



189 Dieppe Road &
185-191 Bunting Road
St. Catharines, ON

Colliers



FOR SALE

Prominent 30+ Acre
Commercial/Industrial

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Commercial Area

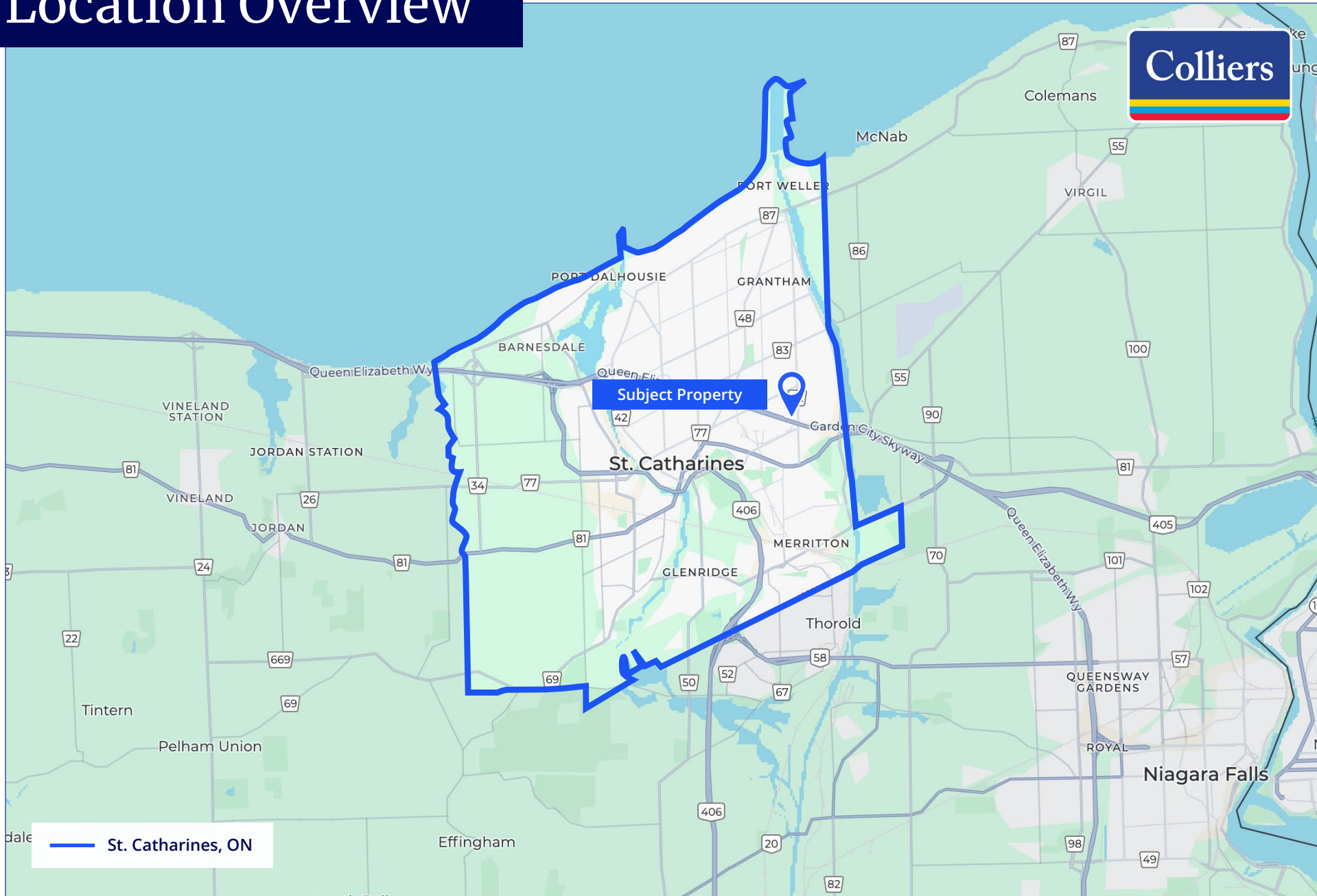
- Opportunity for industrial & commercial development
- Great location with prime exposure to the QEW Hwy
- 3 properties have rental income



Property Aerial View



Location Overview



Subject Property

St. Catharines

St. Catharines, ON

Niagara Region

With 130 million people located within a one-day drive, Niagara is an ideal location to easily connect with customers and suppliers.

