

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

- ±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

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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 $\pm 3,750$ SF

Zoning C2 - Community Commercial

Asking Price \$2,850,000

Taxes (2024) \$18,129 (Estimated)

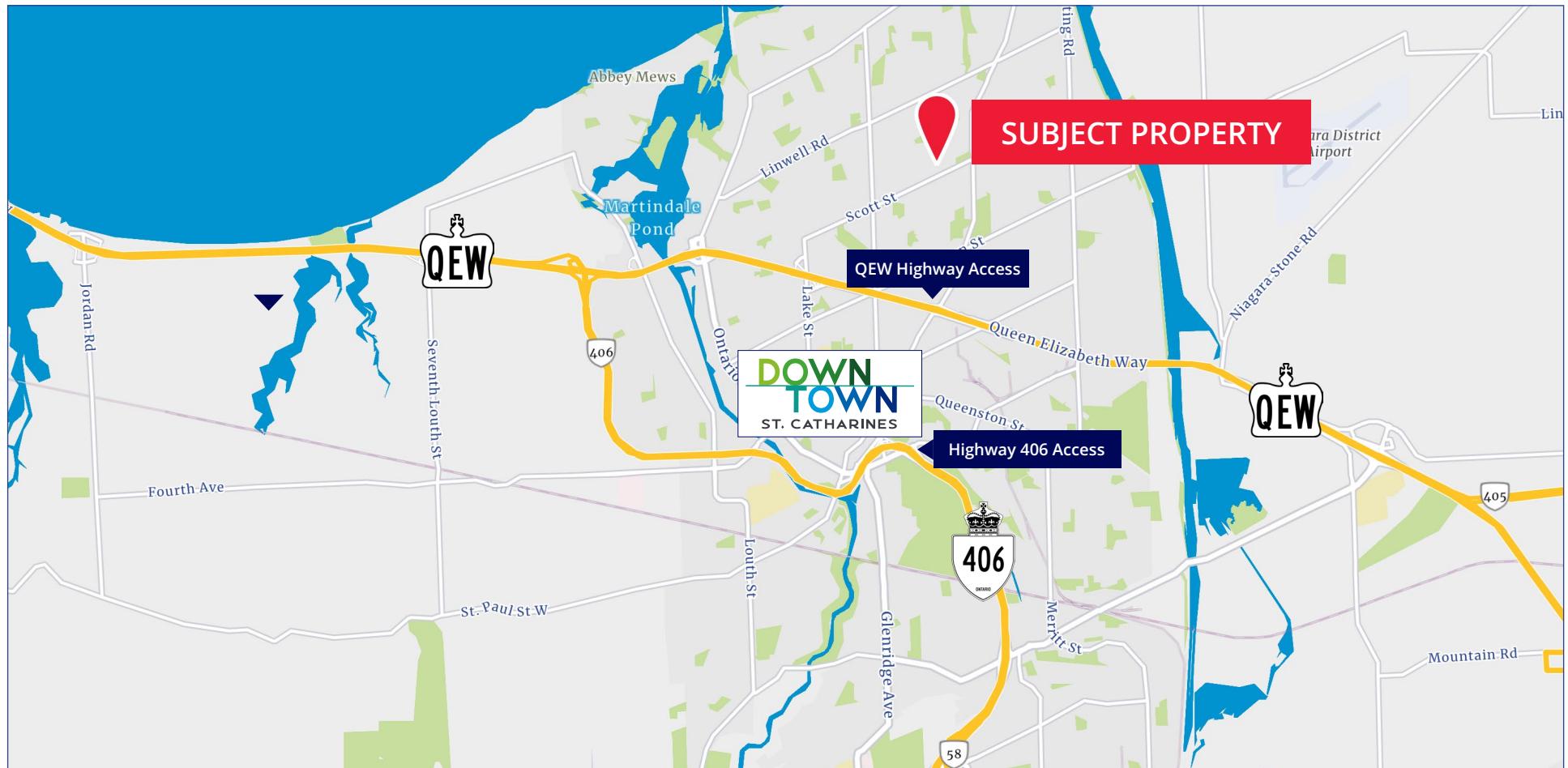
Comments

- Located near a busy corner w/ great exposure
- Plenty on-site parking
- 2 overhead doors in both front and rear
- Close to QEW Highway access
- Surrounded by many amenities



