



# FOR SALE

Colliers

403 Vine St.  
±0.55 ACRES  
PIN: 462530063

## 403 VINE STREET | ST. CATHARINES | ONTARIO

±3,750 SF Building on ±0.55 AC w/ Potential Conversion to Medical Office

LIST PRICE | **\$2,850,000**

**Colliers International Niagara Ltd., Brokerage**

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# Property Highlights

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- ±3,750 SF Building on ±0.55 AC w/ Potential Conversion to Medical Office
- 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...
- Committee of Adjustment approved an amendment to allow 100% office for the purposes of medical/dental usage, or any other professional use for that matter.
- Environmental site assessments have been complete with Record of Site Condition





# Listing Specifications



Location	NW Corner of Scott Street & Vine Street
PIN	462530063
Lot Size	±0.55 Acres
Lot Dimension	Frontage: ±85.21 ft.   Depth: ±205.47 ft.
Building Area	±3,750 SF
Zoning	C2 - Community Commercial
Asking Price	\$2,850,000
Taxes (2024)	\$18,129 (Estimated)
Comments	<ul style="list-style-type: none"><li>• Located near a busy corner w/ great exposure</li><li>• Plenty on-site parking</li><li>• 2 overhead doors in both front and rear</li><li>• Close to QEW Highway access</li><li>• Surrounded by many amenities</li></ul>



# 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

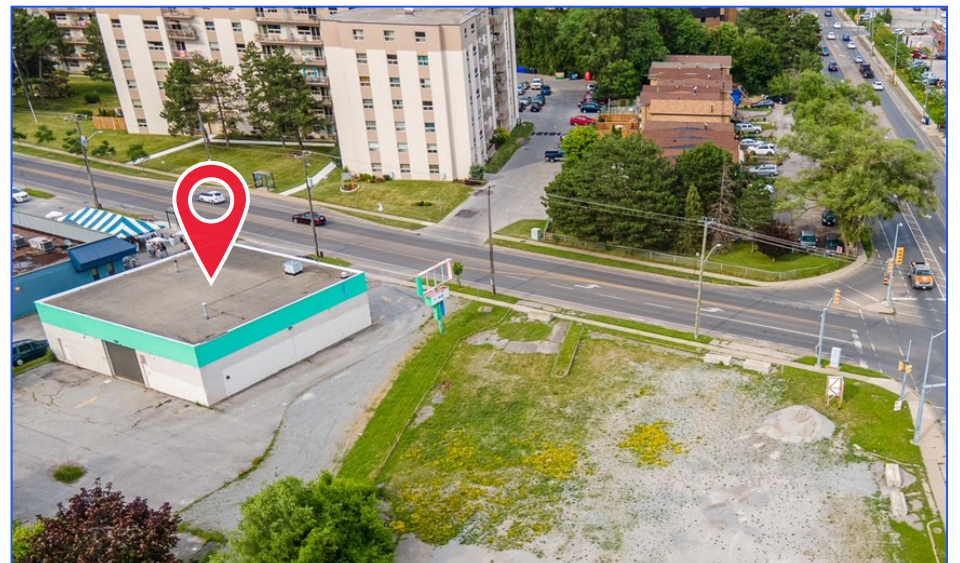
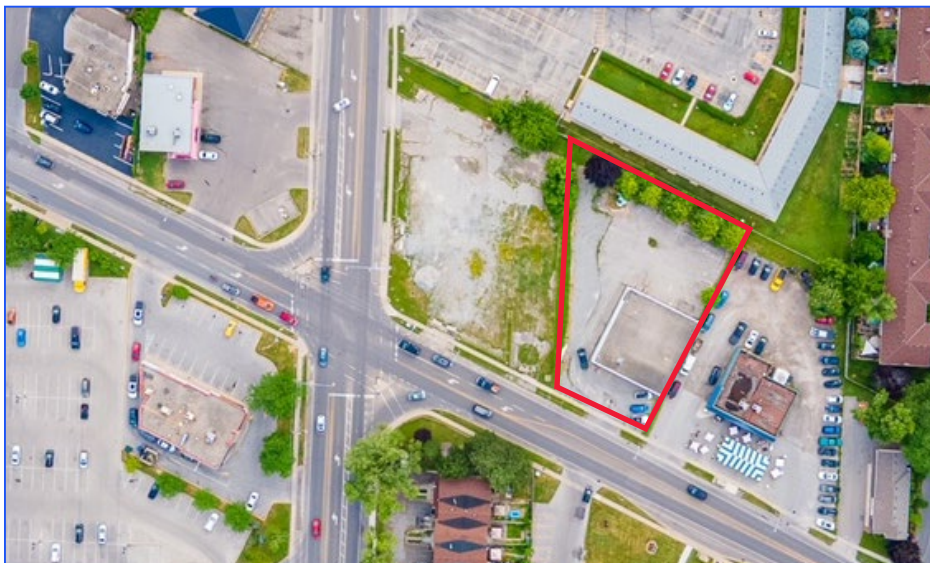
21

