

# FOR SALE

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

Colliers



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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...



# Listing Specifications

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**Location** NW Corner of Scott Street & Vine Street

**PIN** 462530063 & 462530066

**Site Area**  
TOTAL:  $\pm 1.2$  Acres  
403 Vine Street:  $\pm 0.55$  Acres  
325 Scott Street:  $\pm 0.65$  Acres

**Building Area** Former Automotive Shop:  $\pm 3,750$  SF  
(Located on 403 Vine Street Parcel)

**Zoning** C2 - Community Commercial

**Asking Price** \$6,000,000

**Taxes (2025)** TBD

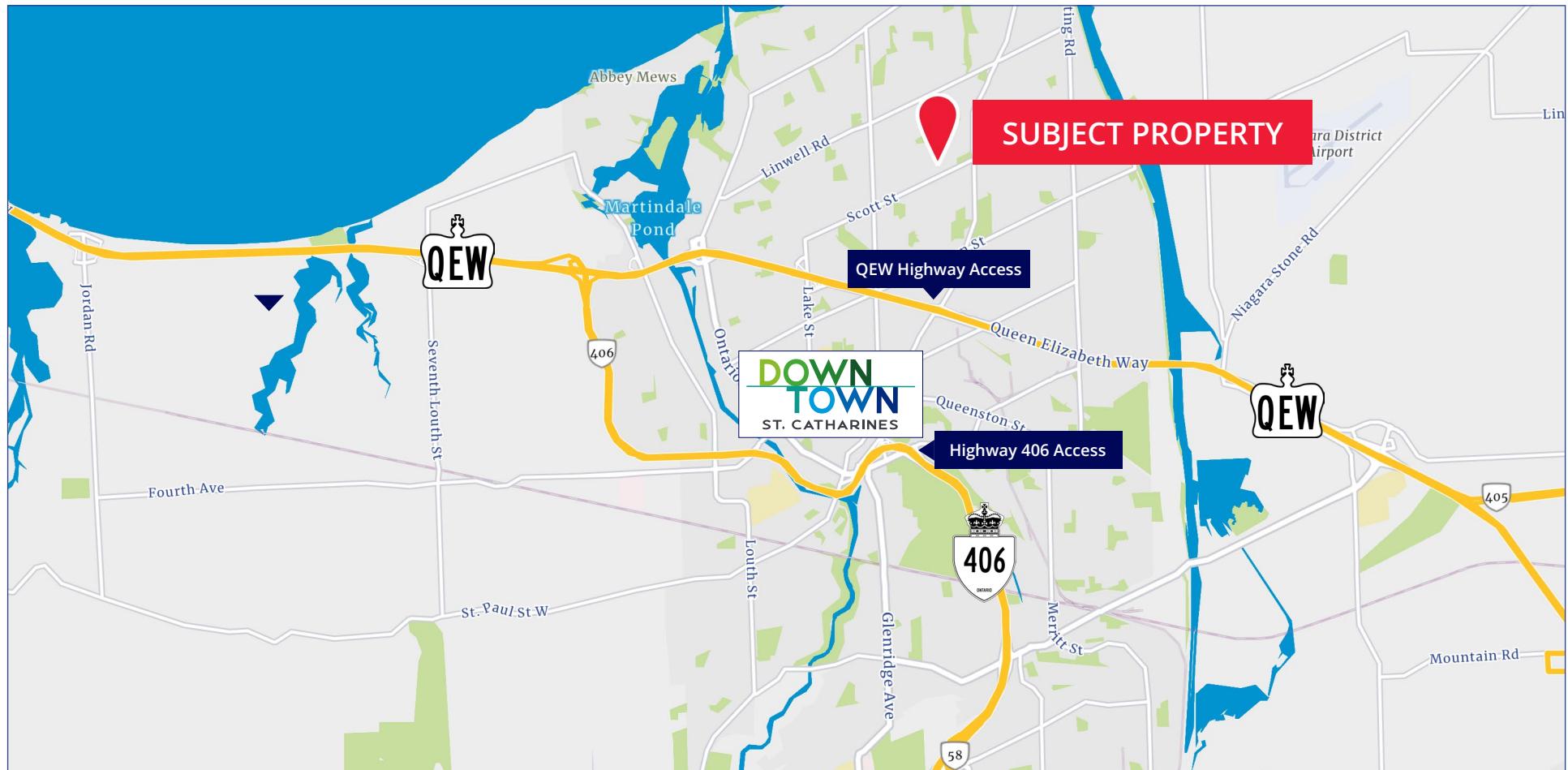
**Comments**

- 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  
QEWR 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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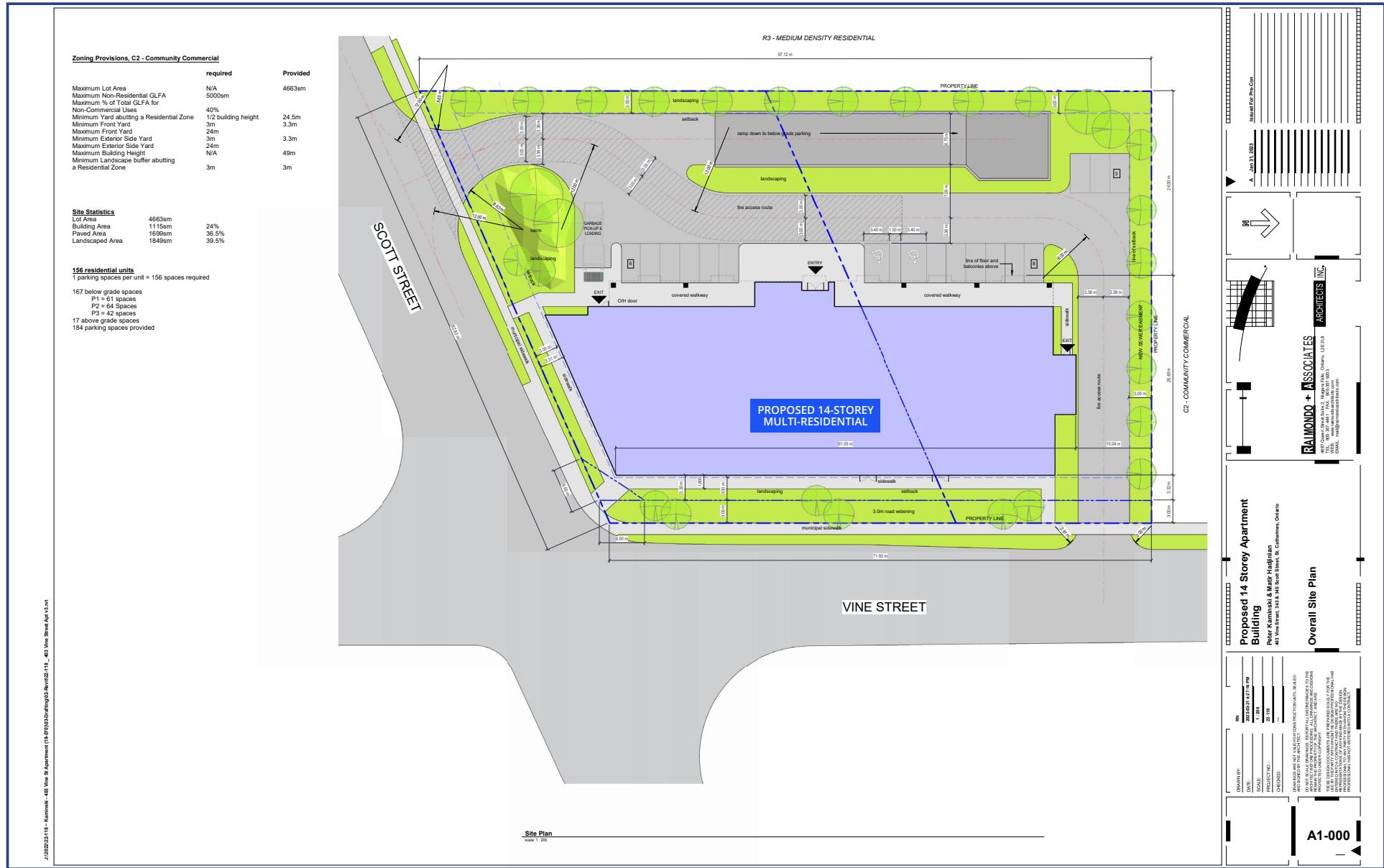


