

# FOR SALE

Colliers

117 Church St.  
±0.24 ACRES  
PIN: 462200011

39 Court St.  
±0.34 ACRES  
PIN: 462190025

## 39 Court St. & 117 Church St. | St. Catharines | ON

Well-Established ±16,322 SF Commercial Building Plus Parking Lot Property

LIST PRICE | **\$1,925,000**

Colliers International Niagara Ltd., Brokerage

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\*Sales Representative \*\*Broker of Record



# Listing Specifications

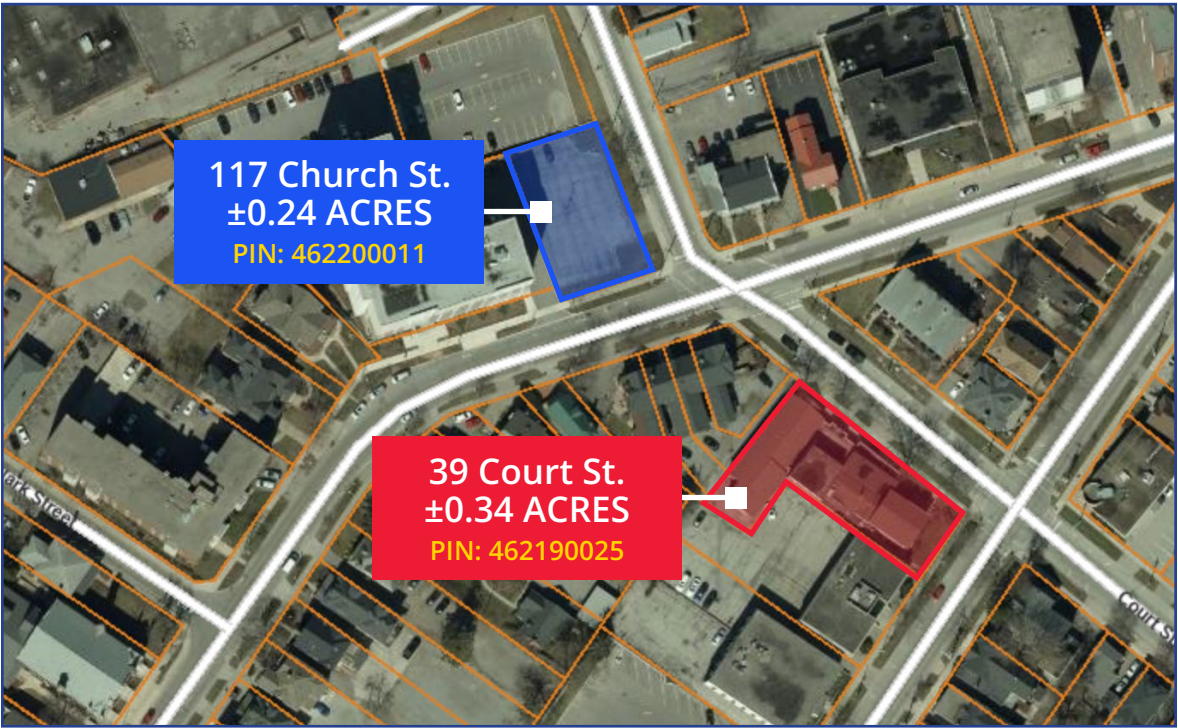


## 39 COURT STREET, ST. CATHARINES, ON

ARN / PIN	262904000408700 / 462190025
Lot Size	±0.338 acres
Building Area	±16,322 SF
Features	Former funeral and cremation facility

## 117 CHURCH STREET, ST. CATHARINES, ON

ARN / PIN	262904001106200 / 462200011
Lot Size	±0.240 acres
Features	±30 lined parking spaces



