

# FOR SALE

Colliers



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

Well-Established  $\pm$ 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

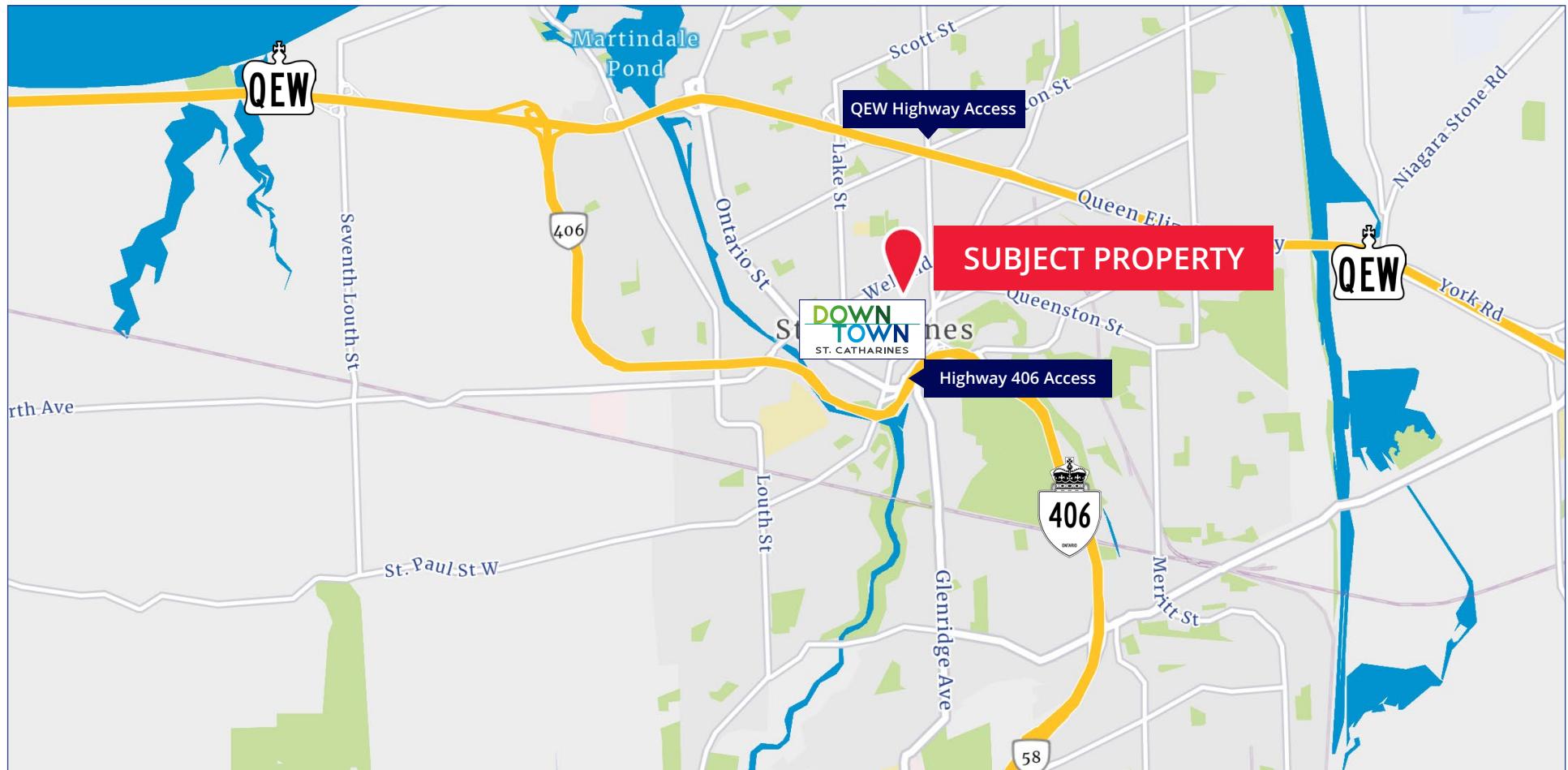
Taxes (2024) \$53,283

### Comment

- Prime downtown St. Catharines location on historic Court Street
- Purpose-built facility with functional layout for funeral services or professional operations
- Excellent street visibility and generous on-site parking
- Located in a thriving, walkable downtown core with strong demographics
- Close to amenities, transit, and major arterial routes
- Three pre-existing apartment units with additional housing opportunity