minutes to  
Clifton Hills



# Property Photos

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# Property Photos

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# Rendering Photo

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## Colliers



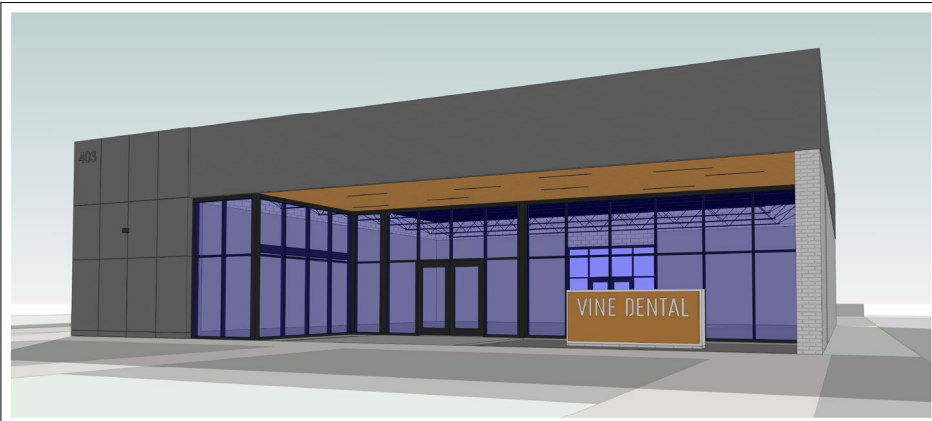


## Colliers





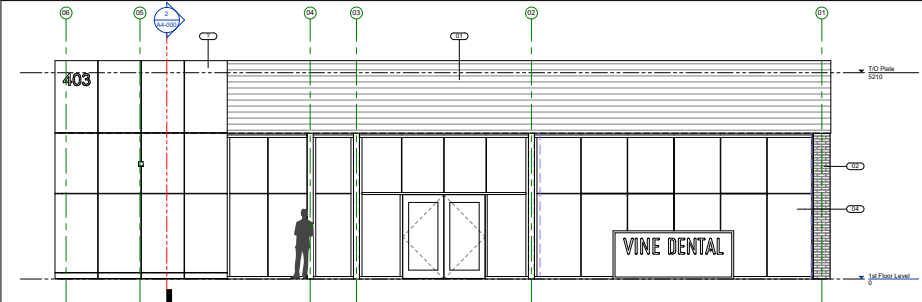
# Elevations & 3D View



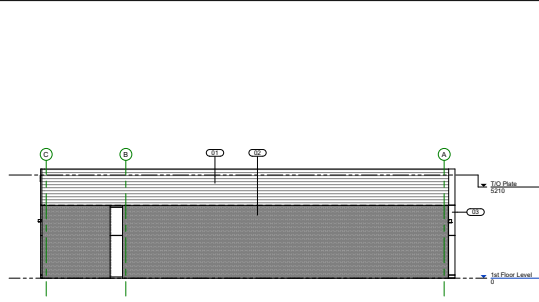
3D View (Street)



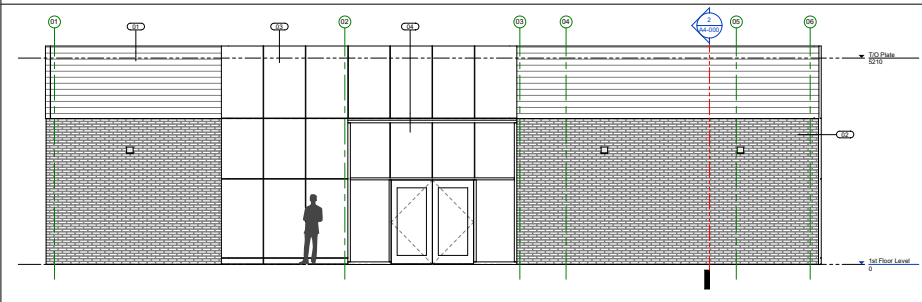
3D View (Parking)



