

FOR SALE

345 Scott Street &
403 Vine Street,
St. Catharines, ON

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Two Parcels Totalling ±1.2 Acres with 14-Storey Multi-Residential Potential

Colliers International Niagara Ltd., Brokerage

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Property Highlights

- ±1.2 Acres w/ 14-Storey Multi-Residential Development Potential
- Located on the NW corner of Scott St. & Vine St.
- Close to Grantham Plaza, Sobeys, Shoppers Drug Mart, Dollarama, Lost'n Found Yoga, Giant Tiger, and many more...

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Listing Specifications

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Location	NW Corner of Scott Street & Vine Street
PIN	462530063 & 462530066
Site Area	TOTAL: ±1.2 Acres 403 Vine Street: ±0.55 Acres 325 Scott Street: ±0.65 Acres
Building Area	Former Automotive Shop: ±3,750 SF (Located on 403 Vine Street Parcel)
Zoning	C2 - Community Commercial
Asking Price	\$6,000,000
Taxes (2025)	TBD
Comments	<ul style="list-style-type: none">• 14-storey multi-residential development potential• Located at a busy corner w/ great exposure• Close to QEW Highway access• Surrounded by many amenities• Located on a public transit route



Location Overview

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4

minutes to
QEW Highway Access

8

minutes to
Highway 406 Access

10

minutes to Downtown
St. Catharines

12

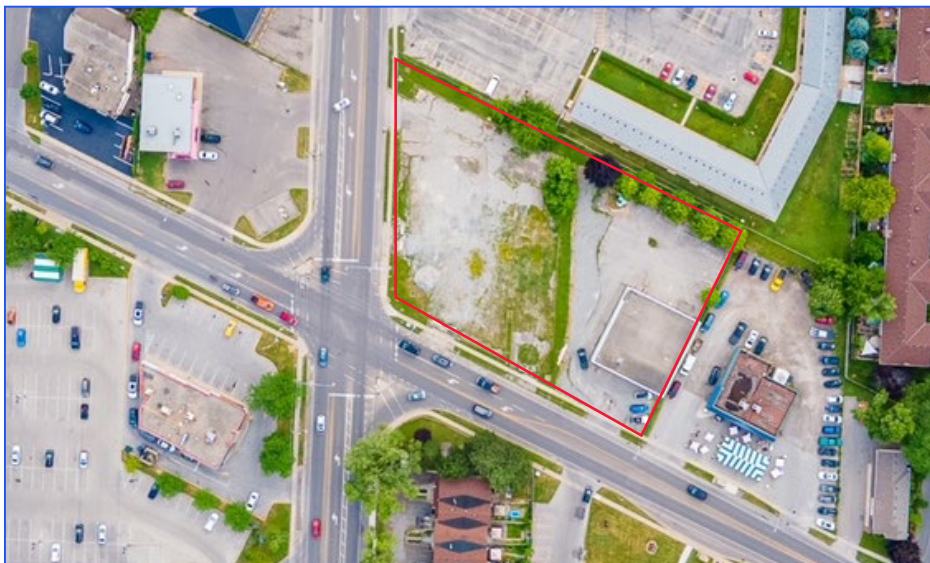
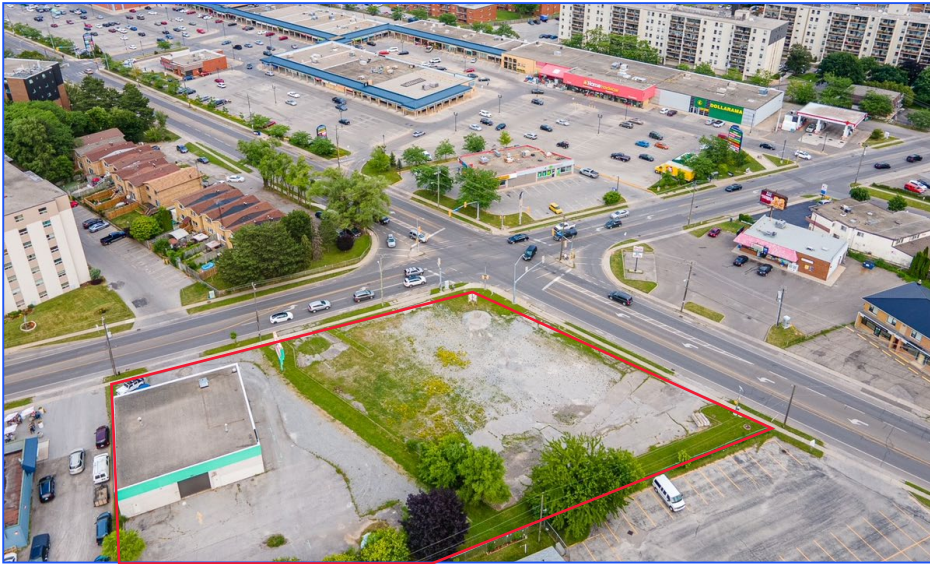
minutes to Outlet
Collection at Niagara

