



**14-18 Secord Drive**  
St. Catharines | ON

COMMERCIAL BUILDING IN A HIGH TRAFFIC AREA  
**±7,800 SF on ±0.52 Ac**  
**Great Investment Opportunity**

**Colliers International Niagara Ltd., Brokerage**

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798

[collierscanada.com/niagara](http://collierscanada.com/niagara)

Accelerating success.

ASKING PRICE:

**\$1,900,000**

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\*Sales Representative \*\*Broker

# Listing Specifications

14-18 Secord Drive | [St. Catharines](#) | [ON](#)

ARN / PIN 262906002507300 / 462280049

Lot Size ±0.52 Acres

Building Size ±7,800 SF

Zoning E1 - Business Commercial Employment

Official Plan Employment Area (Inside Urban Area Boundary)

Lot Dimension Frontage: ±187.50 ft. | Depth: ±120.00 ft.

Asking Price \$1,900,000

Taxes (2024) \$26,462

NOI \$127,646

- Comments
- Great investment opportunity
  - The building is currently demised into three units — a steakhouse restaurant, bakery/commercial kitchen, and salon.
  - All lease agreements have options to extend
  - Recent building improvements include: Metal Roofing at front of building, Front Façade Stucco, Exterior Doors for Restaurant, Restaurant Bathrooms, New HVAC in Kitchen Unit (Furnace, AC, Ductwork), Complete Upgraded Electrical with New Sub-Panel in Kitchen Unit
  - 41 Parking stalls (5.6 per 1,000 sf)





# Exterior Photos

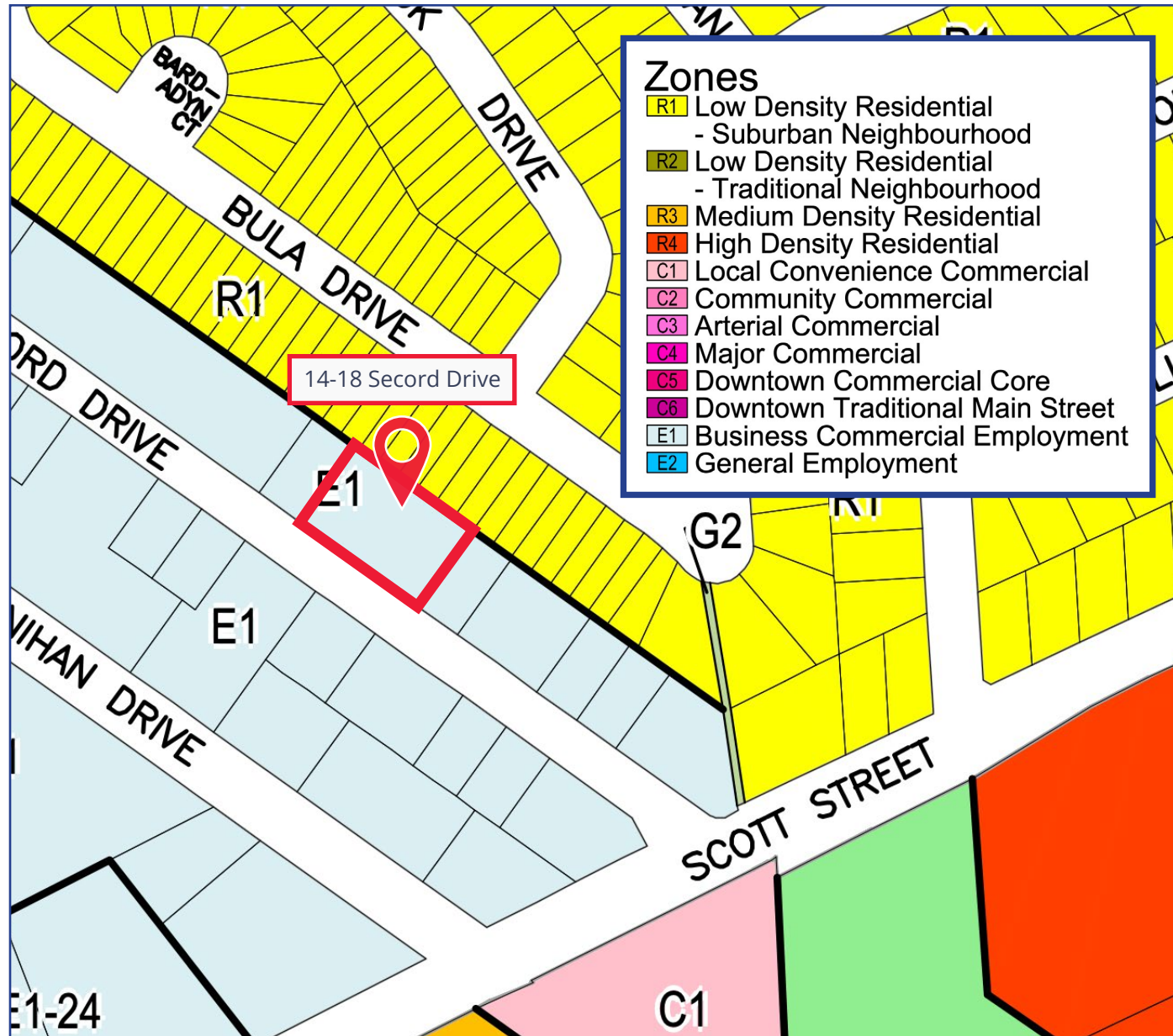
14-18 Secord Drive | St. Catharines | ON





# Zoning E1 - Business Commercial Employment

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## Permitted Uses

### PRINCIPLE USES

- Adult Oriented Entertainment Establishment
- Car Wash
- Hotel / Motel
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Research Facility
- Social Service Facility

### ACCESSORY USES

- Animal Care Establishment
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial





# Area Neighbours

14-18 Secord Drive | St. Catharines | ON



ADVISORS  
exp Realty Brokerage



**14-18 Secord Drive**

FOR SALE | COMMERCIAL BUILDING

**HONDA**

Lake Street



Lake Street



**Zehrs** MARKETS

**Staples**



**COSTCO**  
WHOLESALE

**BW** Best Western



QEW

QEW

Lake Street





VIEW ONLINE

[collierscanada.com/niagara](https://collierscanada.com/niagara)

**\$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

## 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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