



To DOWNTOWN via
BURGOYNE BRIDGE



 **90-92 St. Paul Street W.**
St. Catharines | ON

FOR SALE | ±0.585 Acres Vacant Land
**Residential Re-Development
Opportunity in St. Catharines**

SALE PRICE:
\$1,625,000



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Accelerating success.

Listing Specifications

90-92 St. Paul Street West, St. Catharines, ON

Location North of St. Paul Street West between Great Western Street & Dexter Street

Total Area ±0.585 Acres

Zoning **M1** - Medium Density Mixed Use

Lot Size Frontage ±144 ft. | Depth ±165 ft.

List Price \$1,625,000

Taxes (2023) \$6,309.10

Comments

- Re-development Opportunity in Downtown St. Catharines
- Two parcels with plans fully supported by the City of St. Catharines for a 6-storey, 25-unit upscale condominium building comprised of 1 & 2 bedroom units w/ ±29 parking spaces
- Seller will provide the City of St. Catharines pre-consultation letter and concept drawing
- Site may qualify for 50% to 100% Regional reduction fee if Regional requirements are met in accordance with Regional guidelines
- Value in land only — Residential building to be removed at Buyer's expense



PIN #461800082

PIN #461800086

St. Paul St. W

Property Highlights

90-92 St. Paul Street West,
St. Catharines, ON



One block from The New GO Station on Great Western Street



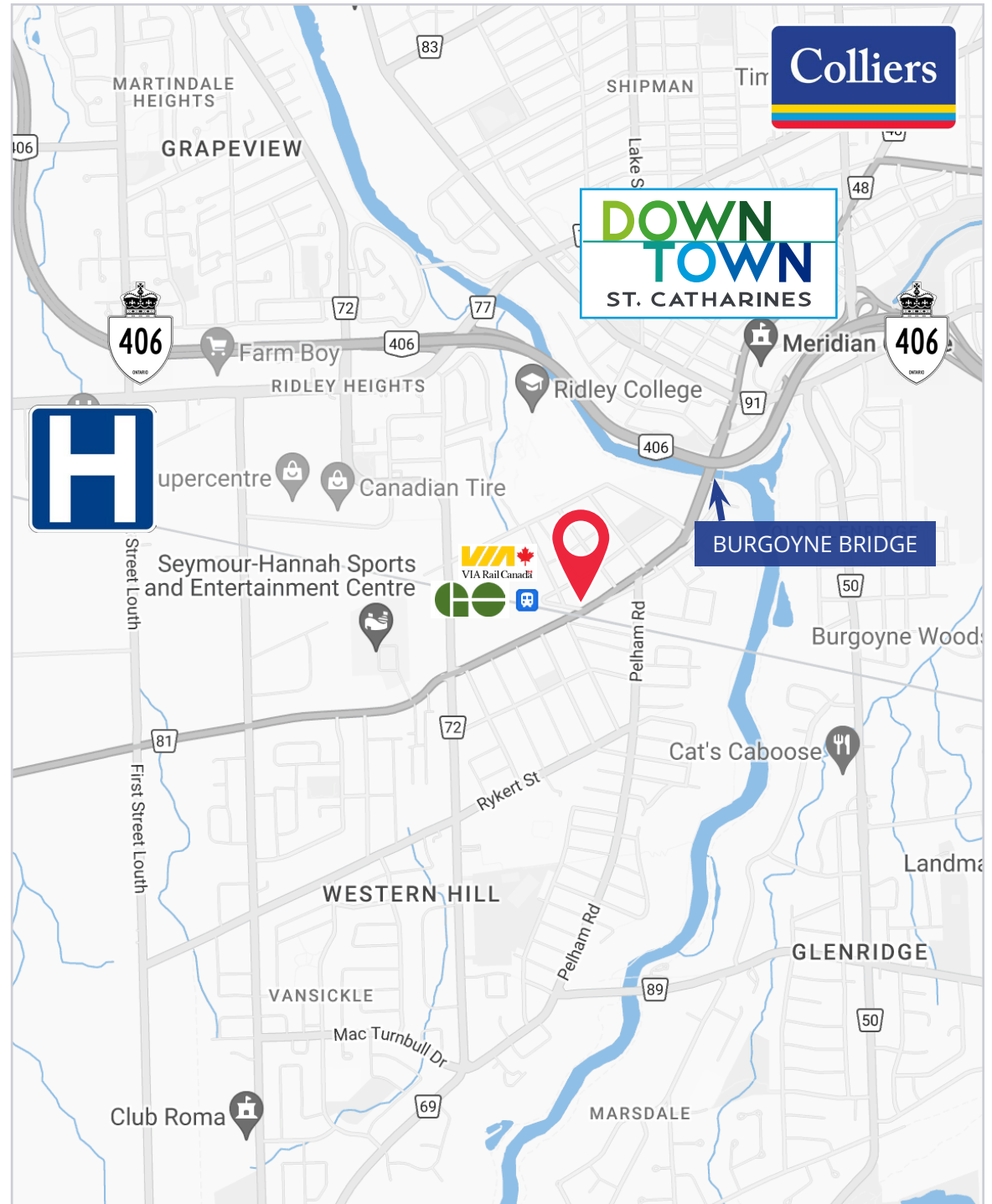
Short Distance to The New Hospital & Fourth Ave. Shopping Corridor