# Property Photos

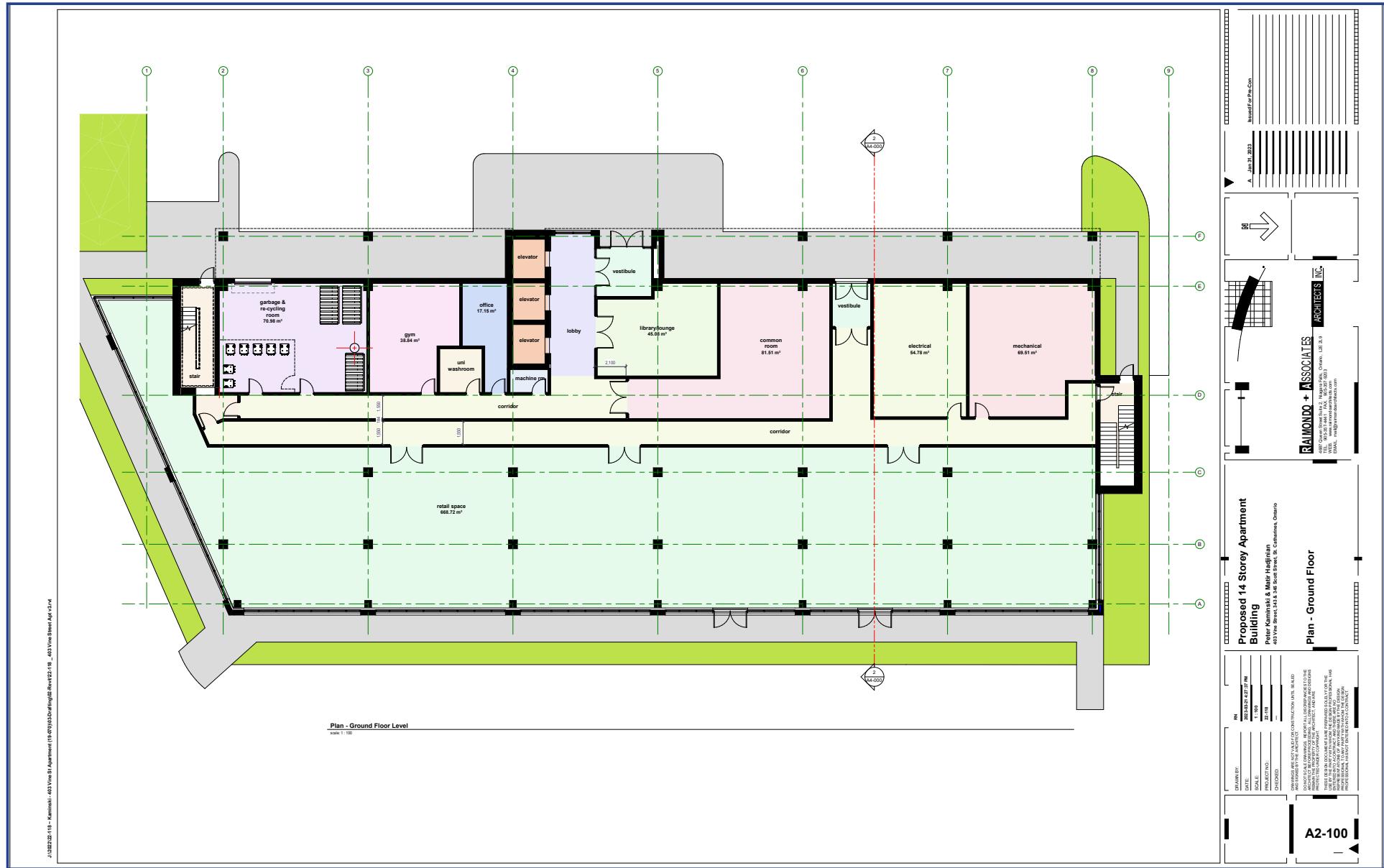
Colliers



# Proposed Site Plan

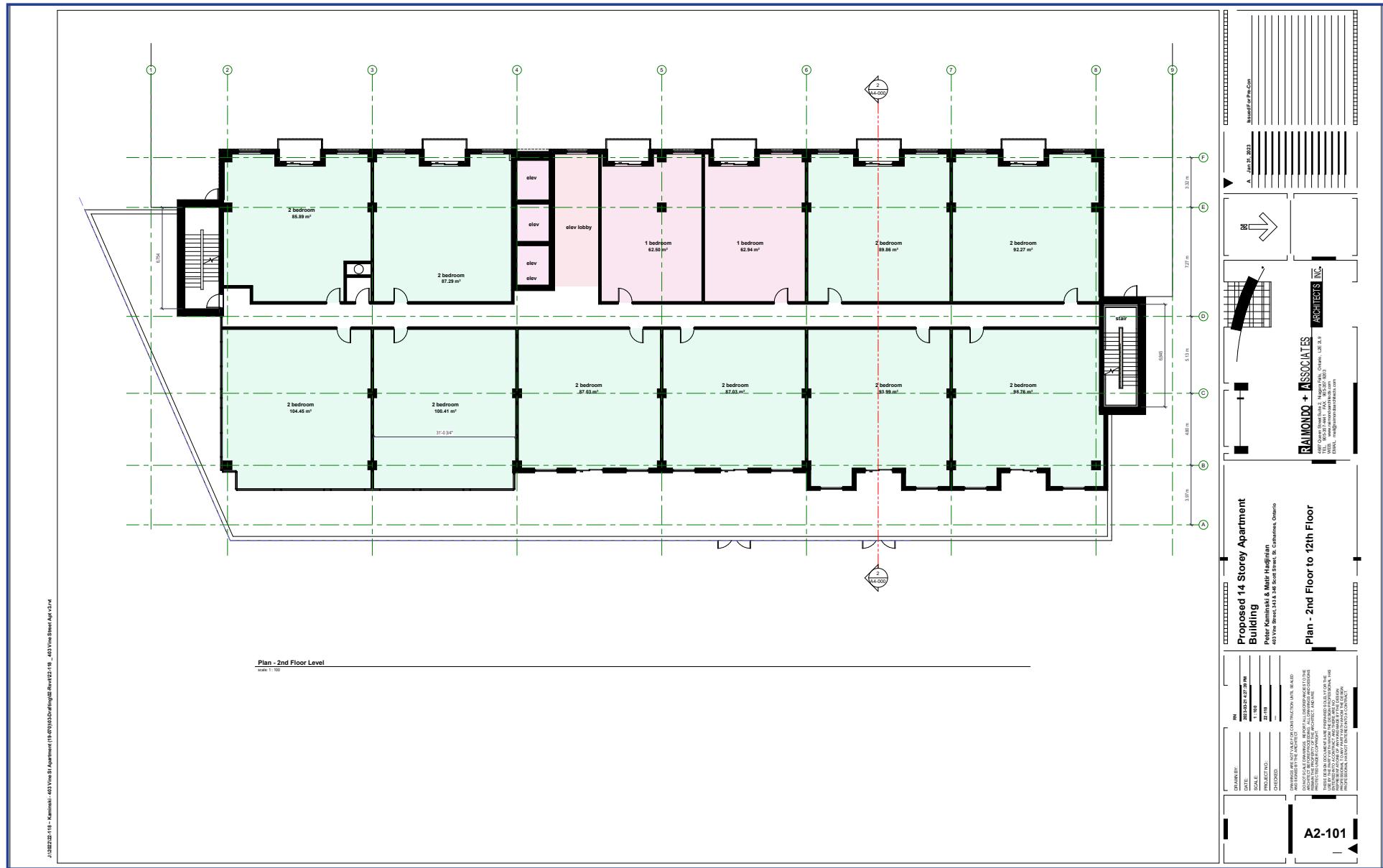