21

minutes to
Clifton Hills

Property Photos

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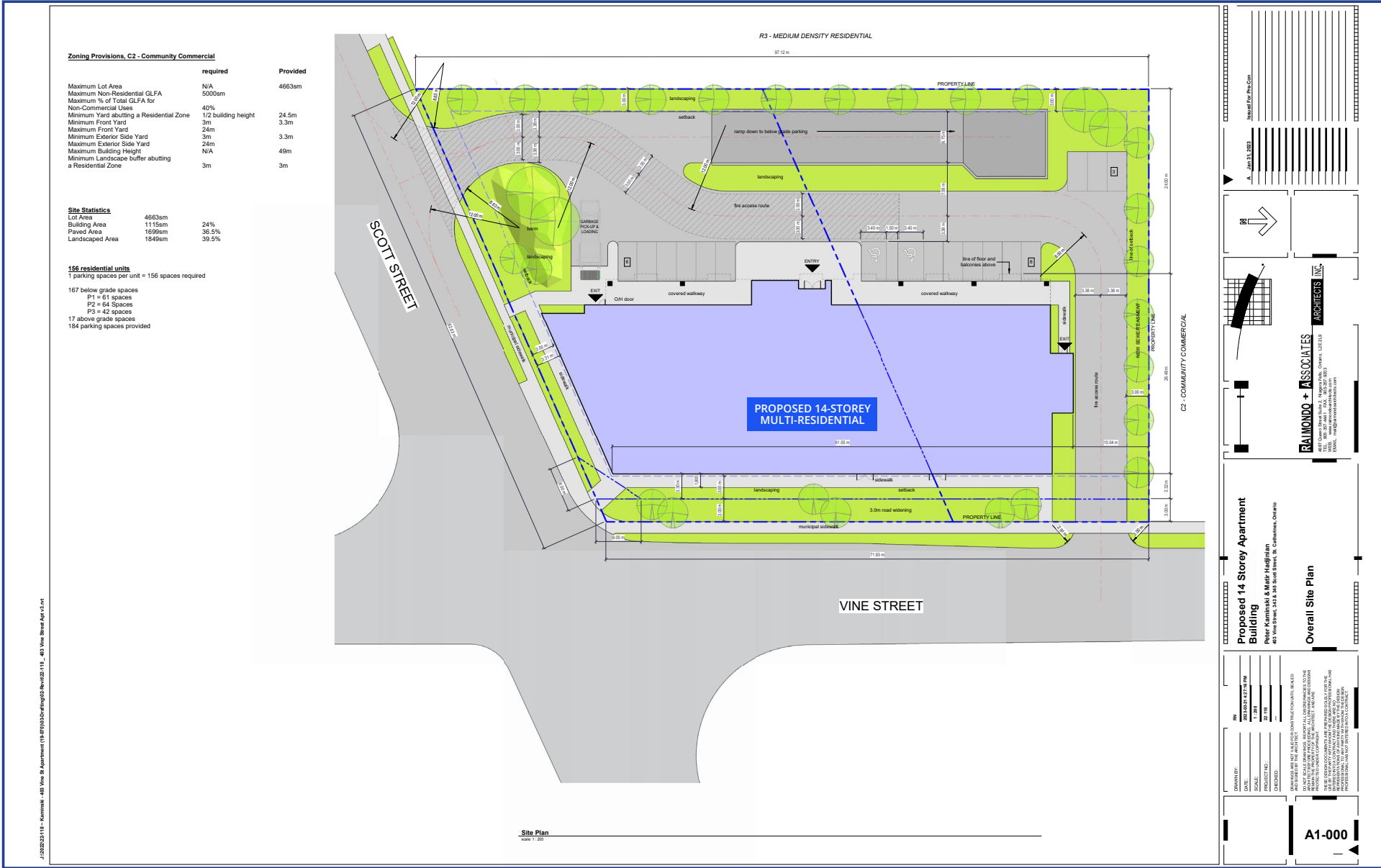