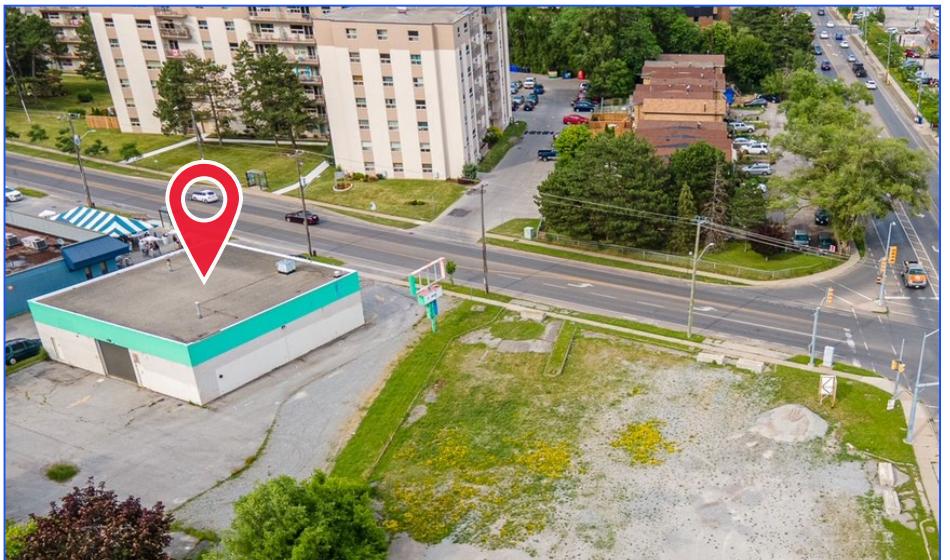
Location Overview

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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