# Ground Floor Level Plan



## DEVELOPMENT OPPORTUNITY

# Second Floor Level Plan



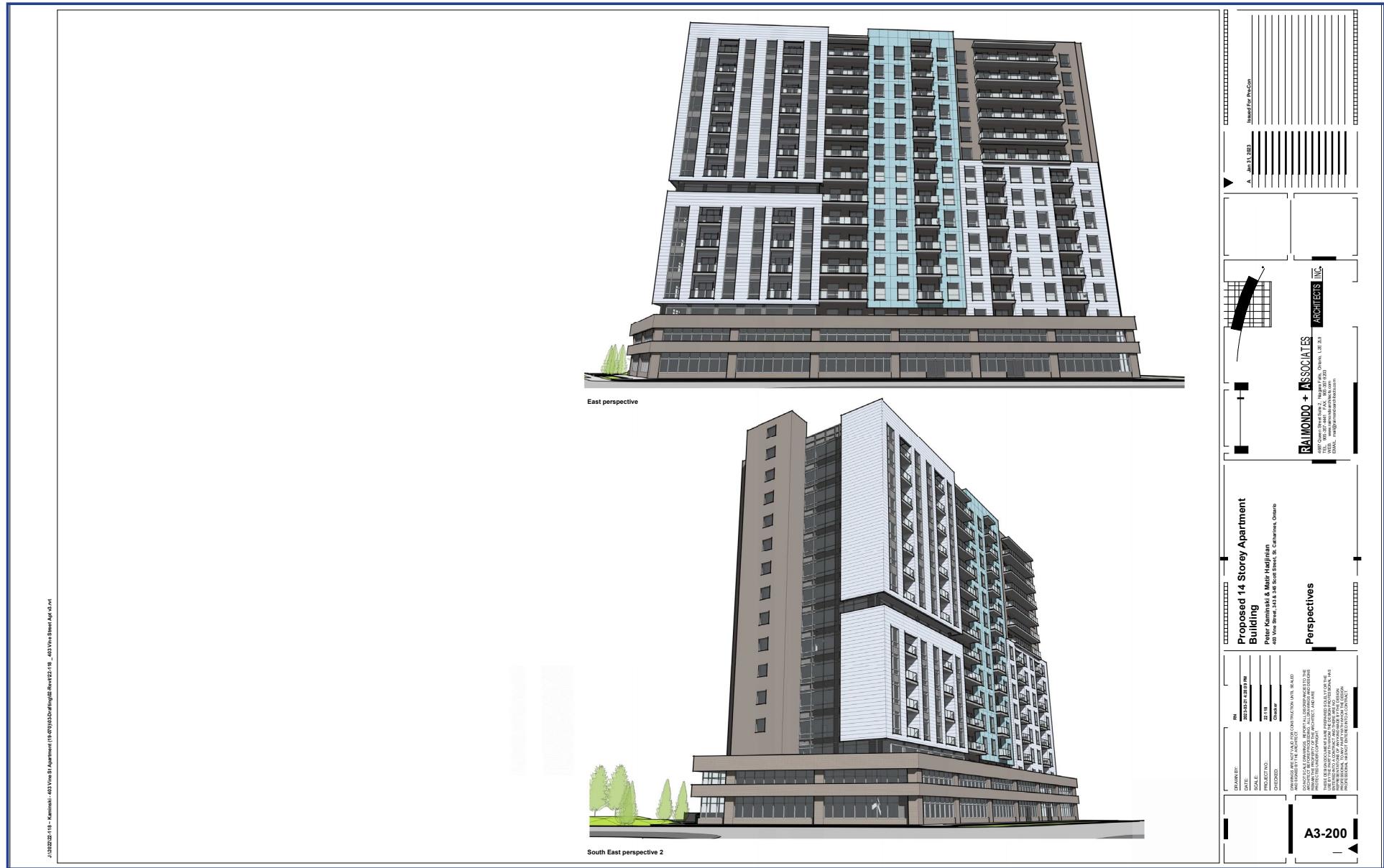
