

For Sale

by Court-appointed Receiver

**16,200 sf Downtown
Commercial Building**

**14 James Street
St. Catharines, Ontario**

Investment Summary



Price: \$2,600,000

Property Highlights

- | Ideally situated in the heart of downtown St. Catharines
- | Established commercial/retail location
- | Surrounded by an abundance of prime amenities including Garden Park/Carlisle Street Garage with 595 parking stalls
- | Large lot/building size allows for a variety of uses or potential redevelopment / conversion

**AVISON
YOUNG**

14 James Street

St. Catharines

The Opportunity

Avison Young has been retained by the Court-appointed Receiver to advise on the sale of 14 James Street, St. Catharines, Ontario (the "Property"). The offering presents the opportunity to acquire a 16,200 sf downtown commercial building.

The Property is located in the heart of St. Catharines within an established commercial/retail node. The area is surrounded by prime amenities including Meridian Centre, St. Catharines Farmers' Market, St. Catharines City Hall, Garden Park/Carlisle Street Garage with 595 parking stalls, and many more.

It has excellent transit accessibility with a bus stop near its frontage, as well as quick access to Highway 406.

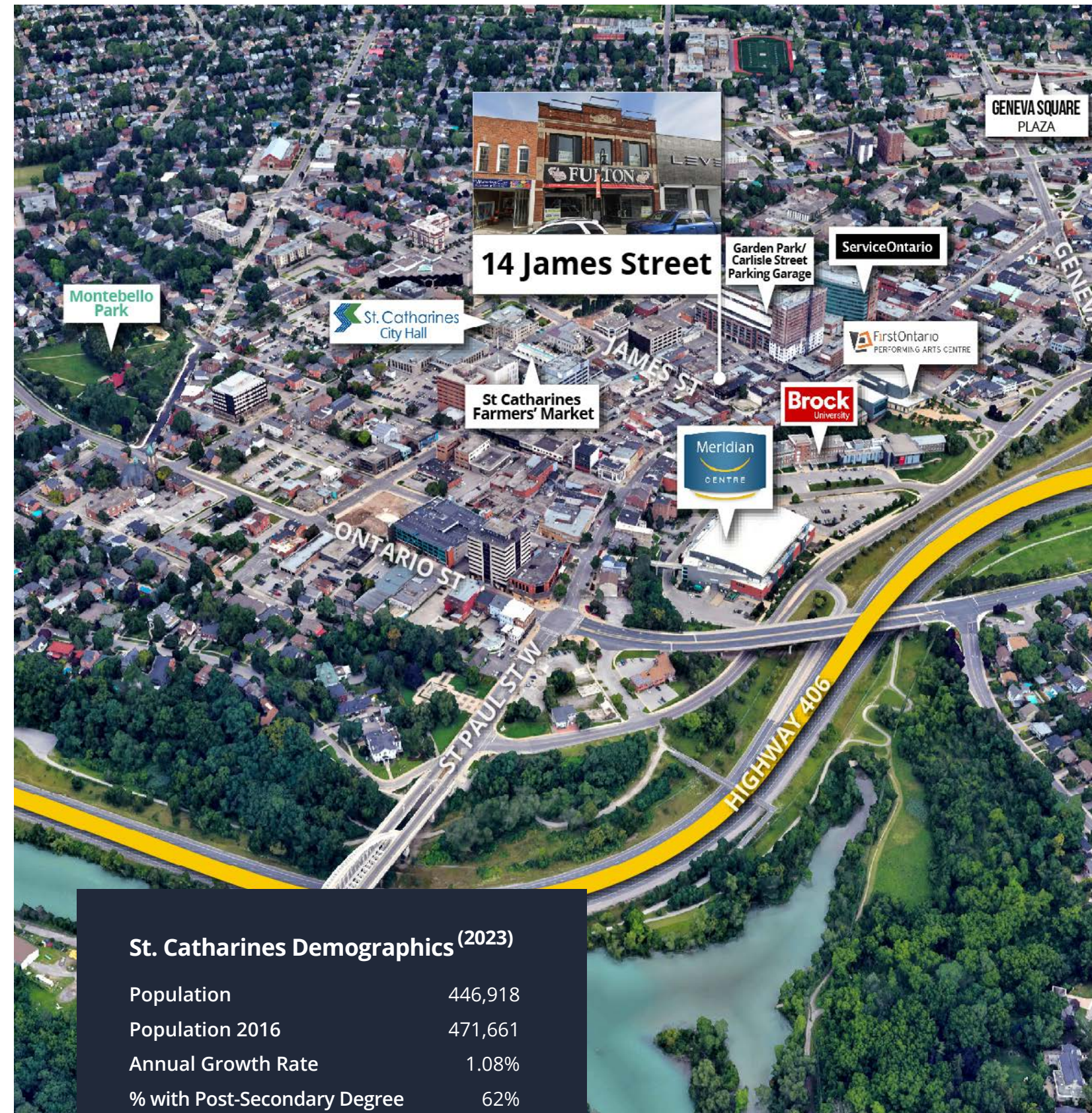
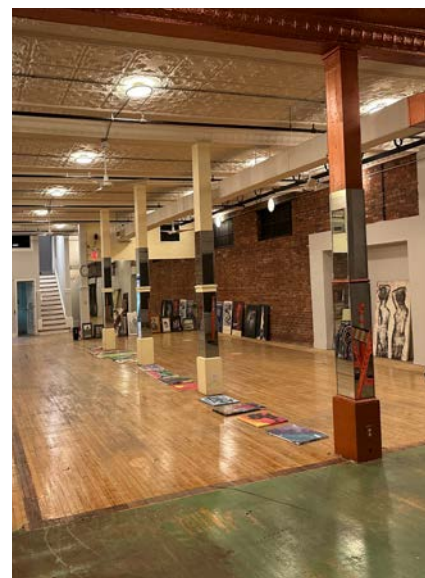
The building is currently vacant, and the large lot/building size allows for a variety of uses or potential redevelopment / conversion.

