

Brochure

17-19 COLLIER STREET

St. Catharines, ON

Colliers





EXECUTIVE SUMMARY

Presenting 17-19 Collier Street, a beautifully renovated 32-unit multifamily property in the heart of St. Catharines, Ontario. This 1.09-acre, four-storey building combines modern amenities with an ideal location, making it an excellent investment opportunity.

Built in 1951 and fully updated in 2022-2023, the property offers a balanced suite mix of 15 one-bedroom and 17 two-bedroom units, each designed with contemporary comforts and quality finishes.

Each unit features an open-concept living space with a modern kitchen equipped with quartz countertops, a stylish tile backsplash, and a spacious island ideal for dining. Brand-new flooring runs throughout, and bathrooms have been updated to include full-sized baths with tiled surrounds. Tenants enjoy personalized comfort with individual heat controls and energy-efficient windows, while on-site laundry facilities add convenience and generate supplemental income. Six rentable storage lockers offer additional income potential.

Located conveniently near Highway 406, this property offers quick access to the rest of the Niagara Region, and Toronto. With a projected Year 1 NOI of \$481,606, this property promises both current income and future growth in a prime location.

ABOUT THE PROPERTY

17-19 Collier Street

ADDRESS	17-19 Collier Street
LOCATION	St. Catharines, ON
YEAR BUILT	1951 (Renovated in 2022/2023)
STOREYS	4 Storeys
MULTI-FAMILY SUITES	32 Units
LOT SIZE	1.09 Acres



Strong Projected Year 1 NOI of \$481,606



Renovated units featuring open-concept layouts, quartz kitchen countertops and new flooring throughout



Hydro individually metered, with costs fully covered by tenants; electric heating system



On-site laundry generates supplemental income



6 rentable storage lockers available



BUILDING OVERVIEW

Built in 1951 and fully updated in 2022-2023, the property offers a balanced suite mix of 15 one-bedroom and 17 two-bedroom units, each designed with contemporary comforts and quality finishes.

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Located conveniently near Highway 406, this property offers quick access to the rest of the Niagara Region, and Toronto. With a projected Year 1 NOI of \$495,206, this property promises both current income and future growth in a prime location.

EXTERIOR FEATURES

The exterior of the property showcases a sleek, contemporary blue finish that emphasizes its modern appeal. The building is well-maintained with thoughtful landscaping and a welcoming entryway. Large, energy-efficient windows allow natural light to flood the interiors, offering tenants a comfortable and energy-conscious environment.

ENTRYWAY

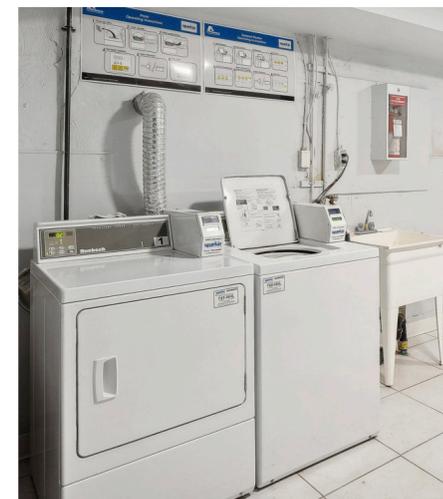
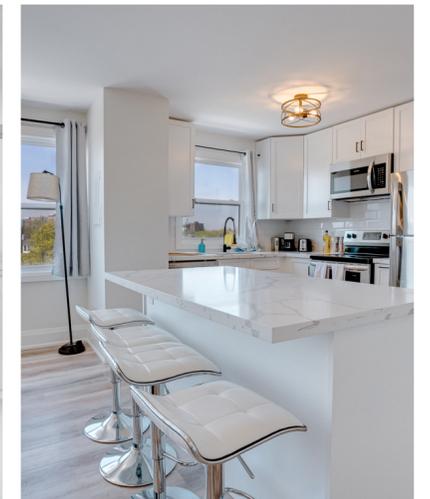
The entryway at 17-19 Collier Street is designed in a classic walk-up style, creating an inviting and communal atmosphere for residents. As they enter, residents are greeted by a row of mailboxes conveniently located at the front, providing easy access for daily needs. Directly beyond the mail area is a clean, well-maintained staircase leading to each floor, reinforcing the building's intimate, walk-up charm.

INTERIOR DESIGN AND LAYOUT

Inside, each unit is thoughtfully designed with open-concept layouts that maximize living space. The kitchens are a highlight, featuring quartz countertops, a tile backsplash, and a spacious island perfect for dining or entertaining. Brand-new flooring runs throughout each unit, creating a seamless flow from room to room. Bathrooms have been tastefully updated to include full-sized bathtubs with tiled surrounds, providing a stylish and functional space for residents. Tenants also enjoy the comfort of individual heat controls, allowing for a personalized living experience.

UTILITIES AND AMENITIES

The building is equipped with individually metered hydro, ensuring that utility costs are fully covered by tenants. An efficient electric heating system further enhances comfort while minimizing operational costs. On-site laundry facilities provide added convenience and generate supplemental income, while six rentable storage lockers offer tenants additional space and further income potential for the property owner.



ST. CATHARINES

17-19 Collier Street offers a convenient, central location in the heart of St. Catharines. Positioned within walking distance to downtown St. Catharines, the property is surrounded by a wealth of amenities, including shopping, dining, and recreational options, making it ideal for residents seeking both convenience and a community-oriented atmosphere.

This area is brimming with diverse amenities. Residents are just a short drive away from the popular St. Catharines Farmers' Market, offering fresh produce and local goods. The Meridian Centre, a hub for sporting events and concerts, and the First Ontario Performing Arts Centre provide ample entertainment options for all ages. For everyday essentials, residents have easy access to supermarkets, pharmacies, and boutique shops within the downtown core, as well as larger retail centers a short drive away.