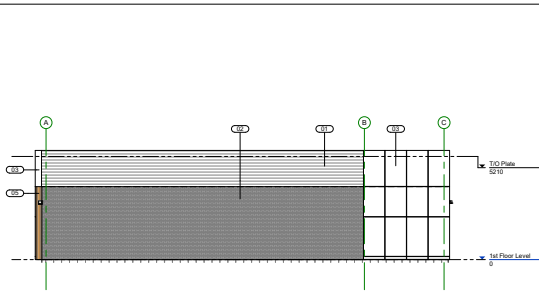
Elevation - East



Elevation - North



Elevation - West



Elevation - South

Material Schedule				
Mark	Description	Manufacturer	Model	Comments
01	Horizontal aluminum siding (dark finish)	Luxor	4" x 8" - 1/2" profile	Black metal finish
02	Brick veneer (glazed and painted or light finish)	—	—	Glazed and painted (Benjamin Moore Albacore White - OC 125)
03	Aluminum composite panels (dark finish)	Alucobond	Alucobond Plus	Black metal finish
04	Architectural vision glassing	Kawneer	1800 SSG	Black anodized finish
05	Horizontal aluminum siding (wood finish)	Luxor	4" x 8" - 1/2" profile	Woodgrain metal finish

1. 403 Vine Street	2. 403 Vine Street	3. 403 Vine Street	4. 403 Vine Street	5. 403 Vine Street	6. 403 Vine Street	7. 403 Vine Street	8. 403 Vine Street	9. 403 Vine Street	10. 403 Vine Street	11. 403 Vine Street	12. 403 Vine Street	13. 403 Vine Street	14. 403 Vine Street	15. 403 Vine Street	16. 403 Vine Street	17. 403 Vine Street	18. 403 Vine Street	19. 403 Vine Street	20. 403 Vine Street	21. 403 Vine Street	22. 403 Vine Street	23. 403 Vine Street	24. 403 Vine Street	25. 403 Vine Street	26. 403 Vine Street	27. 403 Vine Street	28. 403 Vine Street	29. 403 Vine Street	30. 403 Vine Street	31. 403 Vine Street	32. 403 Vine Street	33. 403 Vine Street	34. 403 Vine Street	35. 403 Vine Street	36. 403 Vine Street	37. 403 Vine Street	38. 403 Vine Street	39. 403 Vine Street	40. 403 Vine Street	41. 403 Vine Street	42. 403 Vine Street	43. 403 Vine Street	44. 