



SPA-Ready Multi-Residential Mixed-Use Re-Development Opportunity

537 Ontario Street, St. Catharines, ON

Planned for a 9-Storey, 101-Unit Multi-Residential Mixed-Use
Building w/ ±4,150 SF Ground Floor Commercial

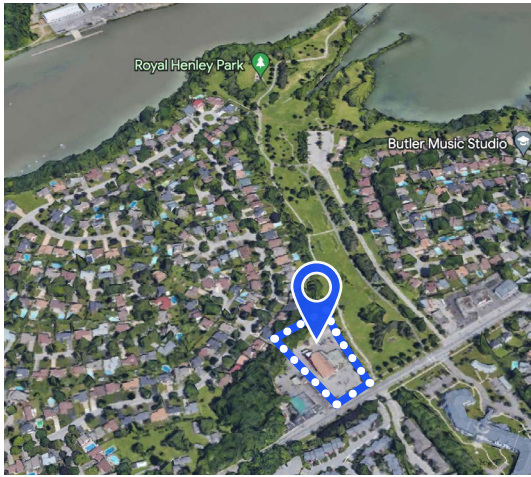
RALPH ROSELLI* SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

*Sales Representative

Colliers International Niagara Ltd., Brokerage

82 Lake Street, Suite 200 St. Catharines, ON L2R 5X4 | +1 905 354 7413

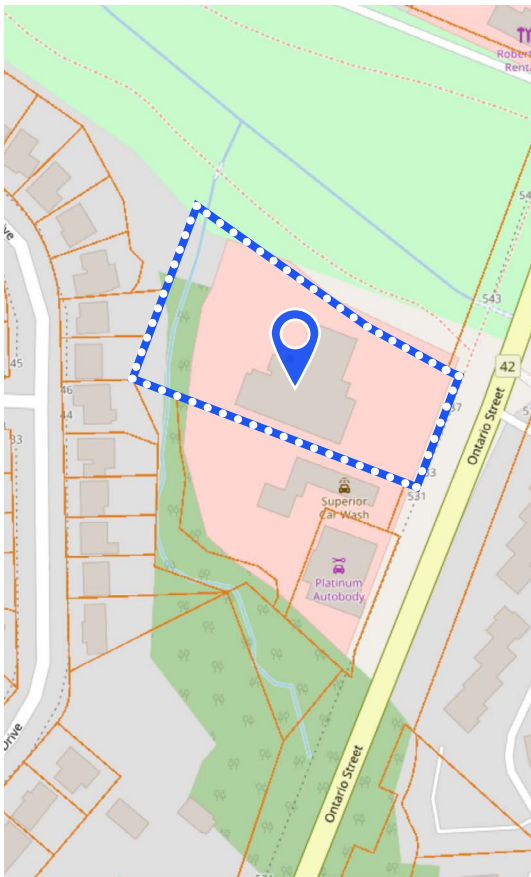


Property Overview

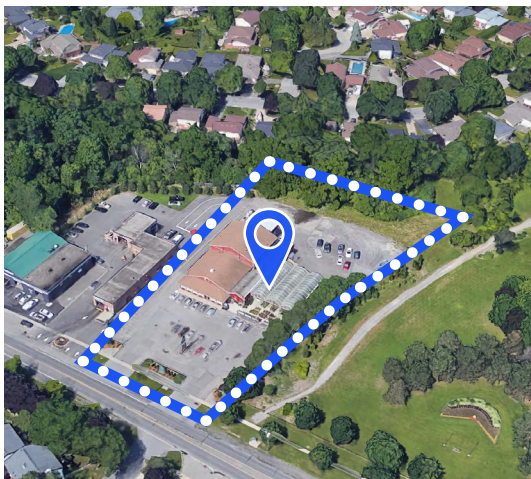
Located along busy Ontario Street, this ±1.65-acre parcel backs onto Jaycee Gardens Park + walking trail, and is just a short ±1km walk to Port Dalhousie