# Location Overview

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**2**minutes to Downtown  
St. Catharines**3**minutes to  
Highway 406 Access**5**minutes to  
QEWS Highway Access**10**minutes to Outlet  
Collection at Niagara**17**minutes to  
Niagara Falls

# Property Photos



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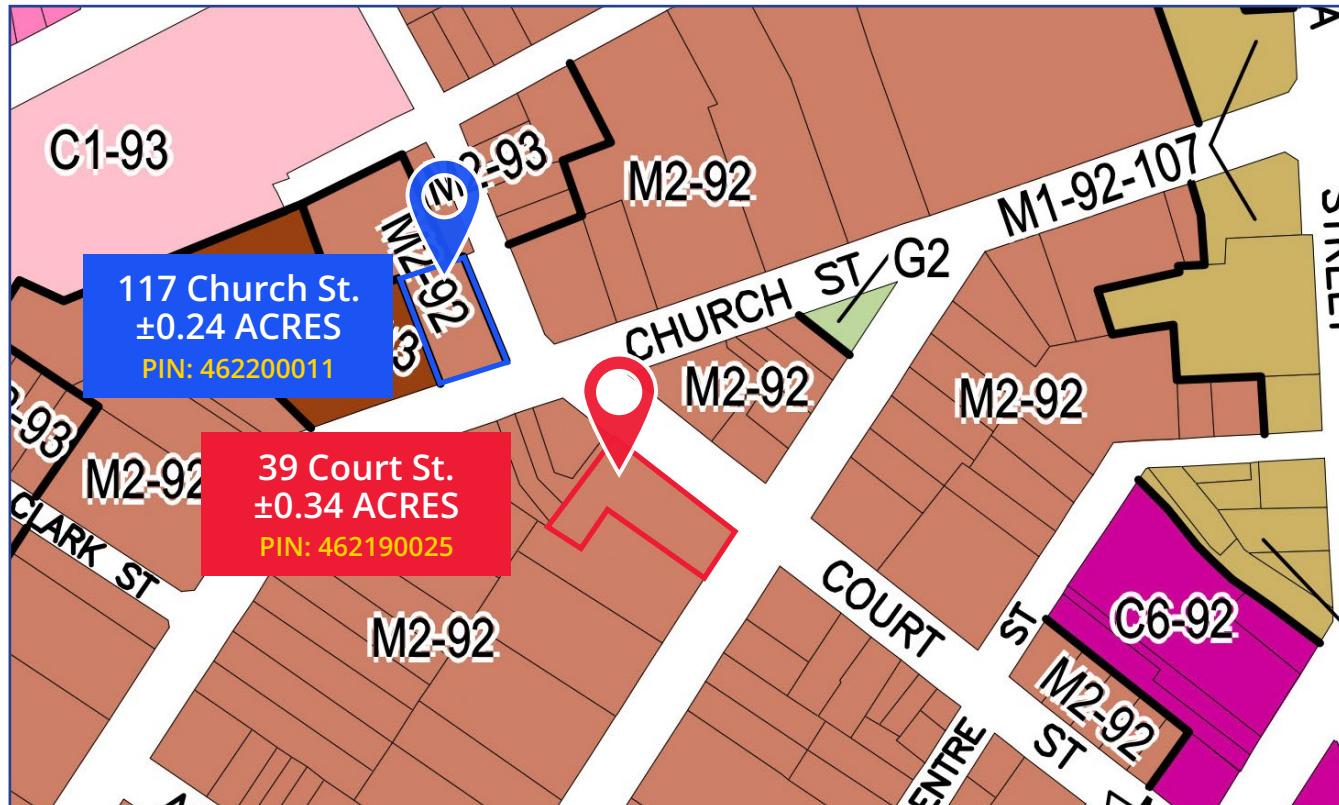


# Area Neighbours

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# M2-92 Medium/ High Density Mixed Use Zone



Special Provision	Zone	Schedule A	Location	By-law
92	Varies	14	<b>Downtown Parking Exemption</b>	

Exempt from the parking requirements of Sections 3.12.1, 3.12.2 and 3.15 of this By-law.

## 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

**\$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](http://corporate.colliers.com), X @Colliers or LinkedIn.

### CONTACT:

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