Colliers

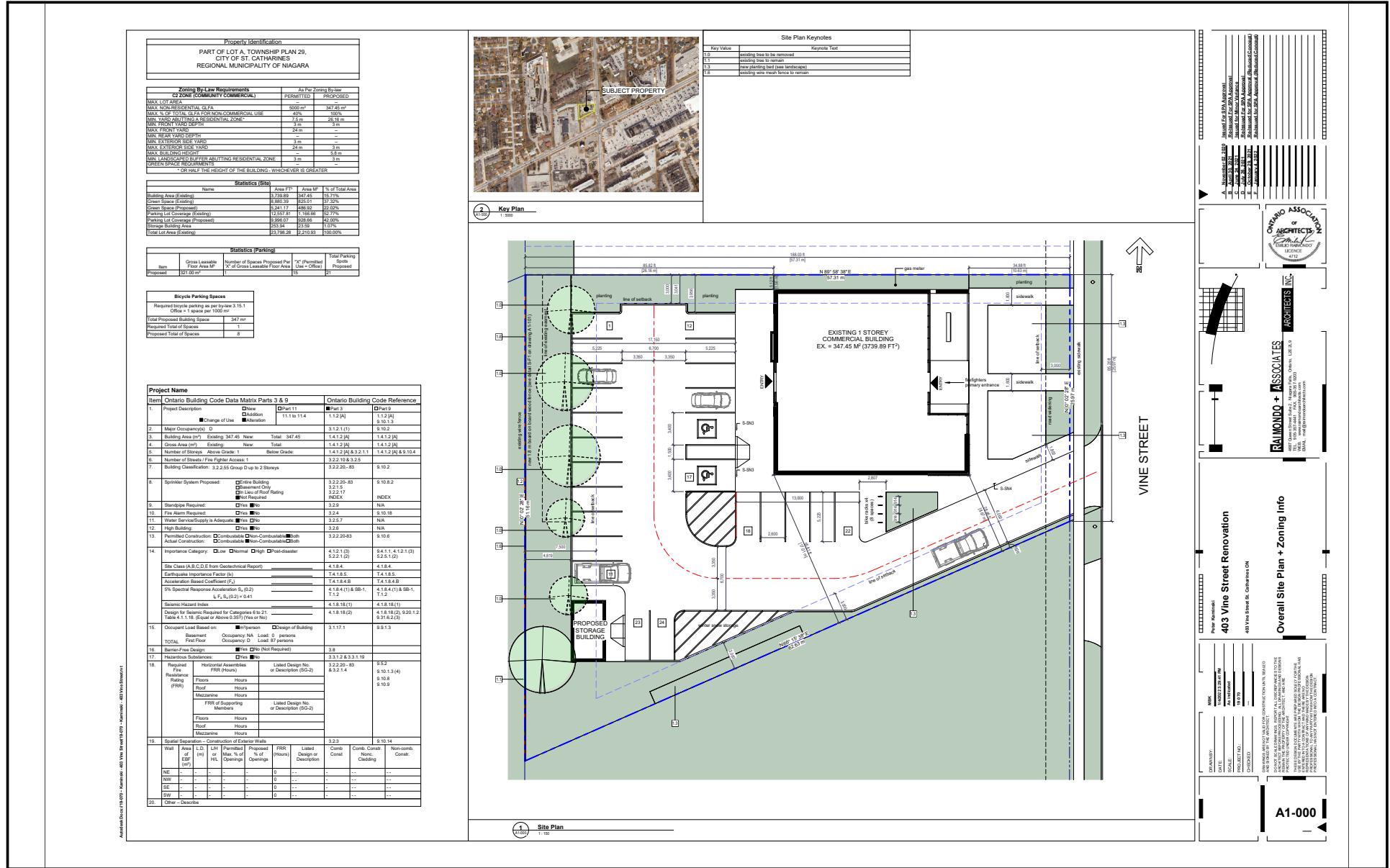


Rendering Photo