Property Information

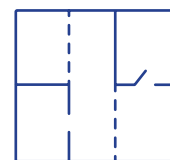
Address	537 Ontario Street, St. Catharines, ON
Location	North of Linwell Road
PIN / ARN	461880610 / 262906003210800
Total Area	±1.65 Acres
Lot Dimension	Frontage: ±150ft. Depth: ±395ft.
Official Plan	Commercial
Zoning	C2 - Community Commercial G1 - Conservation/Natural Area
Site Plan Application Ready	Site plan application ready for a 9-Storey + 1 Level underground, Mixed-Use Building w/ 101 Residential Units & 3 Ground Floor Commercial Units (±4,150 SF)
Parking	124 proposed parking spaces w/ 80 spaces underground and 44 at grade level (including 8 accessible spaces)
Services	Site Servicing & Grading Plan Available
Reports	All studies completed and approved
Asking Price	\$6,565,000 (\$65,000/Door)



- Note**
- The Penthouse floor can be demised for additional units
 - Existing 9,500 SF building & 3,000 SF greenhouse to be removed at Buyer's expense



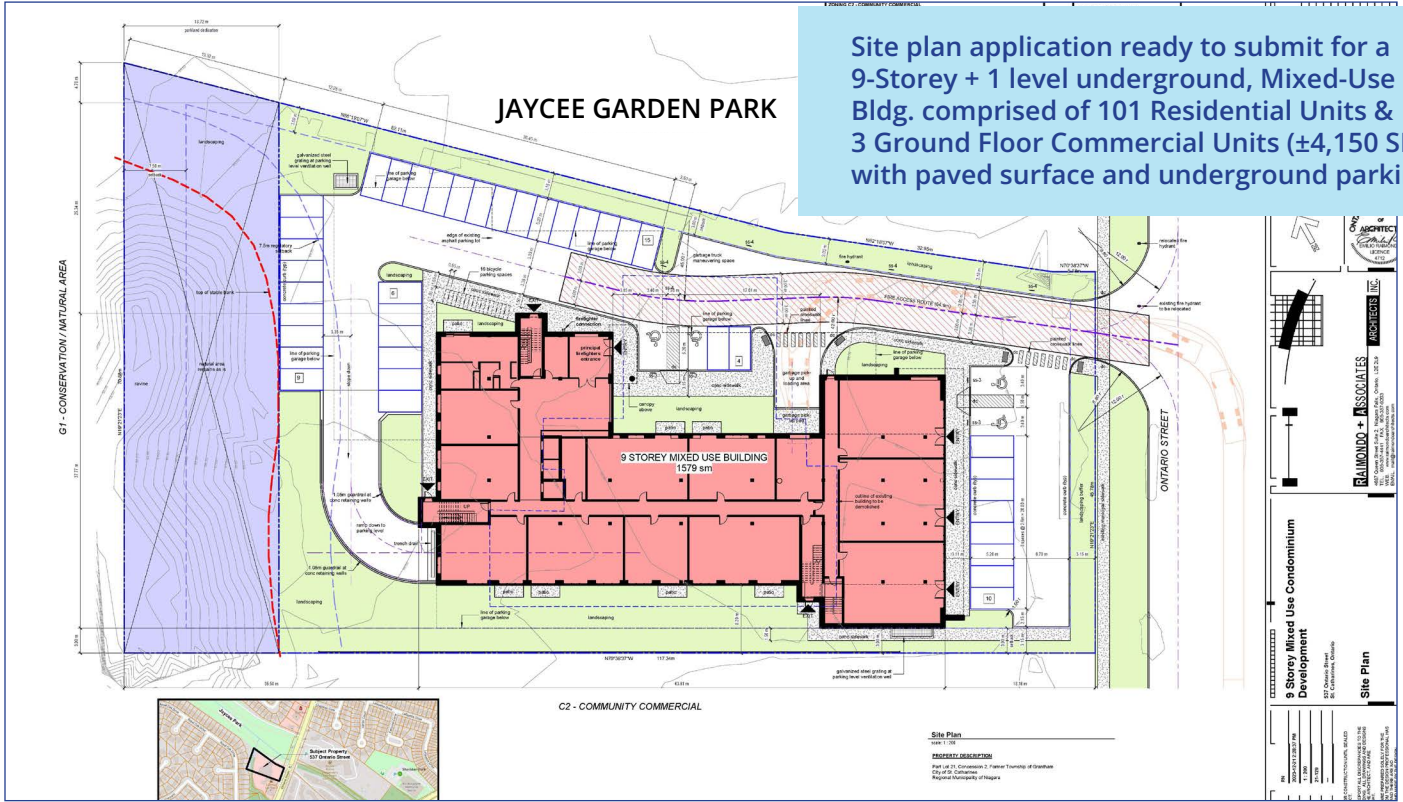
QEW Highway Access
at Ontario Street ±1km