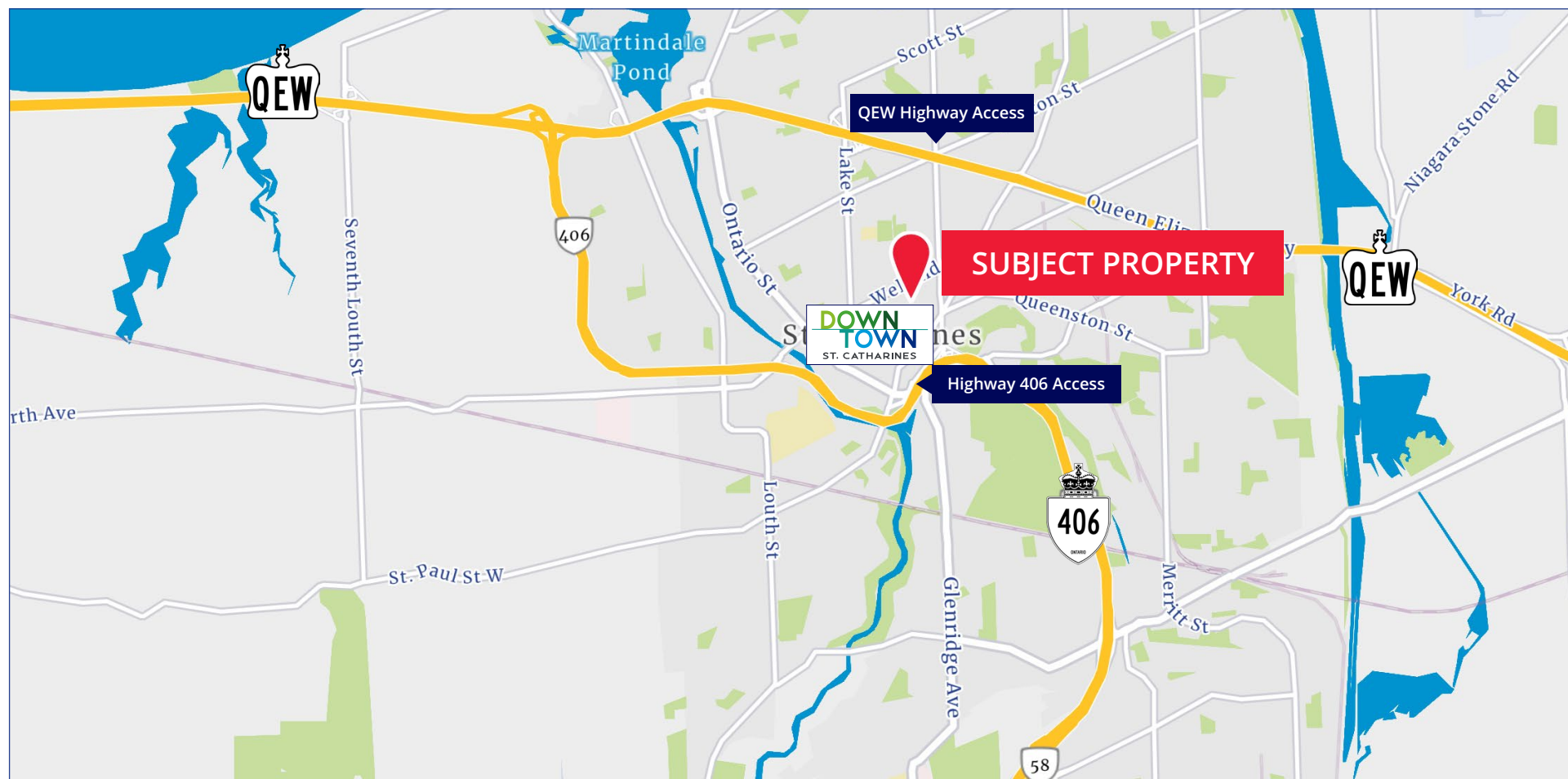
## PROPERTY DETAILS

Total lot Size	±0.58 acres
Zoning	M2-92 Medium/ High Density Mixed Use
List Price	\$1,925,000
Taxes (2024)	\$53,283

Comment	<ul style="list-style-type: none"><li>• Prime downtown St. Catharines location on historic Court Street</li><li>• Purpose-built facility with functional layout for funeral services or professional operations</li><li>• Excellent street visibility and generous on-site parking</li><li>• Located in a thriving, walkable downtown core with strong demographics</li><li>• Close to amenities, transit, and major arterial routes</li><li>• Three pre-existing apartment units with additional housing opportunity</li></ul>
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# Location Overview