Niagara was designated as Ontario's first Foreign Trade Zone Point, speaking to the important role it plays both provincially and nationally in the county's importing and exporting efforts.

Strategically situated in the midst of Canada's industrial heartland and on the cusp of the US urban northeast, Niagara is located within 800 km (500 miles) of 130 million people. Load up your products, send the trucks on the road and within a day they can be ready to unload in your choice of cities located within 2 provinces and 9 states with a GDP worth \$5.6 trillion. The region is expansive and made up of 12 municipalities including Niagara Falls and St. Catharines, its largest urban centre.

Between 2016 and 2021, the population of the Niagara Region saw a 6.7% increase, rising from 447,888 to 477,941 individuals. Looking ahead, the Province has forecasted a population of 610,000 persons by 2041. Additionally, the projected employment stands at 265,000 jobs for the same timeframe.

Source:
<https://niagaracanada.com/niagara-advantage/economic-trade-corridor/>
<https://www12.statcan.gc.ca/census-recensement/2021/as-sa/ogs-spg/page.cfm?dguid=2021A00033526&lang=E&topic=1>




5 International Bridge Crossings

within 30-minute drive



Key Transport Link

between the Great Lakes and the Atlantic Ocean



130 Million Population

is within a 1-day drive



3 International Airports

within a 1-hour drive

St. Catharines, ON



Nestled in Canada's Niagara Region, St. Catharines thrives as a dynamic blend of industry, culture, and natural splendor. With approximately 140,000 residents spread across 96.13 square kilometers, it stands as Ontario's eighth-largest urban area. Renowned as "The Garden City" for its sprawling parks and trails spanning over 1,000 acres, St. Catharines is dedicated to preserving its natural heritage.

Once a manufacturing powerhouse, the city has diversified its economy, now boasting a 95.3% employment rate and

attracting call centers and service-oriented industries. Its strategic location on a telecommunications backbone between Canada and the U.S. further enhances its economic vitality. Additionally, the VIA Rail Transit station provides convenient connectivity to other major cities in Ontario, bolstering its accessibility and appeal.

In essence, St. Catharines epitomizes resilience and progress, offering a vibrant mix of opportunities against the scenic backdrop of the Niagara Region.



10

minutes to Downtown
St. Catharines

11

minutes to GO/VIA
Transit Station

15

minutes to
Brock University

20

minutes to
U.S.A. Border

100

minutes to
Toronto

Niagara Region Market Overview




Living in Niagara presents several advantages over the GTA, primarily due to its more affordable housing market. Recent data from the Canadian Real Estate Association (CREA) highlights Niagara as the local market with the most substantial percentage price jump in Canada, with home prices soaring by 81% over the past five years. With the average house price at \$413,700, significantly lower than neighboring areas like Hamilton-Burlington (\$614,800) and Greater Toronto (\$801,200), Niagara offers a more accessible entry point into homeownership. Additionally, as one moves further from Toronto, housing prices decrease, making Niagara an attractive option for those seeking affordability without sacrificing proximity to urban amenities.

Moreover, Niagara's accessibility to the GTA is improving with limited GO rail service already operational in St. Catharines and Niagara Falls, coupled with expansion plans for the future. This enhanced transportation infrastructure enhances Niagara's appeal as a residential destination, offering residents the option to commute into Toronto for work or leisure while enjoying the benefits of a more relaxed lifestyle and lower living costs. With these factors combined, Niagara emerges as a compelling alternative to the GTA, providing a blend of affordability, convenience, and quality of life for prospective residents.

Source:

· https://www.thespec.com/news/hamilton-region/homebuyers-from-hamilton-and-gta-are-flocking-to-niagara-region-for-affordable-prices/article_a3853856-57bd-5db7-9e78-92353f684764.html
 · <https://niagaracanada.com>

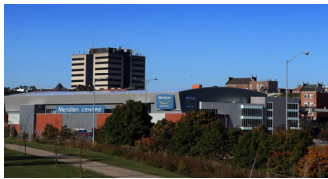


St. Catharines Market Overview



St. Catharines is entering an exciting period of economic renewal and urban revitalization. Recent developments have changed the face of our community for generations to come with public sector investments in infrastructure and arts and culture acting as a catalyst for private sector investments that will drive the prosperity of our great city.