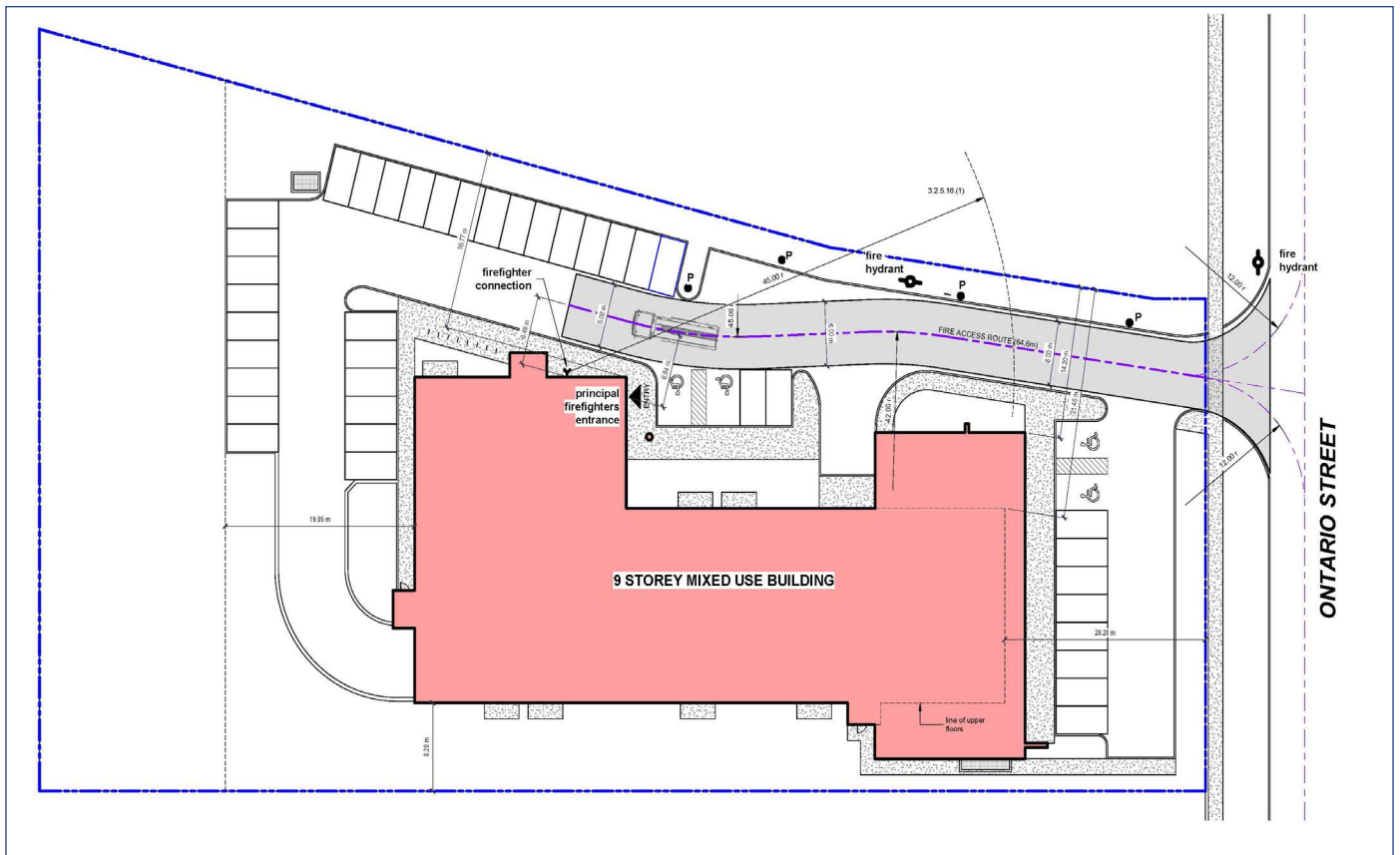
Site Plan
Application Ready



Site Plan



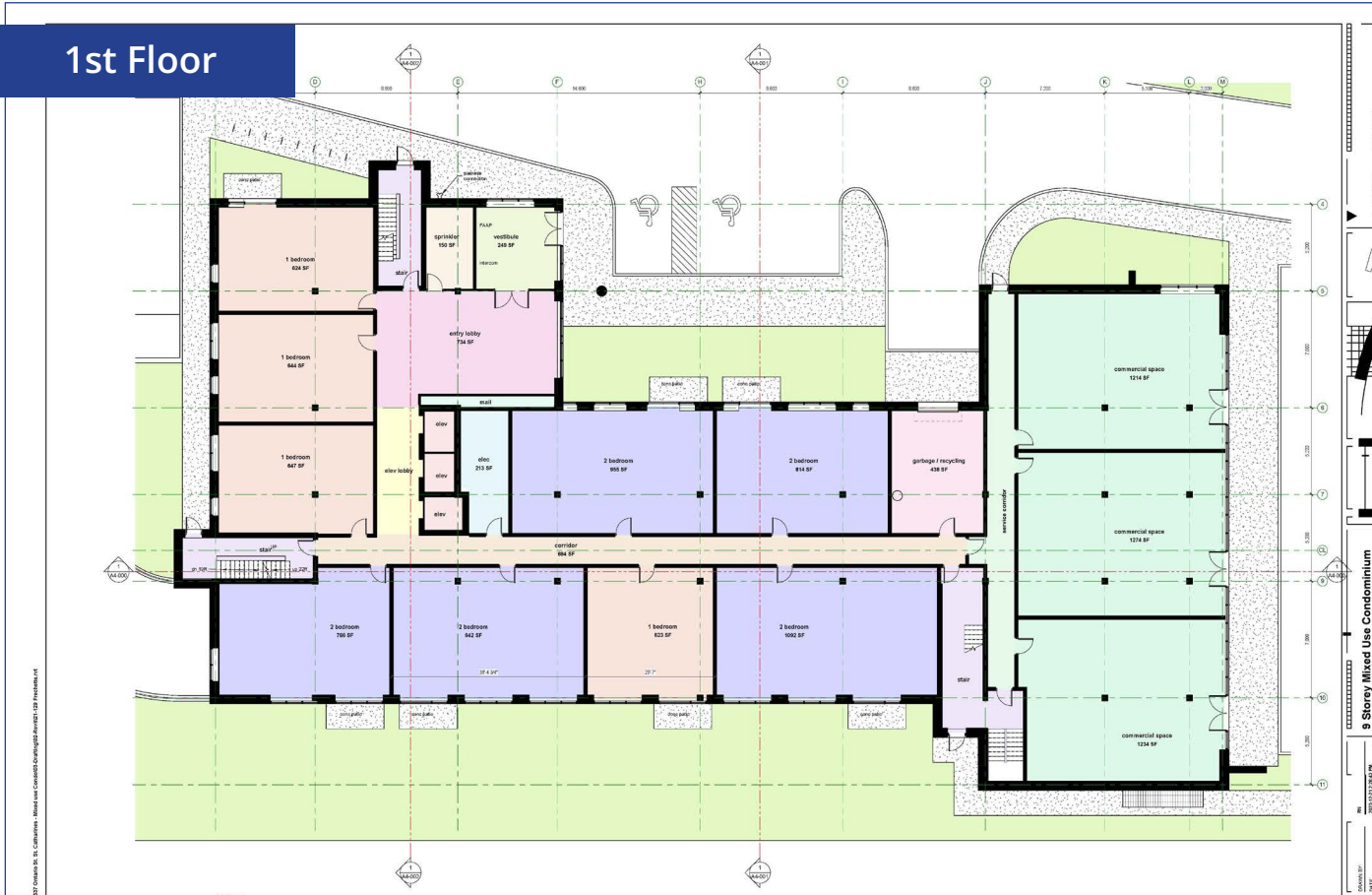
Site plan application ready to submit for a 9-Storey + 1 level underground, Mixed-Use Bldg. comprised of 101 Residential Units & 3 Ground Floor Commercial Units (±4,150 SF) with paved surface and underground parking