403 Vine Street	45. 403 Vine Street	46. 403 Vine Street	47. 403 Vine Street	48. 403 Vine Street	49. 403 Vine Street	50. 403 Vine Street	51. 403 Vine Street	52. 403 Vine Street	53. 403 Vine Street	54. 403 Vine Street	55. 403 Vine Street	56. 403 Vine Street	57. 403 Vine Street	58. 403 Vine Street	59. 403 Vine Street	60. 403 Vine Street	61. 403 Vine Street	62. 403 Vine Street	63. 403 Vine Street	64. 403 Vine Street	65. 403 Vine Street	66. 403 Vine Street	67. 403 Vine Street	68. 403 Vine Street	69. 403 Vine Street	70. 403 Vine Street	71. 403 Vine Street	72. 403 Vine Street	73. 403 Vine Street	74. 403 Vine Street	75. 403 Vine Street	76. 403 Vine Street	77. 403 Vine Street	78. 403 Vine Street	79. 403 Vine Street	80. 403 Vine Street	81. 403 Vine Street	82. 403 Vine Street	83. 403 Vine Street	84. 403 Vine Street	85. 403 Vine Street	86. 403 Vine Street	87. 403 Vine Street	88. 403 Vine Street	89. 403 Vine Street	90. 403 Vine Street	91. 403 Vine Street	92. 403 Vine Street	93. 403 Vine Street	94. 403 Vine Street	95. 403 Vine Street	96. 403 Vine Street	97. 403 Vine Street	98. 403 Vine Street	99. 403 Vine Street	100. 403 Vine Street
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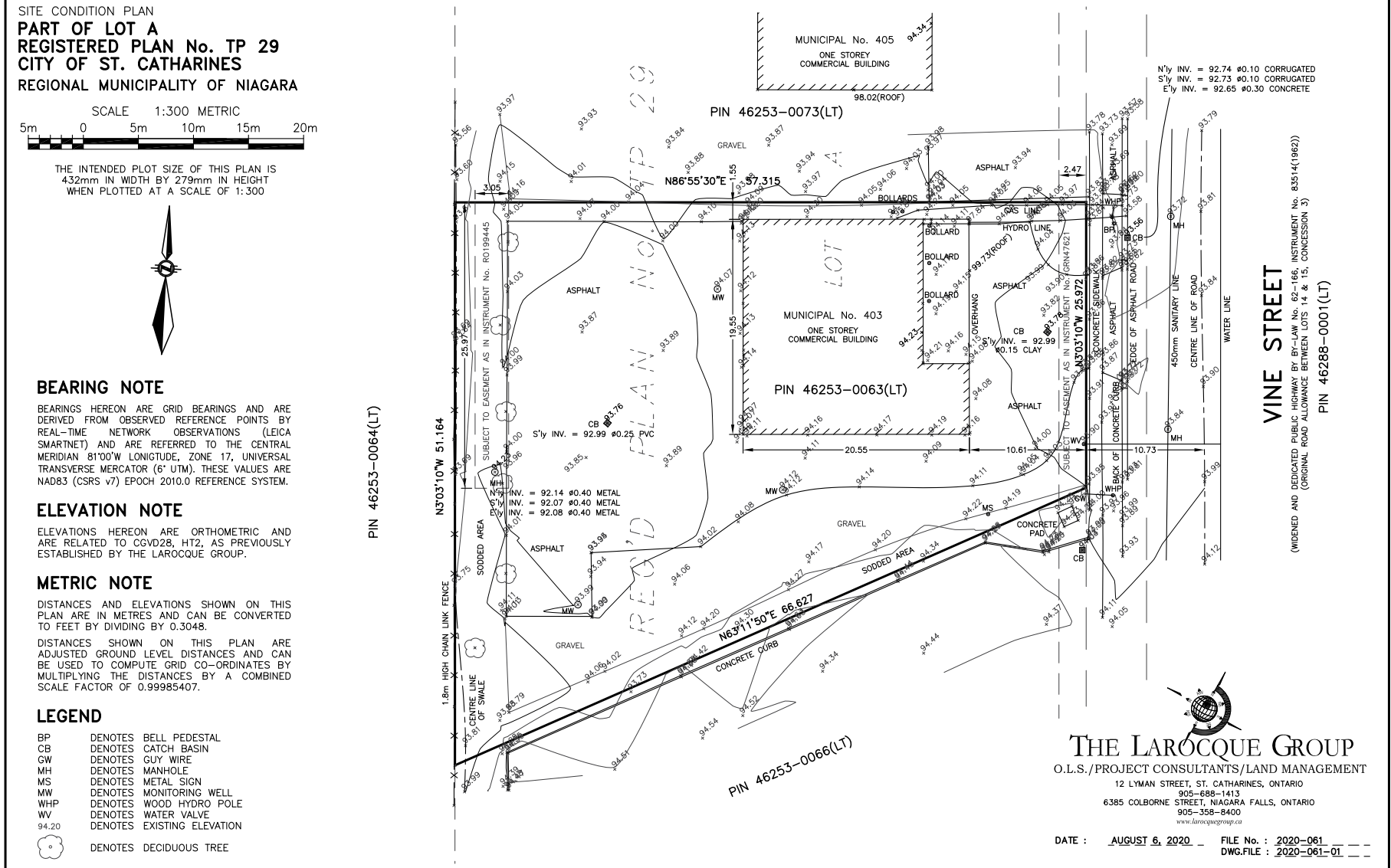
**403 Vine Street Renovation**  
403 Vine Street St. Catharines ON  
**Building Elevations**

**Project Information**  
PROJECT: 403 Vine Street Renovation  
DATE: 2024-01-15  
SCALE: 1/8" = 1'-0"  
DRAWN BY: J. Smith  
CHECKED BY: M. Jones  
PROJECT NO.: A3-000