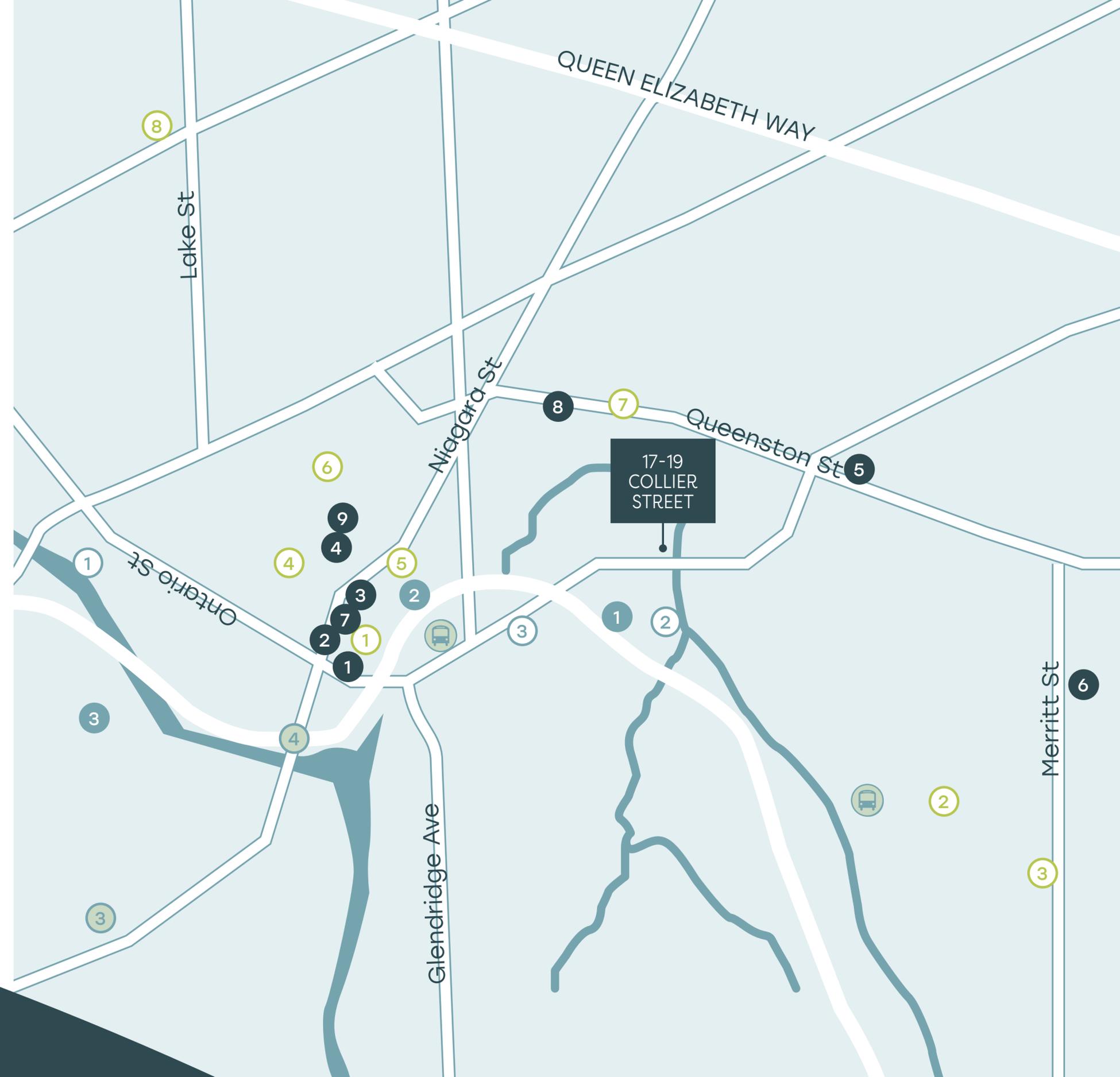
The property is well-connected to transportation options, ensuring easy commutes and travel. Public transit routes are accessible, with bus stops nearby that connect residents to other parts of the city and the surrounding Niagara Region. For those who commute, the St. Catharines GO Station and VIA Rail provide connections to Toronto and beyond. Additionally, major highways, including the QEW, are easily accessible, offering seamless travel across the Niagara Region and to Toronto.



AMENITIES

- **TRANSPORTATION**
 1. Bus line across Westchester Crescent
 2. Bus line across Oakdale Avenue
 3. St. Catharines Go Station
 4. Highway 406
- **SHOPPING & ENTERTAINMENT**
 1. Meridian Centre
 2. St. Catharines Factory Outlet Flea Market
 3. Food Basics
 4. St. Catharines Farmer's Market
 5. First Ontario Performing Arts Centre
 6. Niagara Folk Arts Multicultural Centre
 7. Rexall
 8. Shoppers Drug Mart

- **SCHOOLS**
 1. Connaught Public School
 2. Marilyn I. Walker School of Fine and Performing Arts
 3. Ridley College
- **PARKS**
 1. Merritt Trail
 2. Princess Park
 3. St Catharines Golf & Country Club
- **RESTAURANTS**
 1. The District Tapas + Bar
 2. Ludology Boardgame Café
 3. Beechwood Doughnuts
 4. Tim Hortons
 5. Chang Noi's Authentic Thai Cuisine
 6. Chile & Agave Mexican Grill
 7. The Merchant Ale House
 8. Spicy Thai Restaurant
 9. East Izakaya



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St. Catharines, ON

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