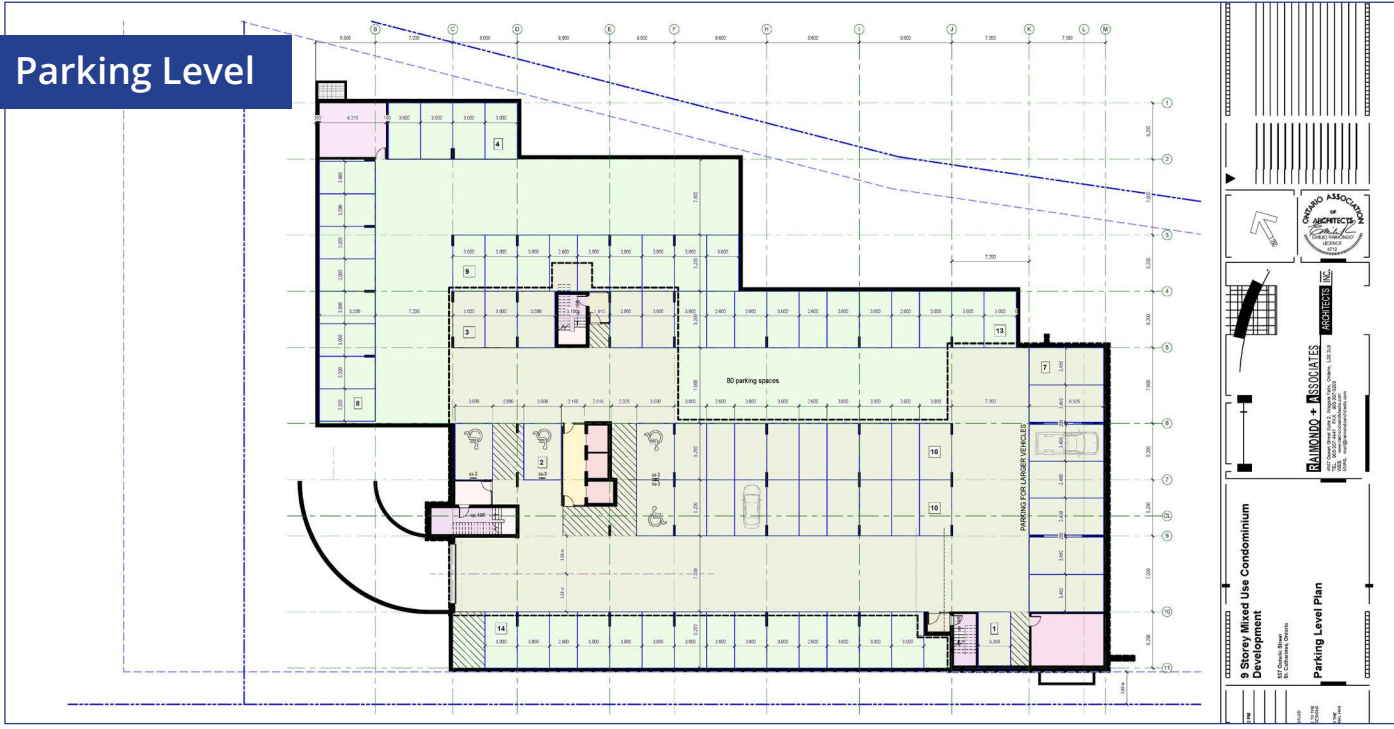
Site Plan



1st Floor

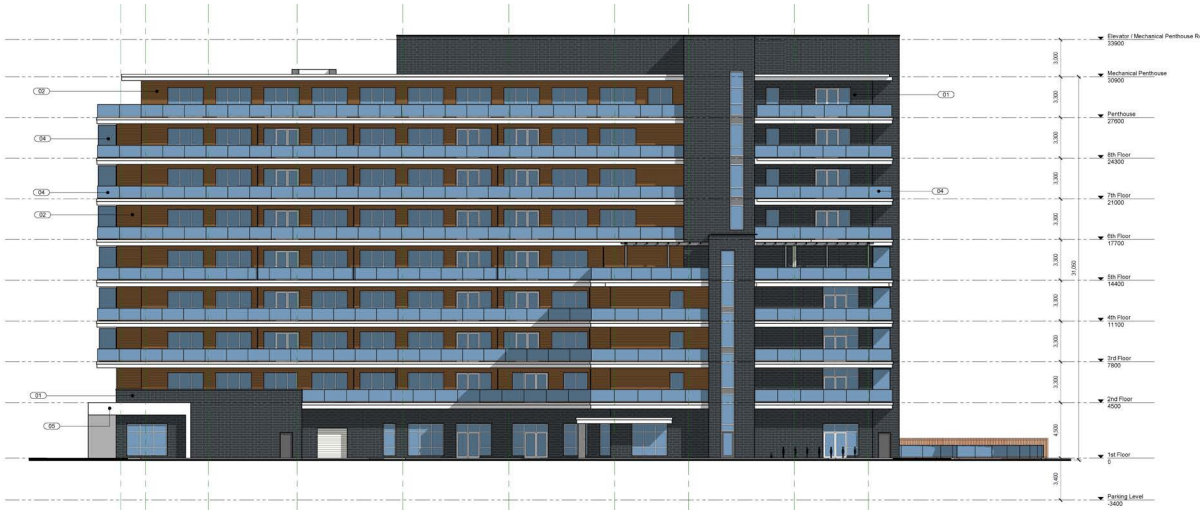


Parking Level

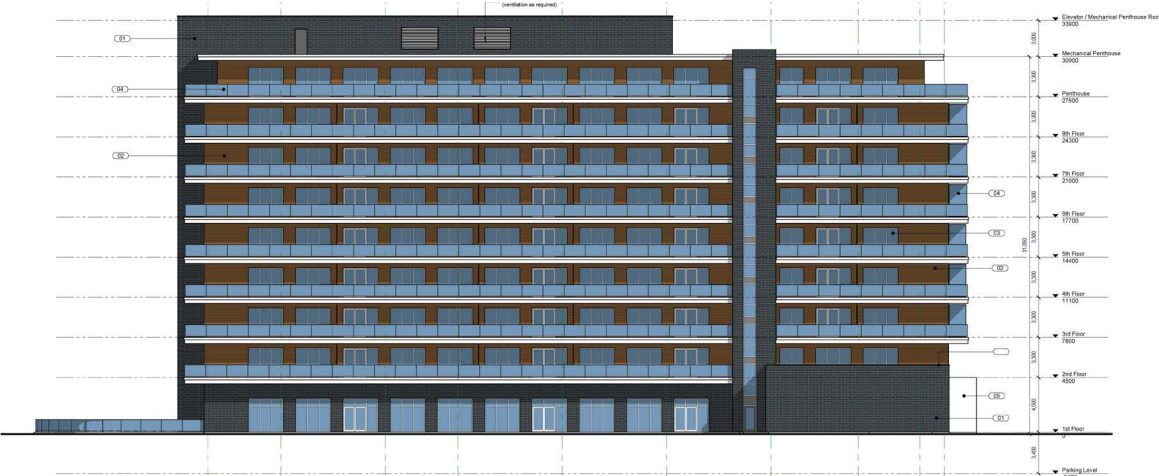


Elevation Plan