Property Details

Ground Floor	~11,600 sf
Second Floor*	~4,600 sf
Est. GFA (above grade)*, **	~16,200 sf
Basement	~4,000-5000 sf
Storeys	2
Site Area**	0.296 acres
Occupancy	Vacant
Official Plan	Commercial Core
Zoning	Downtown Traditional Main Street
Price	\$2,600,000

* includes rear 2nd floor loft

**Note: All measurements are approximate and obtained from sources deemed reliable. Neither Avison Young nor the Vendor-Receiver make any representations nor warranties regarding any aspect of the Property, including its overall size/GFA. All parties are advised to perform their own investigations and due diligence.



St. Catharines Demographics (2023)

Population	446,918
Population 2016	471,661
Annual Growth Rate	1.08%
% with Post-Secondary Degree	62%
Hwy 406 AADT (2019)	37,600

Source: Prepared by ESRI based on Statistics Canada data

Building Description

The building was previously operated as a private gym but is currently vacant. The second floor has a kitchen and washroom including a shower/tub, sink, and stacked washer and dryer.



Land Use

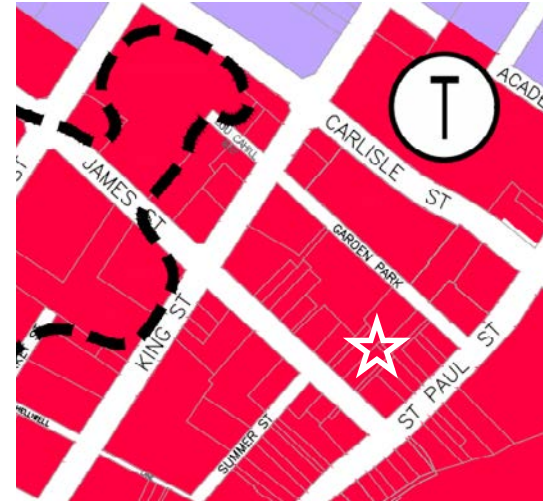
Official Plan

Commercial Core

Permitted Uses:

Permitted uses within the Commercial Core designation include retail and service commercial uses, institutional, education, civic, government, office, finance, indoor recreation, creative and cultural uses, hospitality, restaurants, entertainment, and residential apartment units. Auto related service uses or dealerships, and adult oriented uses are not permitted.