**A3-000**



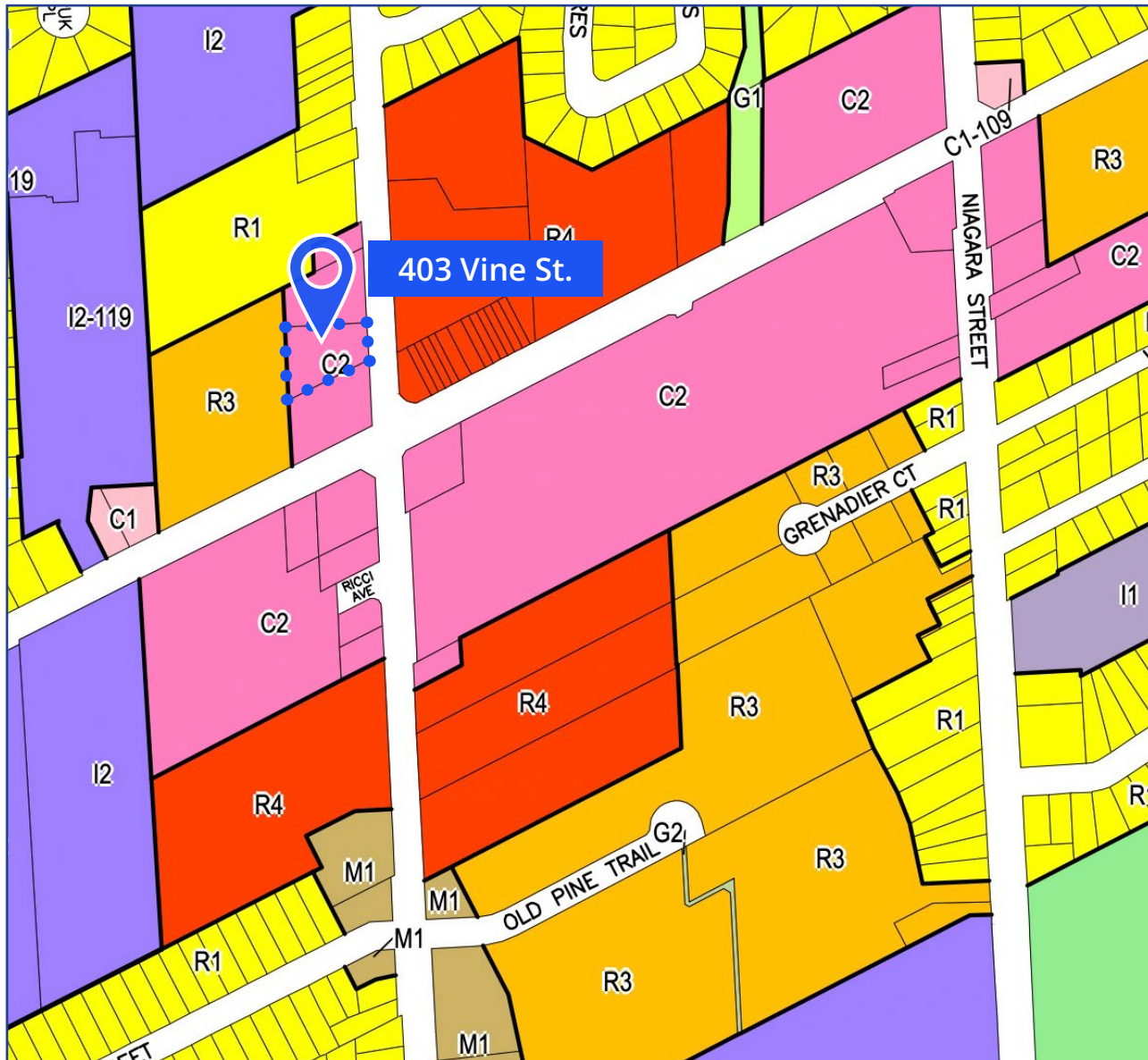
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# C2 – Community Commercial Zone

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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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*\*Sales Representative \*\*Broker*

*\*\*\*Sales Representative. Sotheby's International Realty Canada Brokerage*

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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](https://corporate.colliers.com), X @Colliers or LinkedIn.

## CONTACT:

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