

599 Main Street West

PORT COLBORNE, ONTARIO

Highway Commercial Land Opportunity

An exceptional opportunity to acquire approximately 3.23 acres / 140,835 SF of highway commercial development land positioned on Main Street West / Regional Road 3 in an established commercial corridor in Port Colborne, offering strong exposure, excellent accessibility, and proximity to national retail and quick-service amenities.



INVESTMENT HIGHLIGHTS

- ✓ Approx. 3.23 acres / 140,835 SF
- ✓ Severed development parcel
- ✓ Highway Commercial zoning (HC-269)
- ✓ Prominent frontage on Main Street West / Regional Road 3
- ✓ Reciprocal access / shared traffic flow with neighbouring commercial lands
- ✓ Established commercial node with national retail adjacency
- ✓ Approved commercial site plan in place

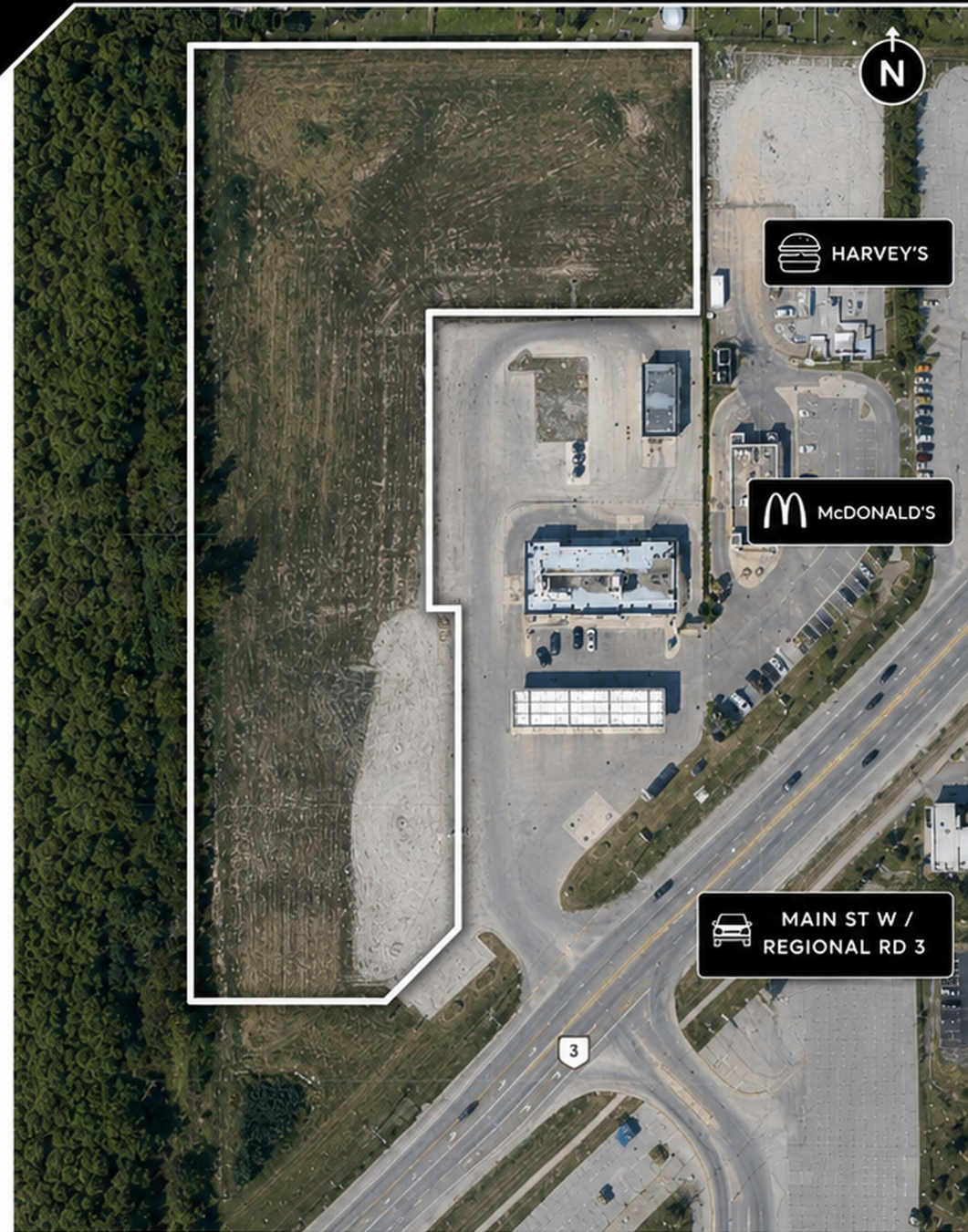


LAND DETAILS

LOCATION	599 Main Street West, Port Colborne, Ontario
ZONING	Highway Commercial (HC-269)
PARCEL TYPE	Development land
VISIBILITY	High exposure along Main Street West / Regional Road 3
ACCESS	Shared access / reciprocal traffic flow with adjoining commercial lands
PLANNING CONTEXT	Approved commercial site plan in place