- a) To foster a vibrant, connected, contiguous, walkable and bikeable retail and commercial environment:
 - ii. ground floor residential dwelling units should not be permitted to front on St. Paul Street from Ontario Street to Carlisle Street, on James Street from St. Paul Street to King Street, on Queen Street and William Street generally east of May Alley, and on Ontario Street east of Trafalgar Road.
 - iii. local office uses that do not generate a significant amount of pedestrian traffic or require a ground floor location are encouraged to locate on upper floors;
 - iv. retail functions will only be permitted on upper floors where in conjunction with a ground floor commercial use.
- b) To support mixed use development, efficiency and increased density, buildings will be a minimum 2 storeys, and generally not less than 7.5 metres in height.
- c) To protect and enhance the heritage landscape, building height on St. Paul Street between William Street and Garden Park shall generally be restricted to 11 metres at the street front, and any additional height should be appropriately terraced away from the street to maintain the historical landscape.



Legend

- Commercial Core
- Parkland & Open Space
- Natural Areas
- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- Medium High Density Residential (60 to 198 units / ha)
- Mixed Medium High Density Residential / Commercial (60 to 198 units / ha)
- Mixed High Density Residential / Commercial (85 units / ha or greater)
- T Major Transit Station



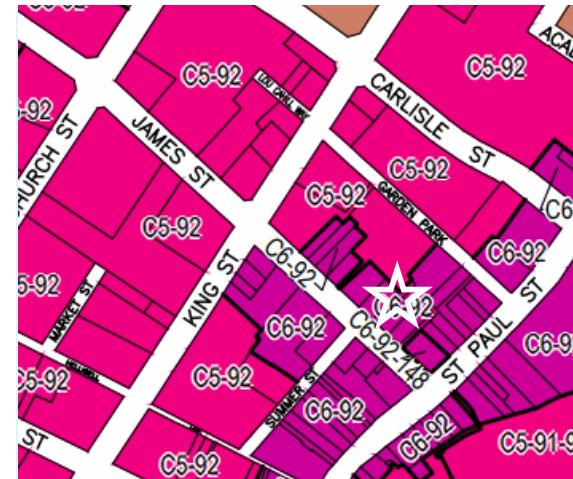
Zoning

C6-92 - Downtown Traditional Main Street

Permitted Uses:

Animal Care Establishment; Apartment Building (g); Commercial Parking Structure(a); Community Garden; Cultural Facility; Day Care; Dwelling Unit(s) (d), Apartment; Emergency Service Facility; Home Based Business; Hotel / Motel; Nightclub; Office; Place of Assembly / Banquet Hall; Place of Worship; Playground; Recreation Facility, Indoor; Restaurant; Retail Store(f); Service Commercial(f); Social Service Facility; Theatre; Trail, and a University / College.

- a) Only permitted above or below the first storey
- b) Must be located on the same lot as commercial uses, to a maximum 15% lot coverage.
- c) Motor vehicle sales / rental service centres are not permitted.
- d) Dwelling units are only permitted above, to the rear and/or below non-residential uses
- e) Only permitted with other uses to a maximum 10% of total site glfa.
- f) Also permitted in upper storeys if in conjunction with a first floor non-residential use
- g) Apartment buildings only permitted north of Carlisle Street.
- h) Constitutes a non-commercial use.