Public sector investments in arts and culture and infrastructure total more than \$1 billion including:



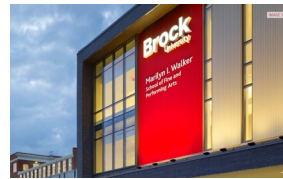
\$50 Million

Meridian Centre



\$62 Million

FirstOntario Performing Arts Centre



\$42 Million

Marilyn I. Walker School of Fine and Performing Arts



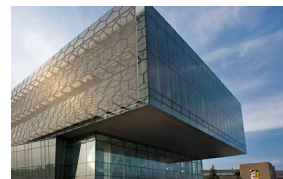
\$28 Million

Carlisle Street Parking Garage



\$900 Million

The State-of-the-art St. Catharines Hospital



\$111 Million

Roy & Lois Carns Health & Biosciences Complex

These investments have attracted new private investment in the community:



GM Canada enhanced the competitiveness of its St. Catharines Propulsion plant with a

2.7%

investment lowering greenhouse gas emissions and reducing future energy costs.



Multi-million-dollar

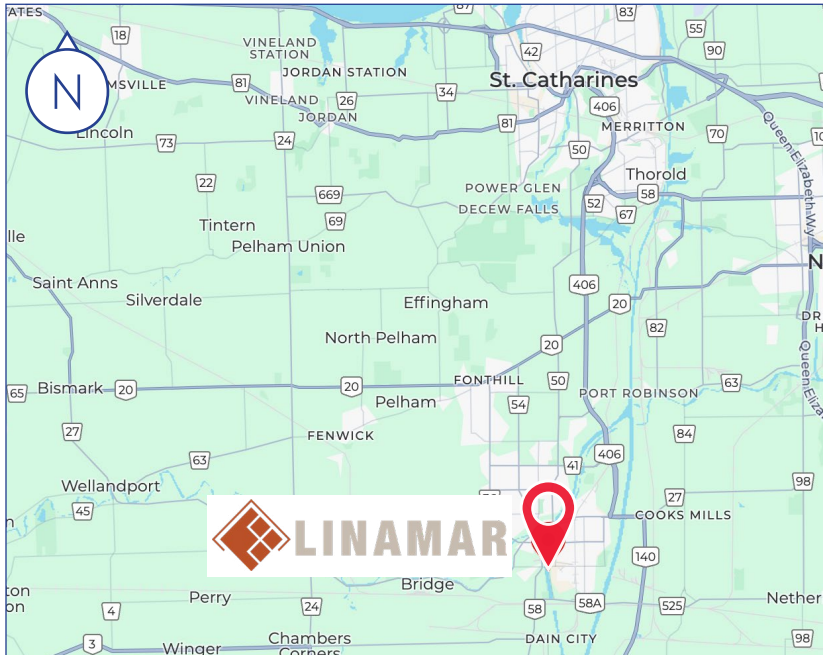
residential developments, including the Residences of 77 Yates luxury condominiums and the 18-story Carlisle Square development, continue to transform the downtown and St. Catharines.



Fortune 500 company

Accenture opened an intelligent operations center in Downtown St. Catharines to serve as the hub for its intelligent sales and customer operations business.

Niagara Region Investment Highlights

On May 11, 2023, Linamar announced the redevelopment of 59 Canal Bank Street, Welland to a state-of-the-art 300,000 SF facility for a highly-integrated casting, machining, and coating operation with the first-of-its-kind giga tonnage high-pressure-die-casting capabilities by an auto supplier in North America or Europe, to house critical equipment for efficiently lightweighting and simplifying complex assemblies for electrified vehicles.

The Welland Giga plant is at 59 Canal Bank St. — an industrial site comprising a portion of the former Union Carbide and Energex lands owned by King and Benton as ReGen Resource Recovery.

Ground-breaking on the facility construction is anticipated to begin 'immediately' with the start of operations expected to commence in February 2025.

Source:

· <https://www.welland.ca/Media/releases/2023/MR-05-11-2023.asp>

· https://www.wellandtribune.ca/business/niagara-region/construction-of-linamars-welland-facility-progressing/article_3cea2d67-3e3a-512d-8280-27822799fb3b.html



Project Highlights



±30.3 Acres
Development Site



Frontage on 3 Major Road Dieppe Rd.,
Bunting Rd. & Neilson Ave.