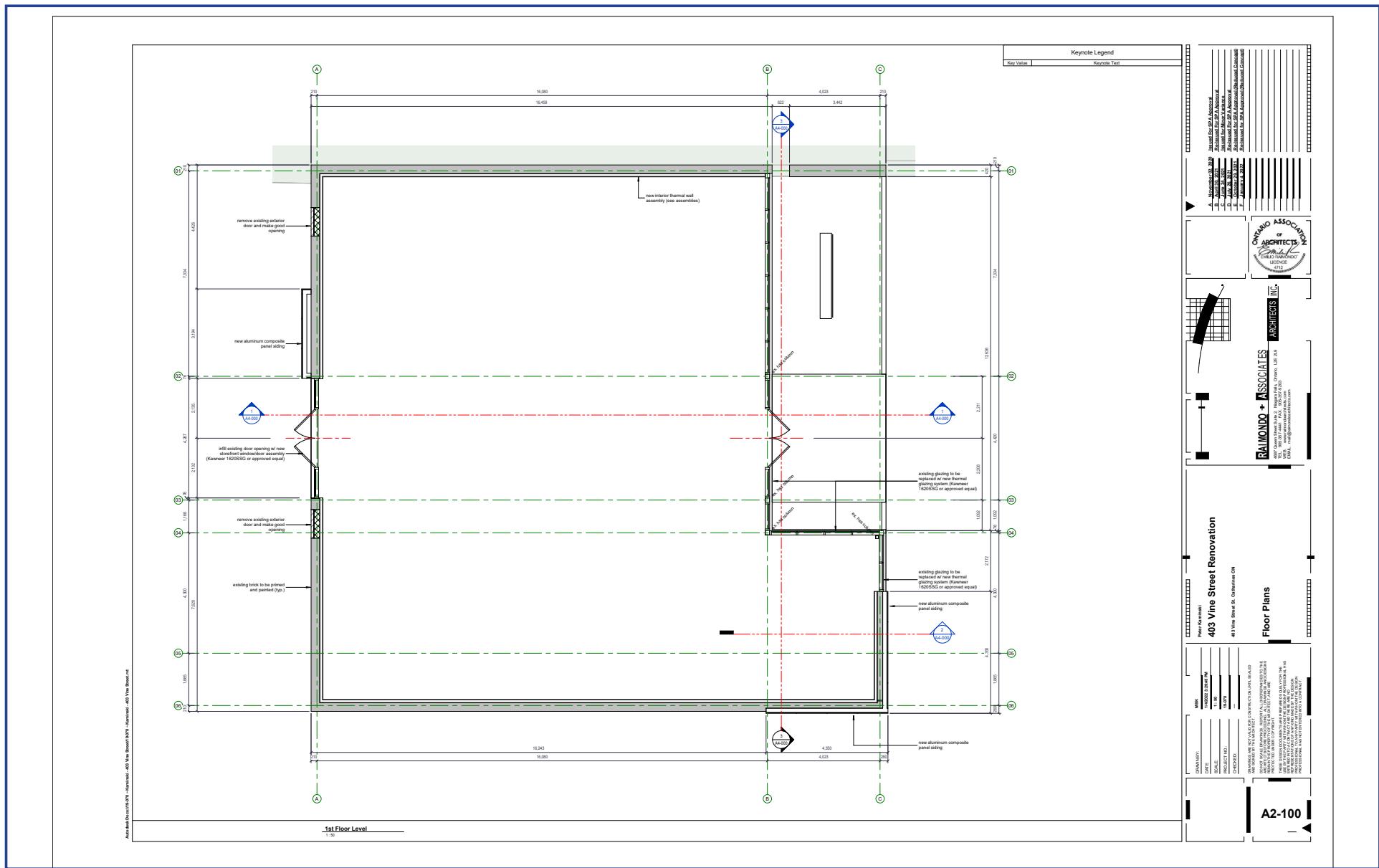
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