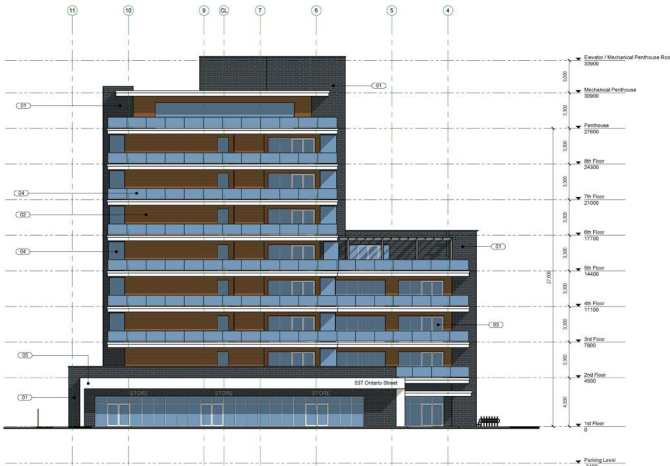
Building North Elevation



Building South Elevation



Building East Elevation



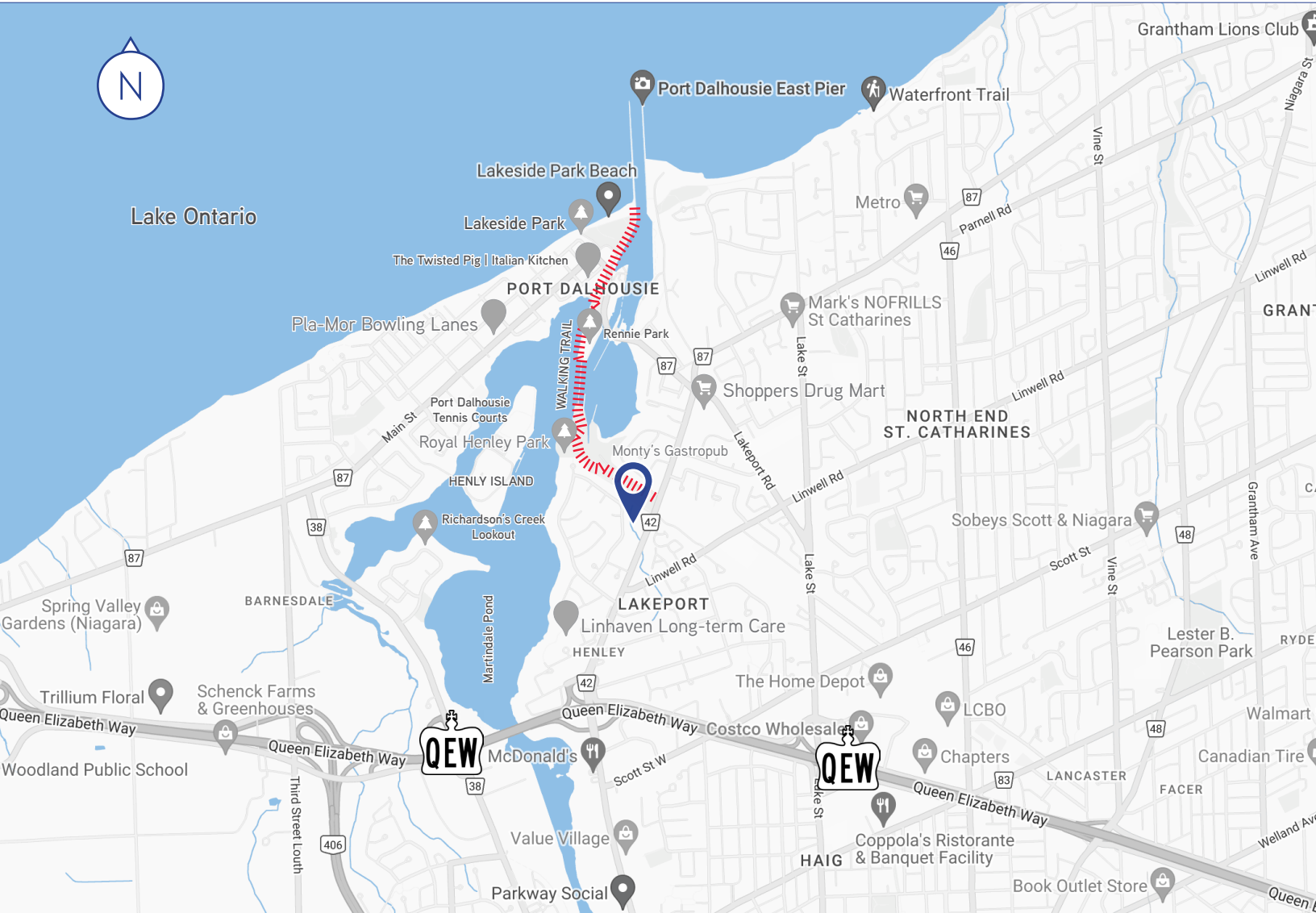
Building West Elevation





Location Highlights

 Jaycee Gardens Park & Green Ribbon Trail



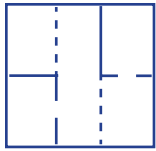
±1.65 Acres zoned
Community Commercial ready
for site plan application.