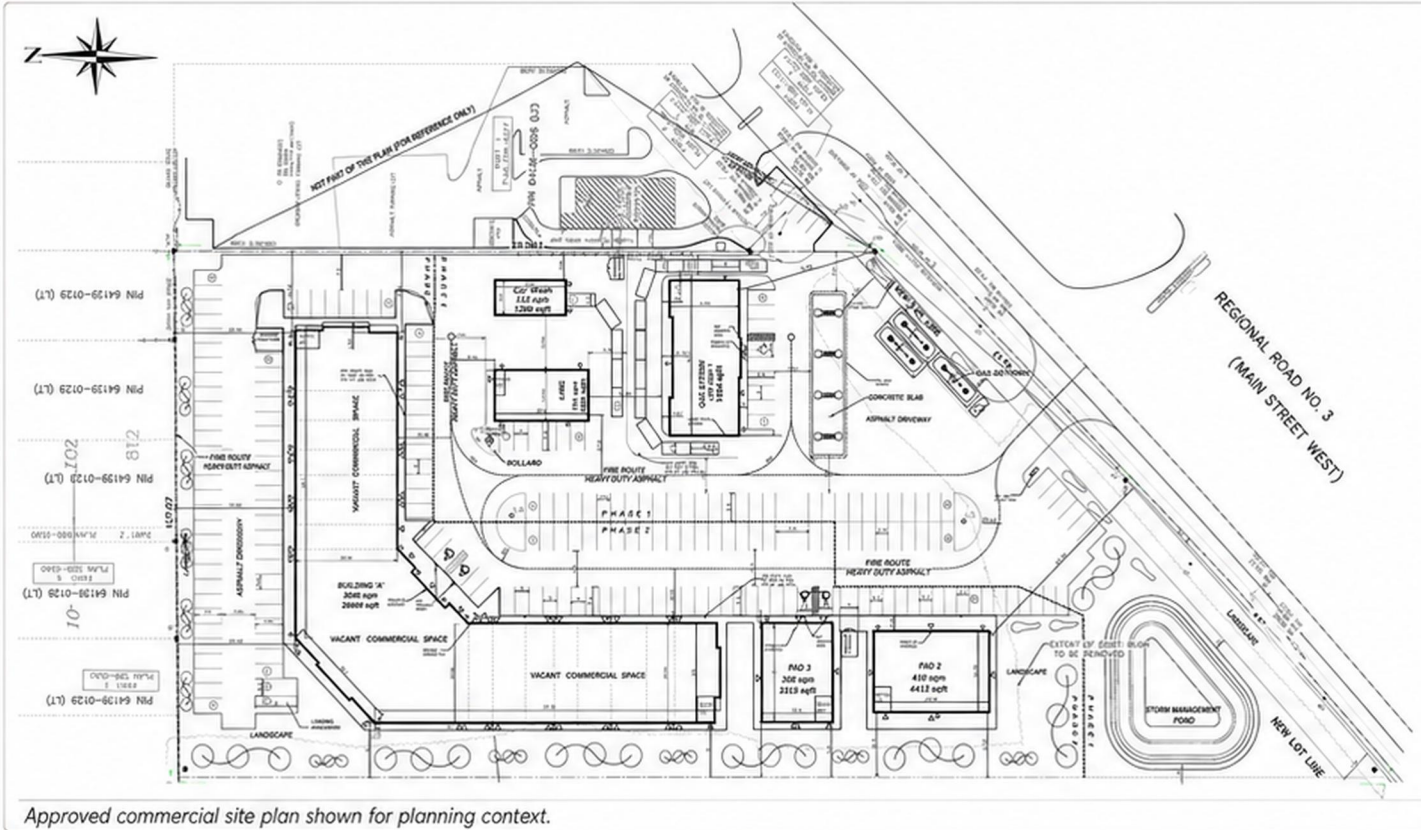


Alternative intensification concepts have been discussed with the City, subject to approvals.



Approved Commercial Site Plan, Zoning & Permitted Uses

PLANNING INFORMATION FOR THE SUBJECT LANDS



Approved commercial site plan shown for planning context.

PLANNING OVERVIEW

- ✓ Highway Commercial zoning (HC-269)
- ✓ Approved commercial site plan in place
- ✓ Reciprocal access / easement arrangement with adjoining commercial lands
- ✓ Established highway commercial location with national retail adjacency
- ✓ Alternative intensification concepts have been discussed with the City, subject to approvals
- ✓ Purchasers to verify current municipal approvals, servicing, and development requirements

ZONING SUMMARY

ZONING	Highway Commercial (HC-269)
MINIMUM LOT FRONTAGE	27 m
MINIMUM LOT AREA	0.14 ha
MAXIMUM BUILDING HEIGHT	22 m
MAXIMUM LOT COVERAGE	85%

Site-specific conditions and purchaser verification apply.

SELECTED PERMITTED USES (HIGHWAY COMMERCIAL ZONE)

Car Wash	Convenience Store	Drive-Thru Facility	Office	Personal Service Business	Motor Vehicle Gas Station
Motor Vehicle Repair Garage	Hotel	Day Care	Restaurant (Fast Food / Full Service / Take-Out)	Service Commercial	Brew Pub

i All approvals, zoning, permitted uses and development potential are to be independently verified by the purchaser.