# North & West Elevation



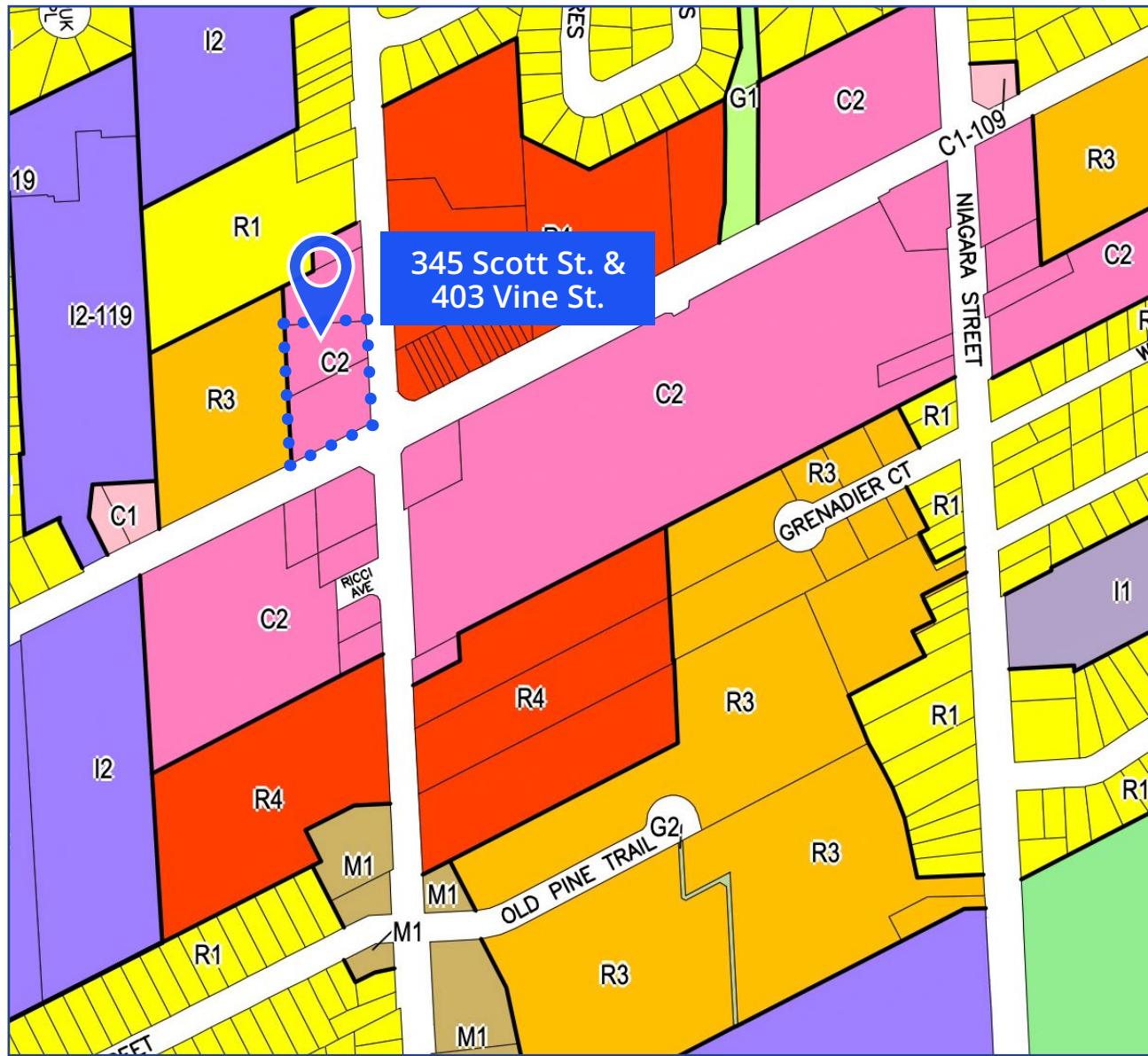
# South & East Elevation



# Perspective Rendering



# C2 - Community Commercial Zone



## 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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