Property Photos

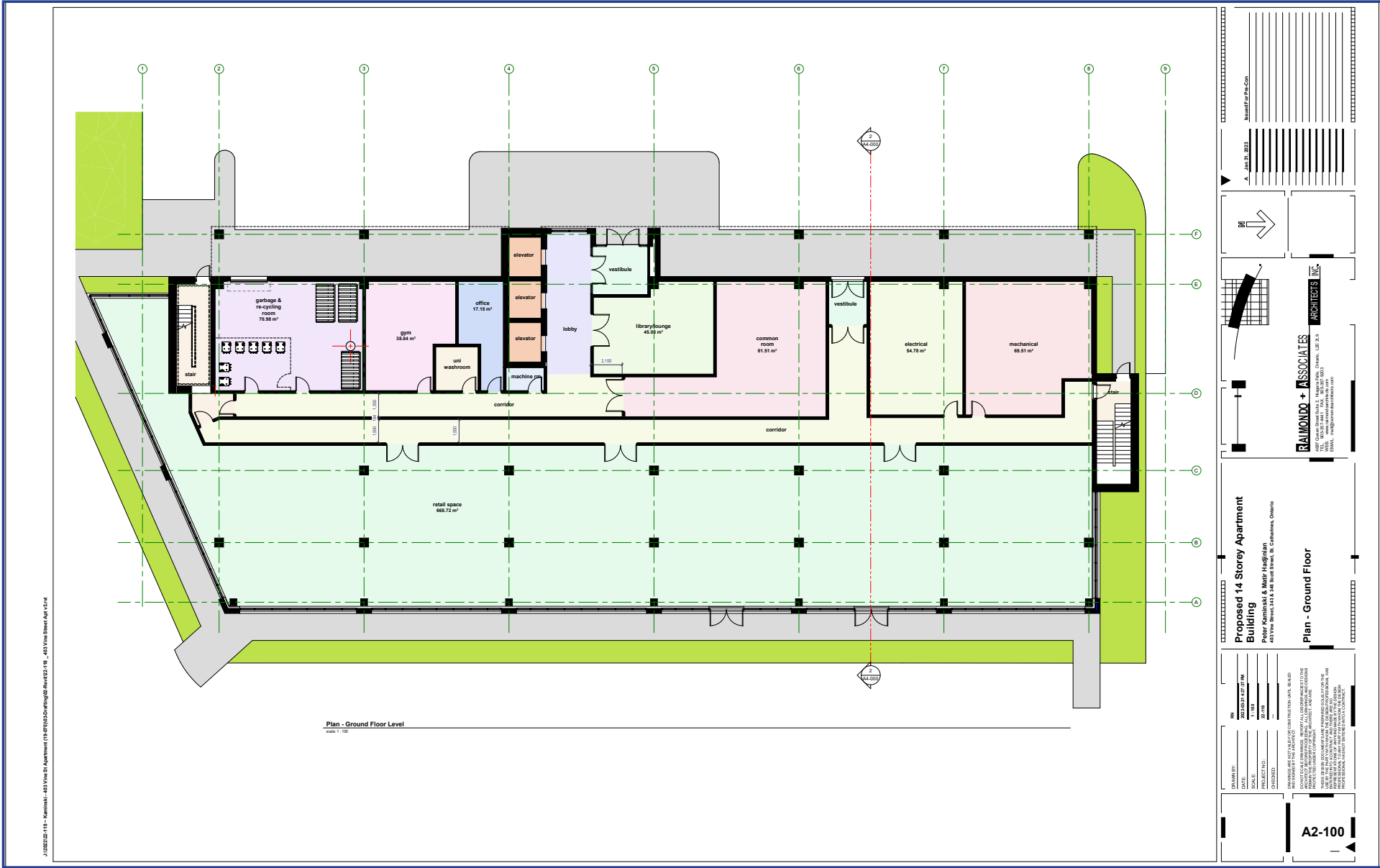
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