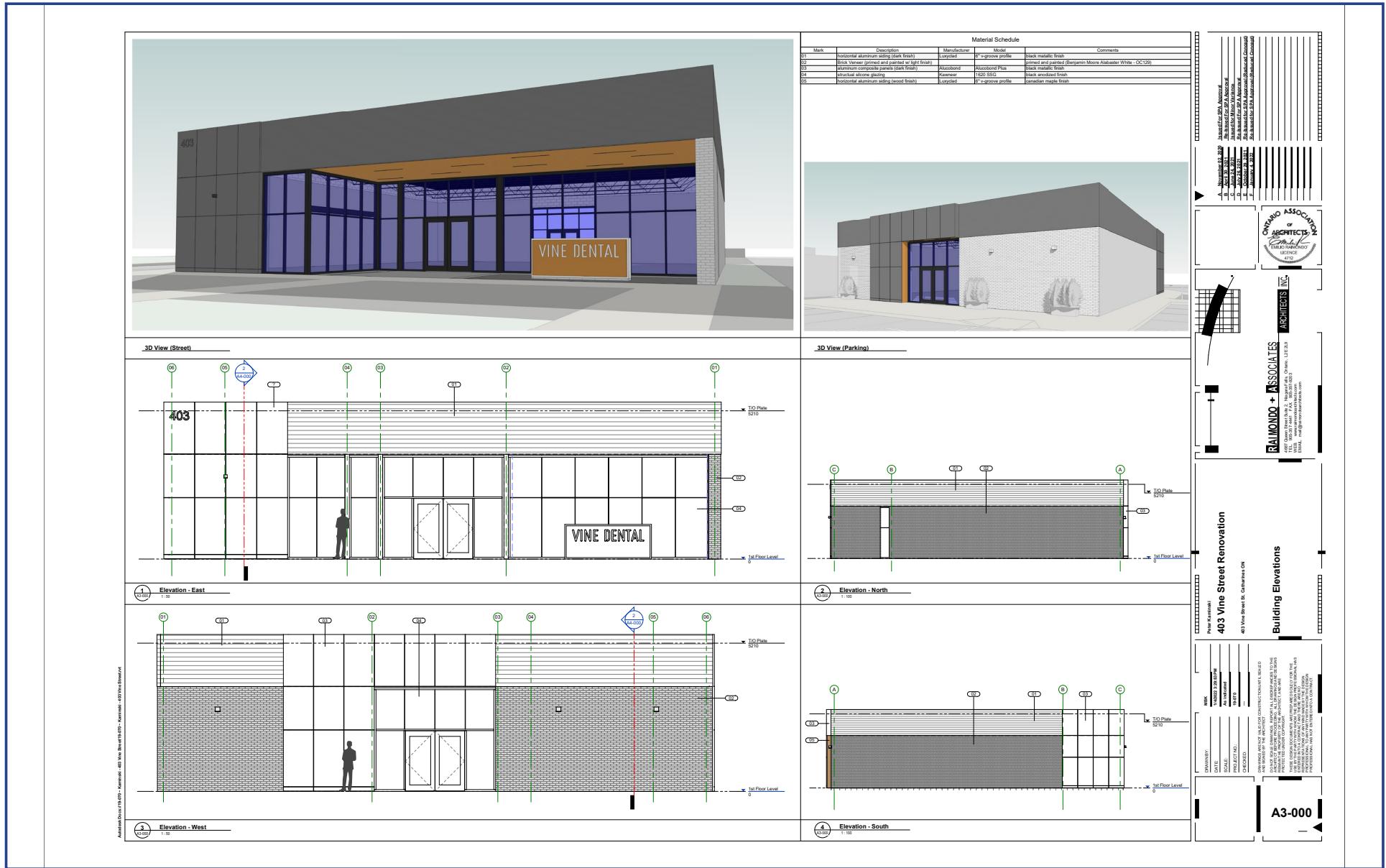
Proposed Site Plan