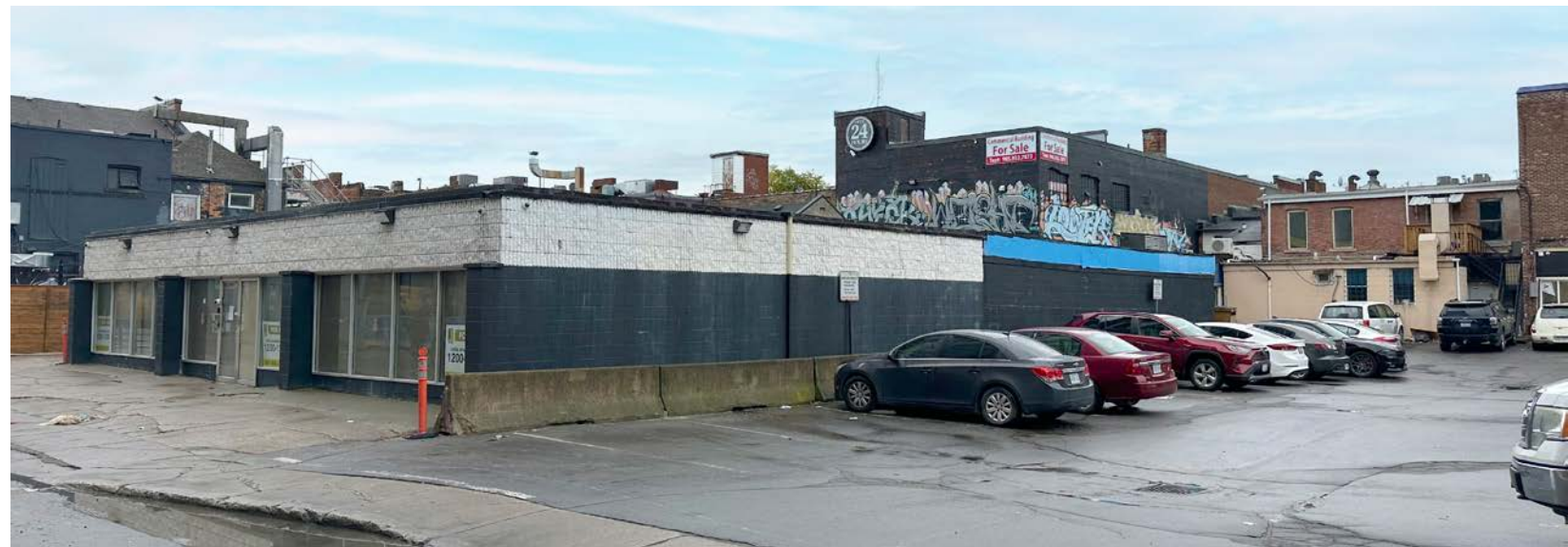
Legend

- R1 Low Density Residential - Suburban Neighbourhood
- R2 Low Density Residential - Traditional Neighbourhood
- R3 Medium Density Residential
- R4 High Density Residential
- C1 Local Convenience Commercial
- C2 Community Commercial
- C3 Arterial Commercial
- C4 Major Commercial
- C5 Downtown Commercial Core
- C6 Downtown Traditional Main Street
- E1 Business Commercial Employment
- E2 General Employment

C6 Zoning Provisions:

Max Building Height:	11 m ^(b)
Max Front Yard or Exterior Side Yard:	1.5 m
Min. Ground Floor Street-Facing Building Façade Devoted to Openings:	60% Surface Area

- a) Above 11 m in building height, 1 m of additional building height shall be permitted for each 1 m of building setback from the ground floor exterior and/or front building façade.
- b) The front yard or the exterior side yard may be enlarged up to an additional 5 m where the entire front yard or exterior side yard is used for publicly-accessible open space in the form of a plaza or courtyard, and which does not include parking, loading spaces(s) or lay-by lane.
- c) Does not apply to building facades facing the following public roads in existence and so named at the time of passage of this By-law: Ontario Lane, May Alley, Helliwell Lane, Summer Street, Market Street, McGuire Street, Garden Park, Court Alley and The Parkway.
- d) Minimum two storeys above grade



*The patio captured in this picture is not a part of the listed property, 14 James Street, and is not part of the sale

14 James Street

St. Catharines, ON



Offers to Purchase

Offers to purchase will be entertained on a first come basis. All offers MUST include the Vendor's Schedule "A", a copy of which is included in the Listing Broker's electronic data room. Access to the data room is available upon execution of the Listing Broker's NDA.

For more information please contact the listing team

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