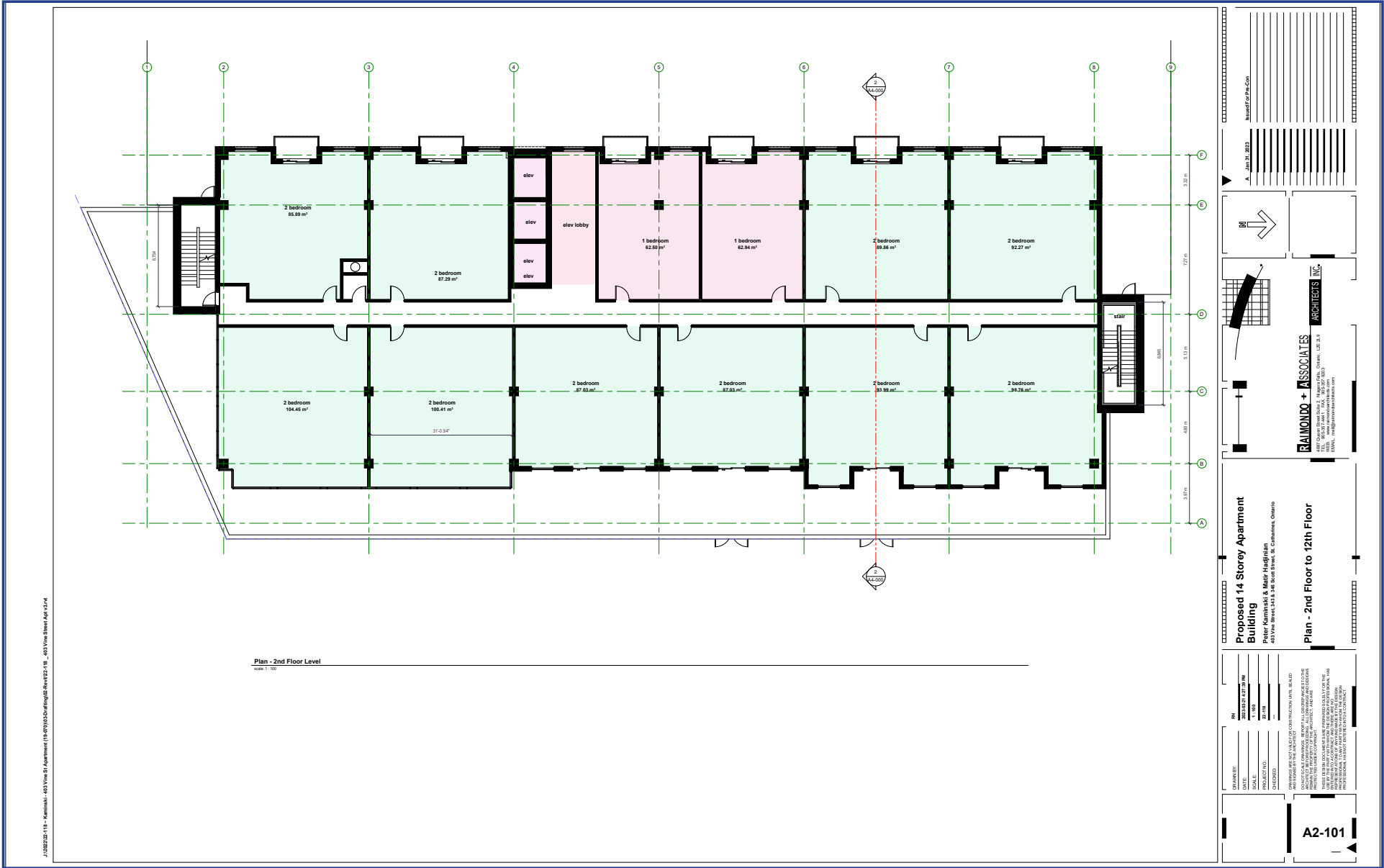
Proposed Site Plan