1st Floor Level Plan



Elevations & 3D View



Property Survey Plan



SITE CONDITION PLAN
PART OF LOT A
REGISTERED PLAN No. TP 29
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:300 METRIC


THE INTENDED PLOT SIZE OF THIS PLAN IS
 432mm IN WIDTH BY 279mm IN HEIGHT
 WHEN PLOTTED AT A SCALE OF 1:300



BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS BY REAL-TIME NETWORK OBSERVATIONS (LEICA SMARTNET) AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00'W LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR (6° UTM). THESE VALUES ARE NAD83 (CRS v7) EPOCH 2010.0 REFERENCE SYSTEM.

ELEVATION NOTE

ELEVATIONS HEREON ARE ORTHOMETRIC AND ARE RELATED TO CGVD28, HT2, AS PREVIOUSLY ESTABLISHED BY THE LAROCQUE GROUP.

METRIC NOTE

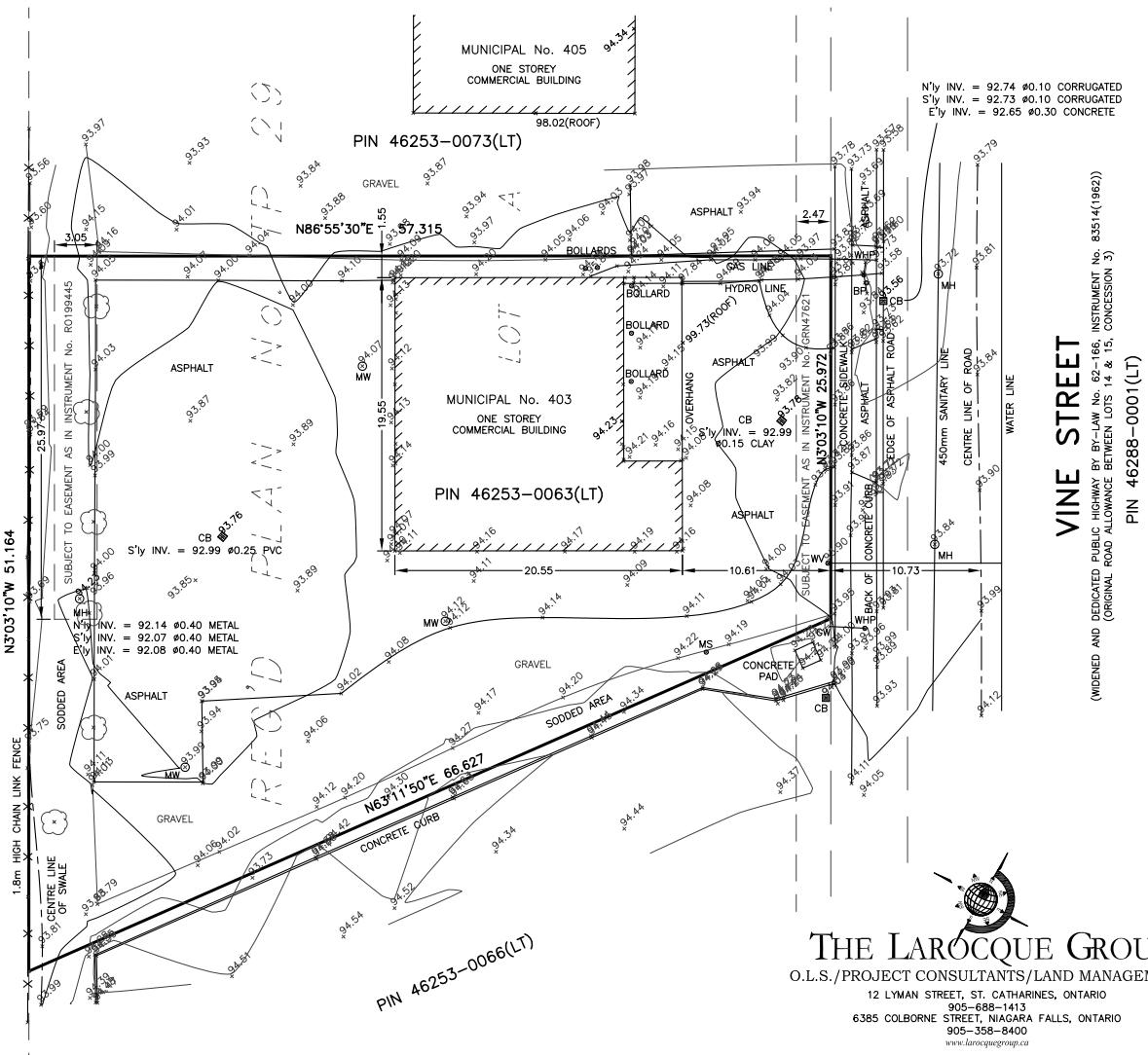
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99985407.

LEGEND

BP	DENOTES BELL PEDESTAL
CB	DENOTES CATCH BASIN
GW	DENOTES GUY WIRE
MH	DENOTES MANHOLE
MS	DENOTES METAL SIGN
MW	DENOTES MONITORING WELL
WHP	DENOTES WOOD HYDRO POLE
WV	DENOTES WATER VALVE
94.20	DENOTES EXISTING ELEVATION
	DENOTES DECIDUOUS TREE

PIN 46253-0064(LT)