Parcel backs onto the Jaycee Gardens
Park + Trail, just a ±1km walk to Port
Dalhousie along the walking trail



Easy QEW Highway Access
at Ontario Street ±1km



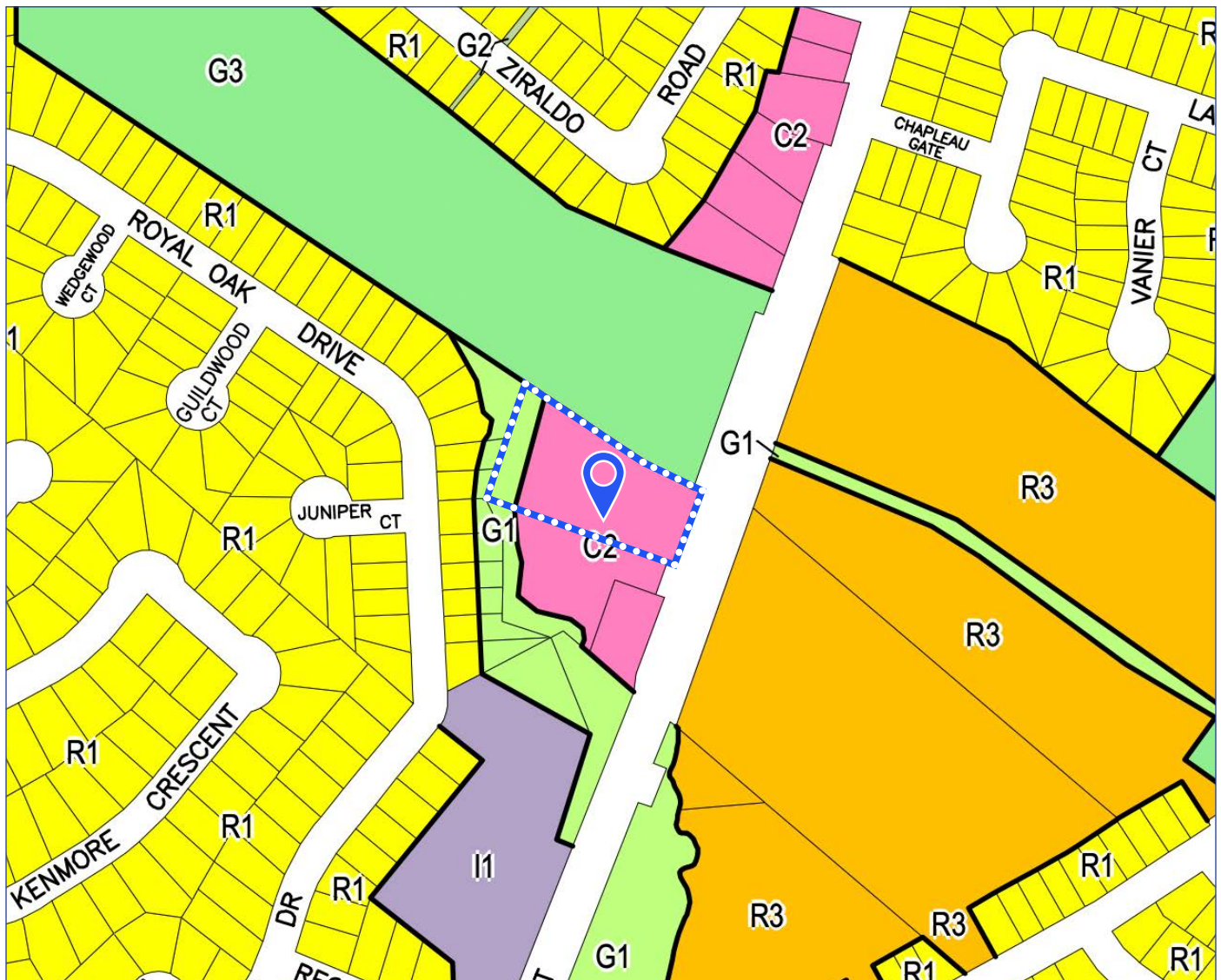
Zoning C2

Community Commercial Permitted Uses

No person shall within any C2 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)

- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College





Area Neighbours

Walking Trail from Jaycee Gardens Park to Port Dalhousie along Martindale Pond



VIEW ONLINE 

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\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

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CONTACT:

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ralph.roselli@colliers.com

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COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

www.collierscanada.com/niagara



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