Ground Floor Level Plan



Second Floor Level Plan



North & West Elevation



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[illegible]

Perspective Rendering



East perspective



South East perspective 2

Project Name: Proposed 14 Storey Apartment Building
Client: Peter Kaminski & Maja Hadjilov
Address: 403 Vine Street, 345 Scott Street, St. Catharines, Ontario

Architect: RAIMONDO + ASSOCIATES ARCHITECTS INC.
1000 Highway 10 West, Suite 200, St. Catharines, Ontario L2R 3L3
Tel: (905) 326-4444 Fax: (905) 326-4444
Email: info@ramondopartners.com

Scale: 1/8" = 1'-0"

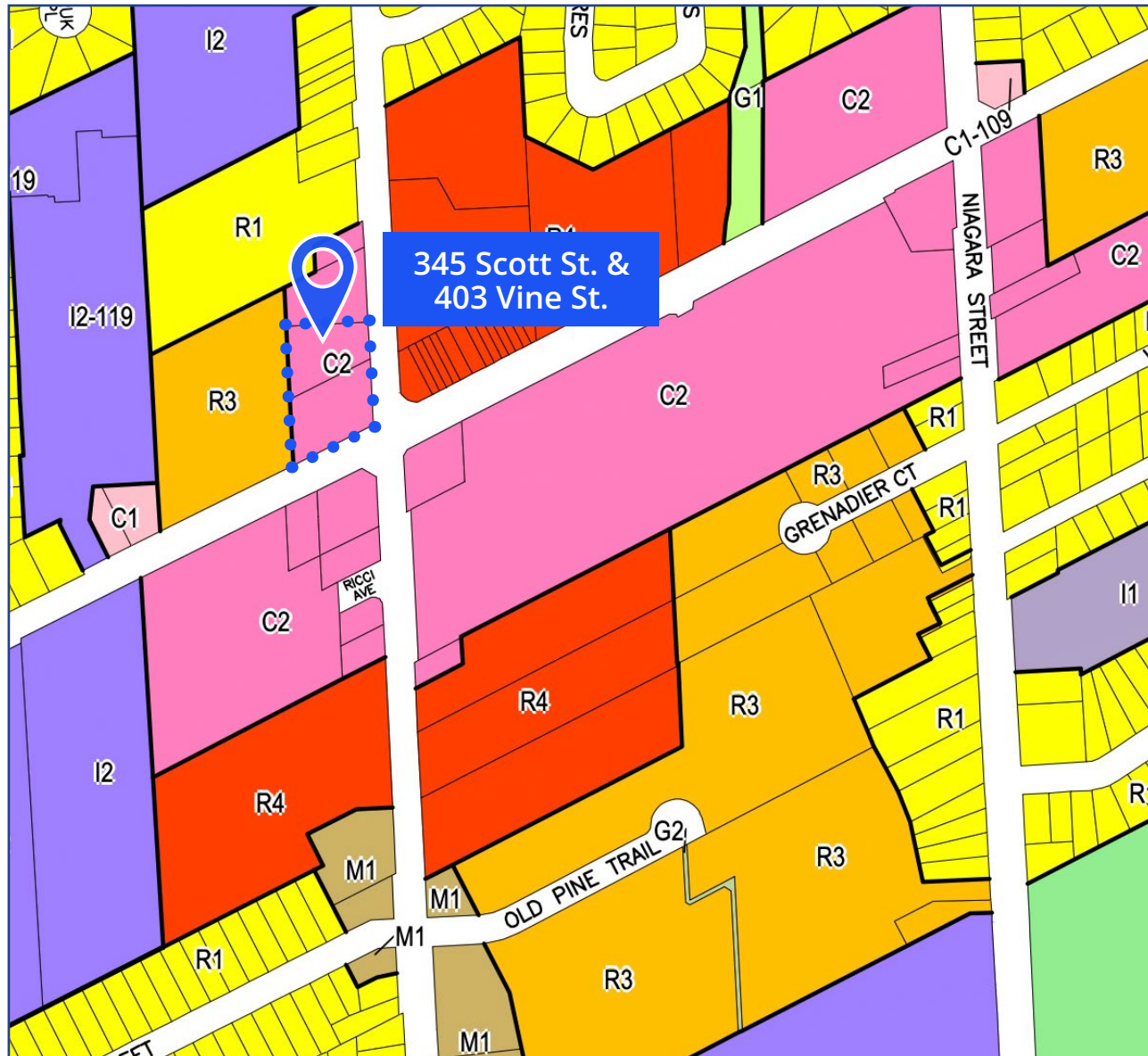
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Checked By: [Signature]
Date: [Date]

Project No: [Number]
Sheet No: A3-200

Notes:
1. All dimensions are in feet and inches unless otherwise noted.
2. All elevations are shown in perspective.
3. All elevations are shown in perspective.
4. All elevations are shown in perspective.

C2 – Community Commercial Zone

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Permitted 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

\$4.9B+

Annual revenue

2B

Square feet managed

23,000

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 May 2025

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Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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