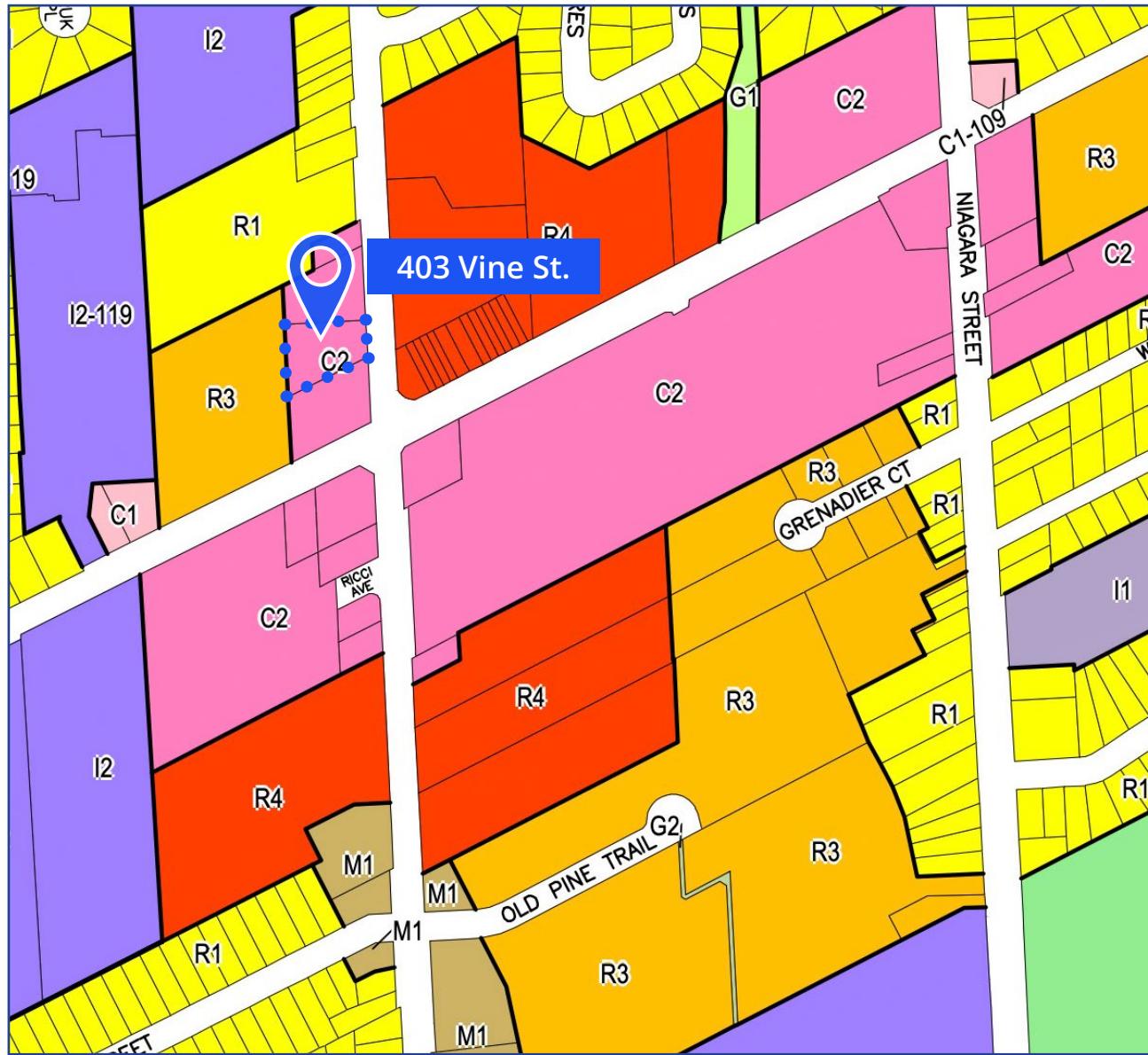

THE LAROCQUE GROUP

O.L.S./PROJECT CONSULTANTS/LAND MANAGEMENT

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 905-688-1413
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www.larocquegroup.ca

DATE : AUGUST 6, 2020 — FILE No. : 2020-061 —
 DWG.FILE : 2020-061-01 —

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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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, X @Colliers or LinkedIn.

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