Great QEW Highway
Exposure

With 130 million
people located
within a 1-day drive

Listing Specifications



Lot Size	TOTAL 4 PARCELS	
	1 — 189 Dieppe Road	±22.1 Ac
	2 — 185 Bunting Road	±3.9 Ac
	3 — 189 Bunting Road	±1 Ac
	4 — 191 Bunting Road	±3.3 Ac
Bldg. Areas	1 — 189 Dieppe Road	Vacant Land
	2 — 185 Bunting Road	±53,949 SF
	3 — 189 Bunting Road	±14,154 SF
	4 — 191 Bunting Road	±16,361 SF
Area	±30.3 Acres	
Zoning	C2-78 (H2) Community Commercial E2 General Employment	
Asking Price	\$29,450,000	
Taxes (2023)	\$330,405.24	
Additional	<ul style="list-style-type: none"> • Located at a signalized intersection and enjoys prime visibility via QEW • Quick and easy access to QEW Highway • Frontage along three high traffic arterial roadways • Surrounded by many amenities • Existing income 	



Property Photos

189 Dieppe Road



185 Bunting Road



189 Bunting Road

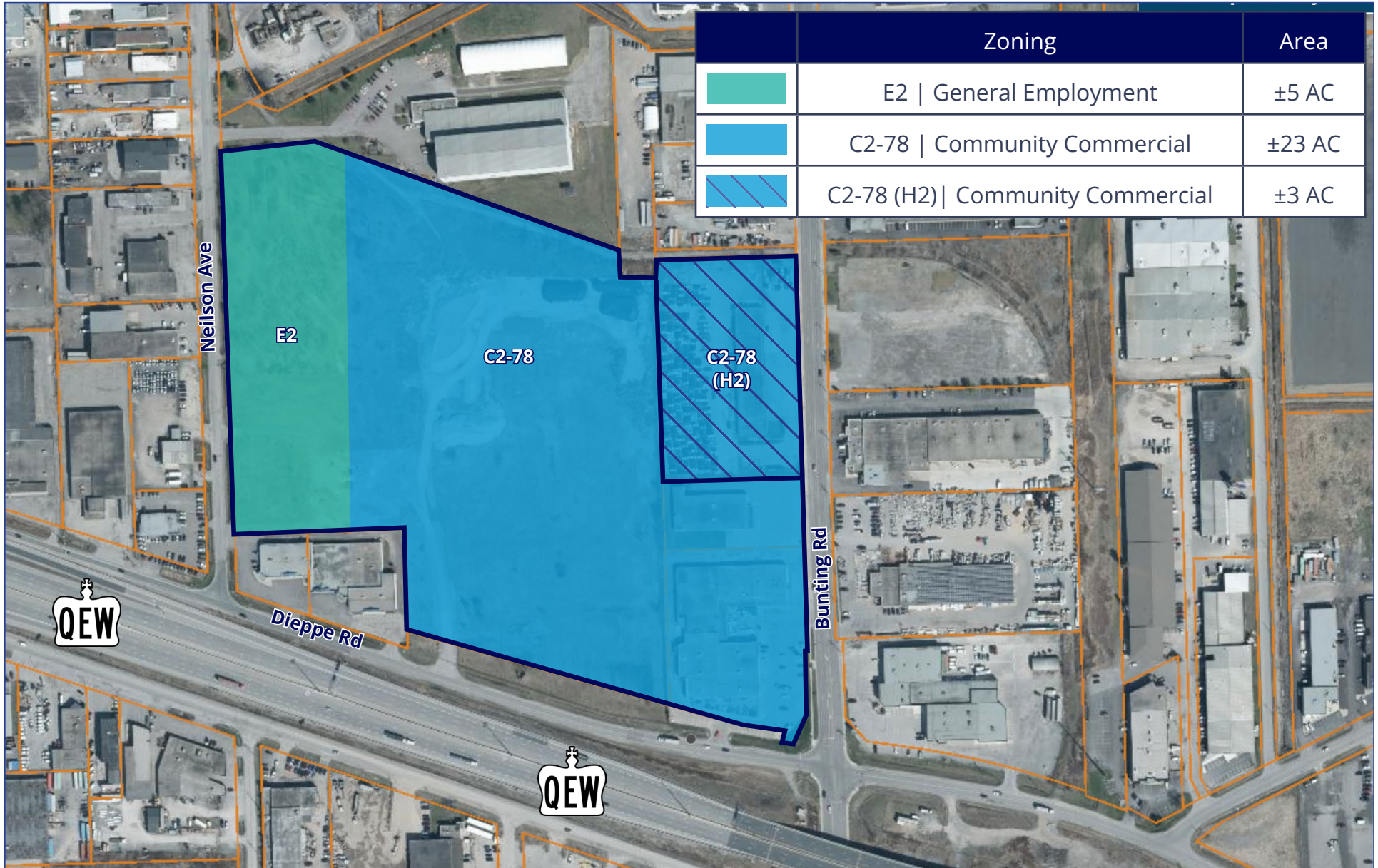


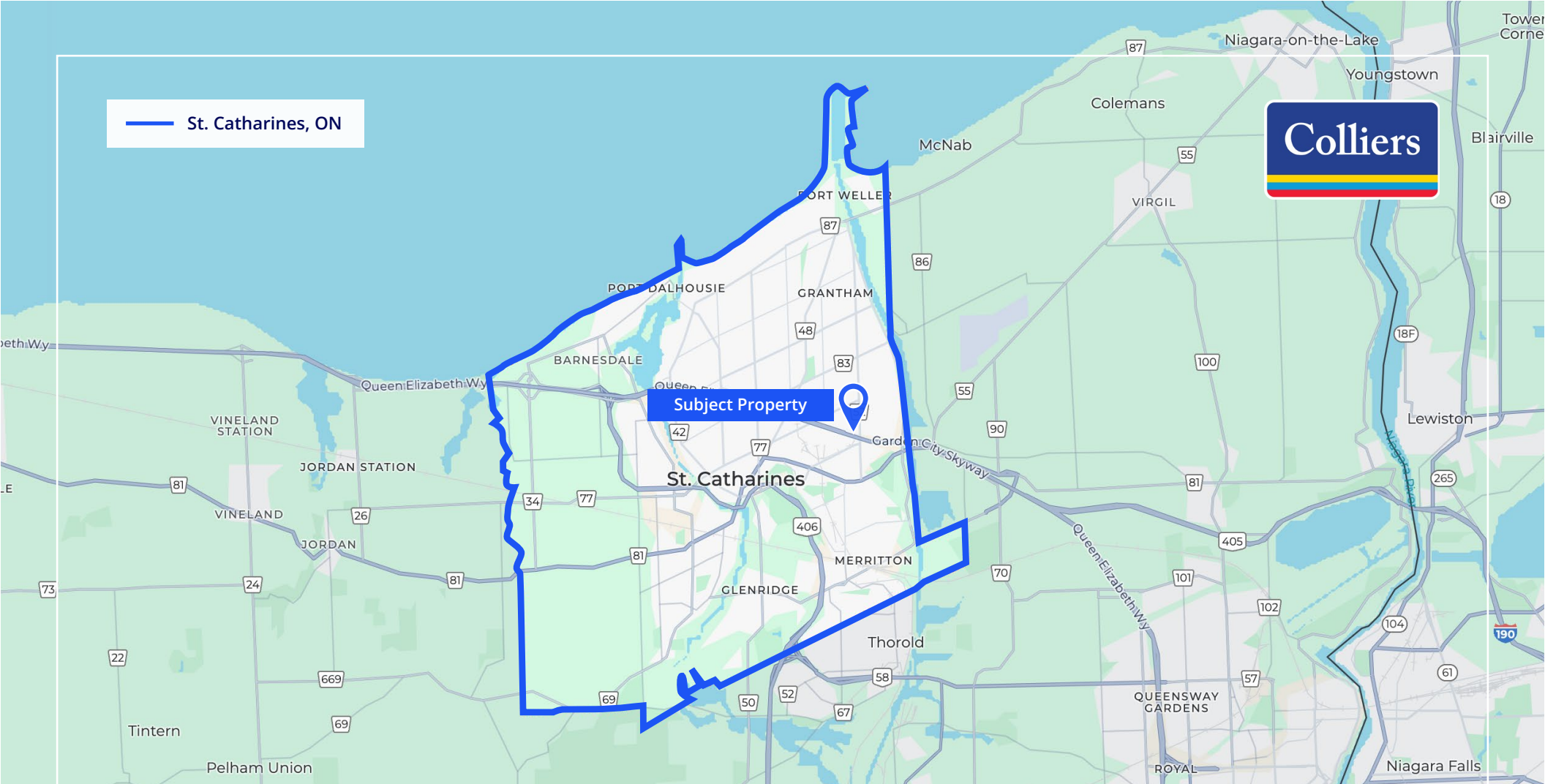
191 Bunting Road



Zoning Overview

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