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2

minutes to Downtown  
St. Catharines

3

minutes to  
Highway 406 Access

5

minutes to  
QEW Highway Access

10

minutes to Outlet  
Collection at Niagara

17

minutes to  
Niagara Falls



# Property Photos

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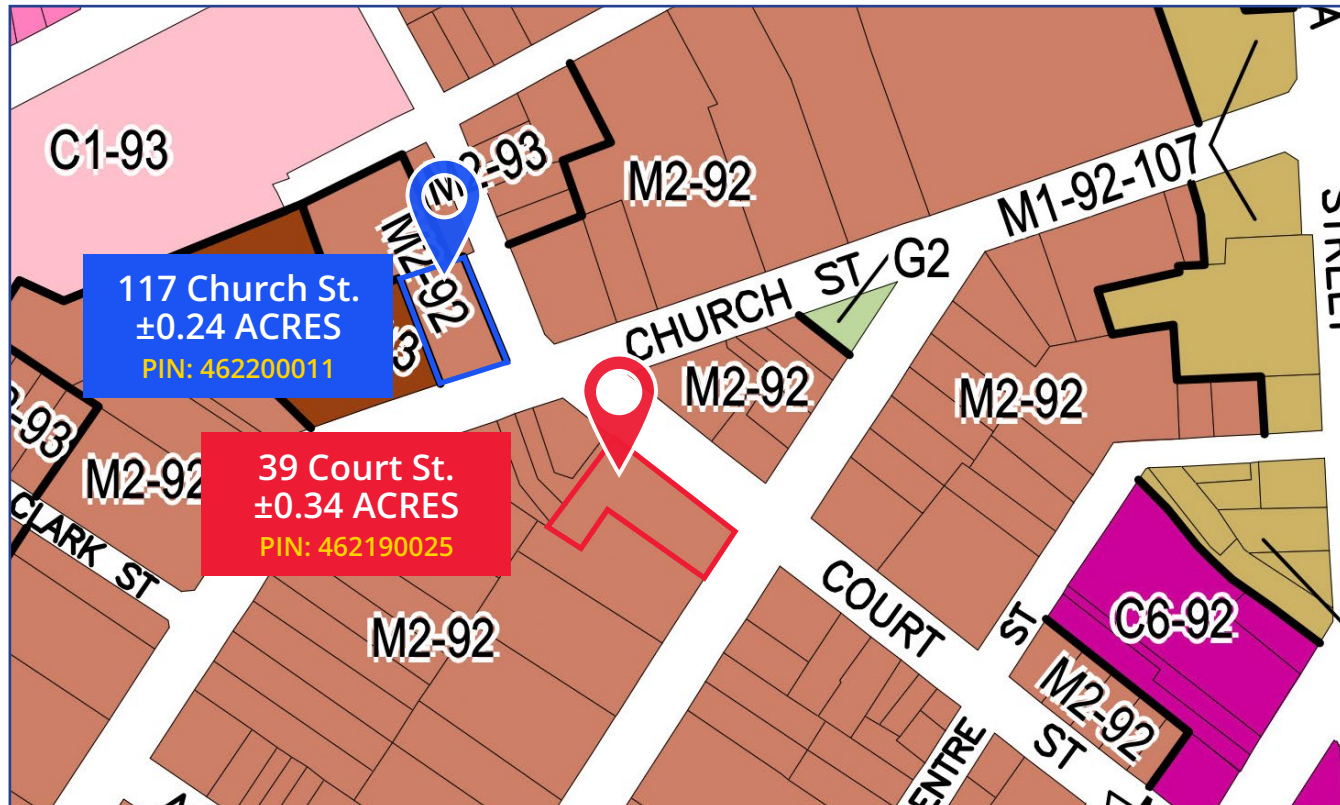
# Area Neighbours

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# M2-92 Medium/ High Density Mixed Use Zone

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## Permitted Uses:

- Animal Care Establishment
- Apartment Building
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Detached
- Dwelling, Duplex
- Dwelling, Fourplex
- Dwelling, Quadruplex
- Dwelling, Semi-Detached
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel/ Motel
- Long Term Care Facility
- Office
- 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

Special Provision	Zone	Schedule A	Location	By-law
92	Varies	14	Downtown Parking Exemption	
Exempt from the parking requirements of Sections 3.12.1, 3.12.2 and 3.15 of this By-law.				



\$5.0B+

Annual revenue

2B

Square feet managed

24,000

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 August 2025*

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*\*Sales Representative \*\*Broker of Record*

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## 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:

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The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the box is a horizontal bar with a gradient from yellow to red.