Easy Highway 406 & QEW Highway Access



Short Walk Over the Burgoyne Bridge into Downtown St. Catharines



Property Overview



90-92 St. Paul Street West, St. Catharines, ON



Zoning M1 - Medium Density Mixed Use

90-92 St. Paul Street West, St. Catharines, ON

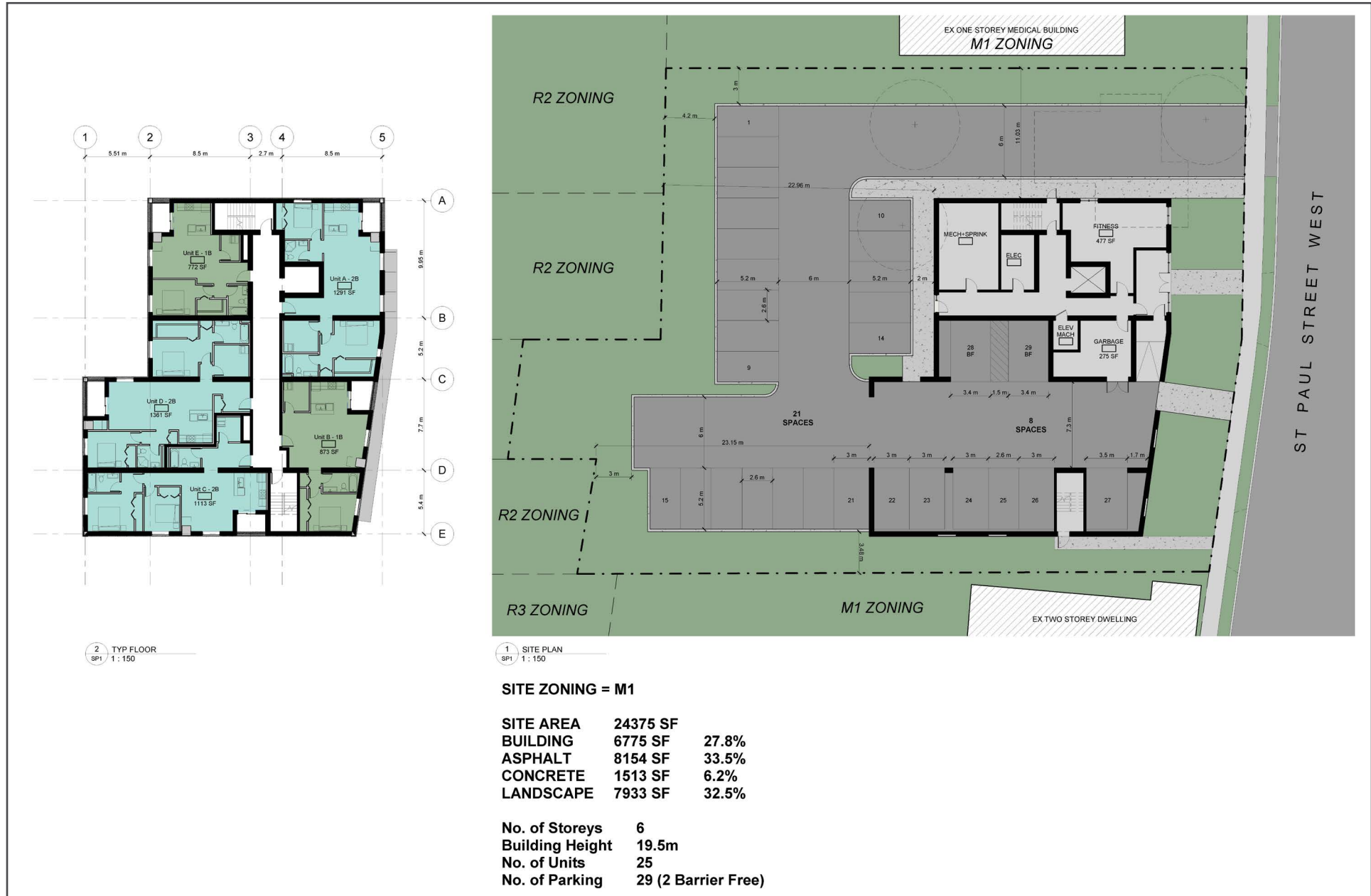


Permitted Uses

- Animal Care Establishment
- Apartment Building
- Car Wash
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel / Motel
- Long Term Care Facility
- Office
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- School, Elementary
- School, Secondary
- Service Commercial
- Social Service Facility
- Theatre
- Townhouse
- University / College

Site Plan

90-92 St. Paul Street West, St. Catharines, ON



Area Neighbours

90-92 St. Paul Street West, St. Catharines, ON



HC Griffith Sports Complex

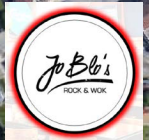
Walkinshaw Park

To DOWNTOWN via
BURGOYNE BRIDGE

90-92 St. Paul Street W
FOR SALE | RE-DEVELOPMENT LAND

Soban Cafe

Pho Ngon



Edith Cavell Public School



\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates as of November 2023

VIEW ONLINE 

collierscanada.com/niagara

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Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.

Learn more at corporate.colliers.com,
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