

Owner/Occupier or Investment Opportunity

214 Dunkirk Road
St. Catharines, ON
www.cbre.ca

Two Freestanding Industrial Buildings Totaling $\pm 20,700$ Sq. Ft. On 4.1 Acres





E2

General Employment Zoning

20,700

Sq. Ft. Industrial Space

±4.1

Acres of Land, Room for Expansion



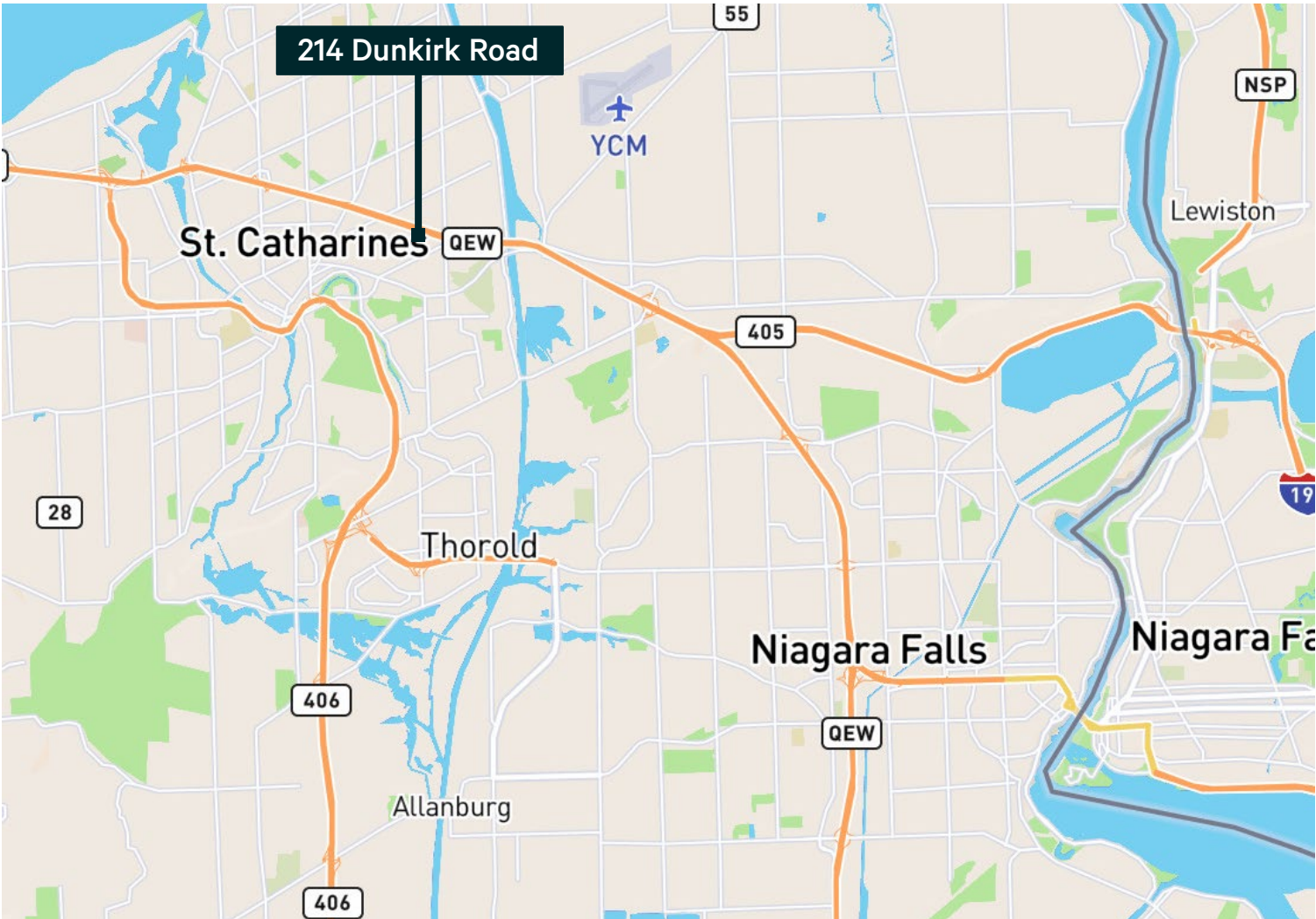
Two Industrial Buildings Available

On 4.1 Acres of Land Allowing for Expansion or Outdoor Storage

Great opportunity to buy industrial buildings with extra land in St. Catharines with two buildings totalling approximately 20,700 sq. ft. on 4.10 acres.

This unique opportunity could entertain buyers looking to utilize the building now and develop an expansion if needed, or use the back two acres for outdoor storage. Located in East St. Catharines with close access to the QEW and commercial amenities. Each building is equipped with loading dock access, multiple grade level doors, and 400 amp power.

Property Details	
Total Building Sizes	±20,700 Sq. Ft.
Industrial Area	±19,700 Sq. Ft.
Office Area	±1,000 Sq. Ft.
Doors	2 Loading Docks 8 Grade Level Doors
Clear Height	14 ft.
Power	400 Amps
Zoning	E2 General Employment
Taxes (2024)	36,127.95
Sale Price	\$6,950,000



Industrial Opportunity Along QEW

214 Dunkirk Road, St. Catharines, ON

For Sale

Zoning Permitted Uses

E2 General Employment Allowances

- Adult Oriented Entertainment Establishment
 - Animal Care Establishment (a)
 - Bulk Fuel Depot
 - Car Wash
 - Contractor's Yard
 - Heavy Equipment Sales & Service
 - Industry, Heavy
 - Industry, Light
 - Motor Vehicle Gas Station
 - Motor Vehicle Repair Garage
 - Office (a)
 - Recreation Facility, Indoor (a)
 - Research Facility
 - Restaurant (a)
 - Retail Store (a)
 - Service Commercial (a)
 - Transportation Depot
- a - Accessory use in this zone



Contact Us

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