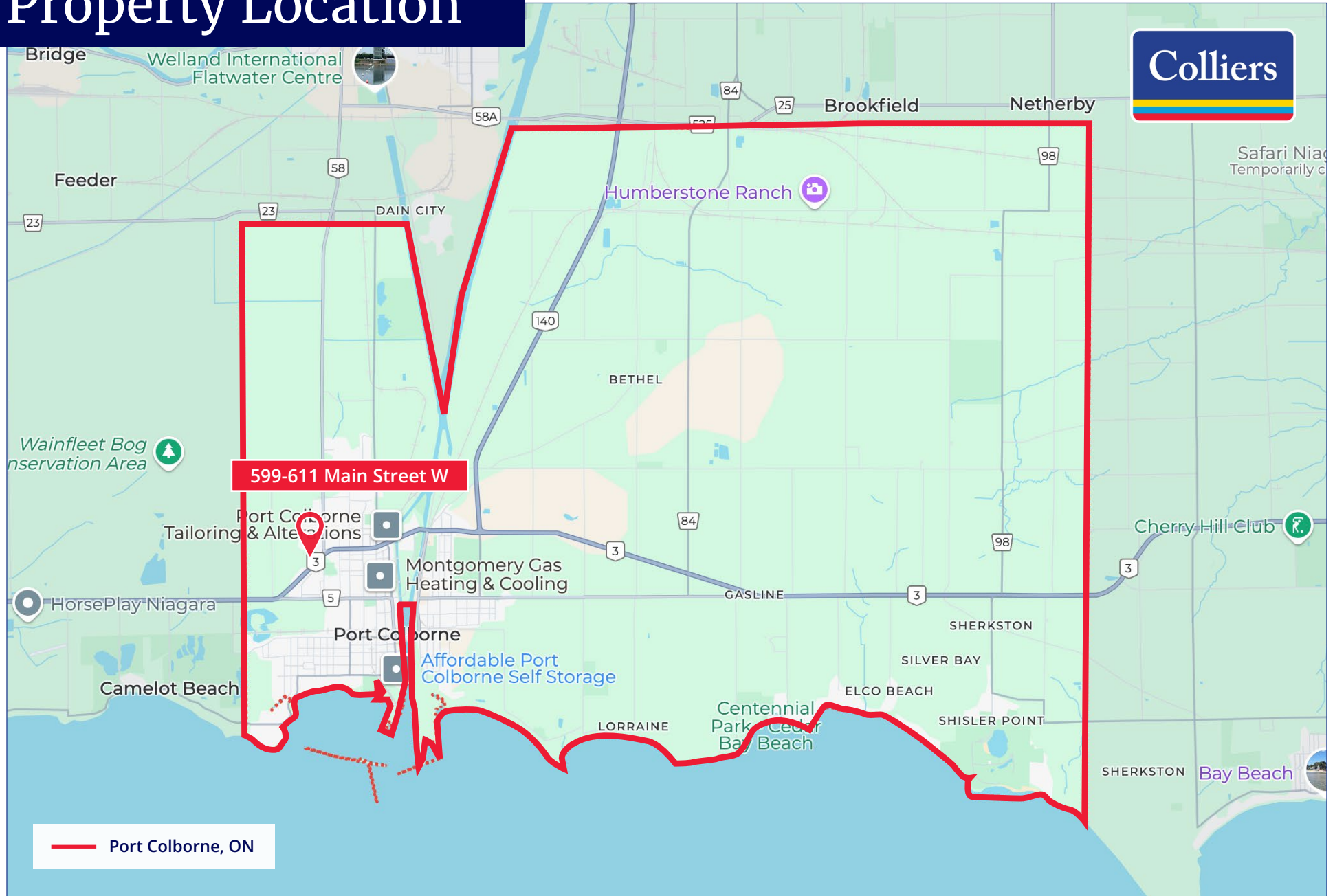
### ZONING & OFFICIAL PLAN

Zoning	<ul style="list-style-type: none"> <li>RD - Residential Development</li> <li>HC - Highway Commercial</li> <li>MU - Mixed Uses</li> </ul>
Official Plan	<ul style="list-style-type: none"> <li>Urban Residential</li> <li>Highway Commercial</li> </ul>

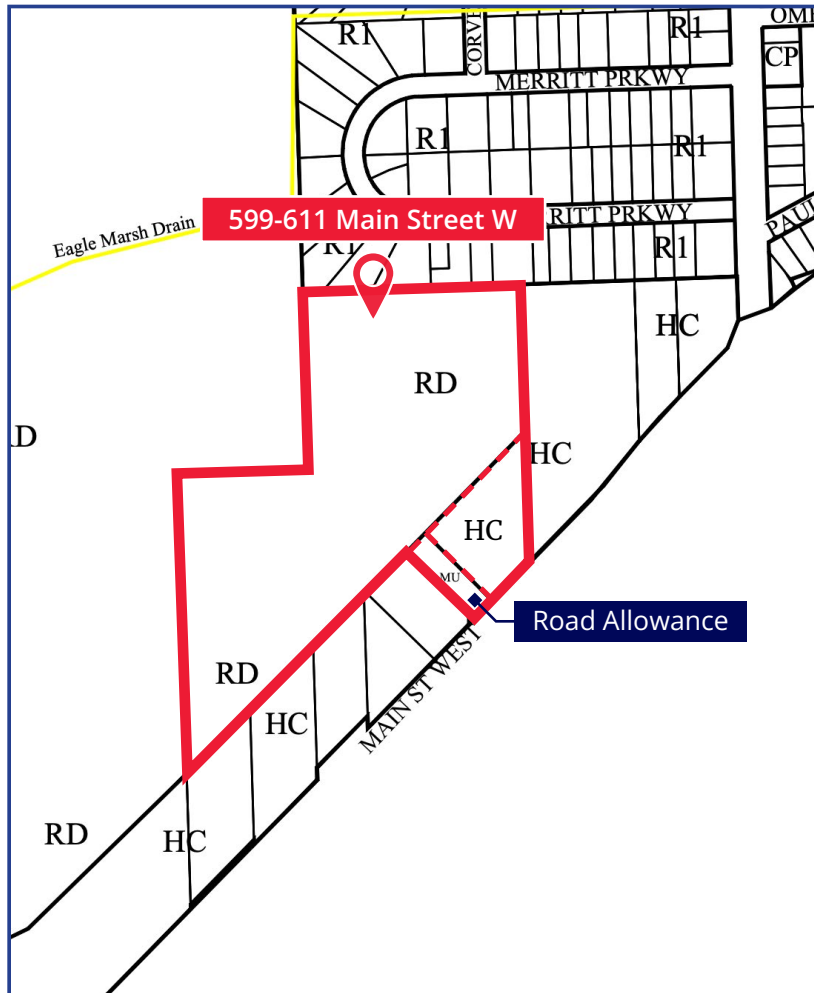
### NEIGHBOURS

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

# Property Location



# Property Zoning



## 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

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599-611 Main Street W



Main St W



Lake Erie



PORT COLBORNE  
SUGARLOAF MARINA

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