

FOR SALE

Colliers



LIST PRICE | **\$1,1750,000**

212 Louth Street, St. Catharines, ON

±3,456 SF Prime Commercial Building Near 4th Ave. & Hwy 406

Bryan Saelens, Sales Representative

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Colliers International Niagara Ltd., Brokerage

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

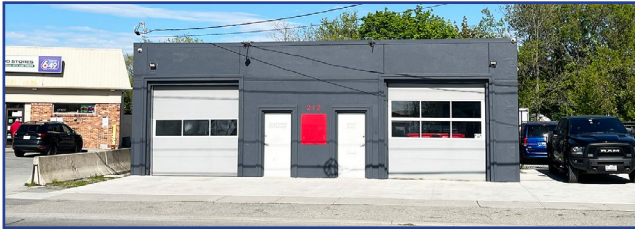
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Listing Details

Prime commercial opportunity in a high-exposure location near 4th Ave and Highway 406 in St. Catharines. Located at 212 Louth St, this solid block building offers approximately 3,456 sq ft with versatile M1 zoning permitting a wide range of commercial uses.

The layout offers potential to divide the space into two units, making it an excellent opportunity for owner-occupiers, investors, or multi-tenant use. Convenient access to major routes, strong visibility, and flexible zoning make this a rare commercial offering in a prime location.



Lot Size ±0.18 Acres (±29,274 SF)

Frontage ±147 ft.

PIN 262702001301121

List Price \$1,175,000

Taxes (2025) \$8,975.93

Zoning M1 - Medium Density Mixed Use

Comments

- Currently operating as an autobody shop
- Equipped with a heated paint booth, autobody equipment
- Power with 3-phase 600V service
- Fenced side yard
- Business and equipment available separately.

Property Photos

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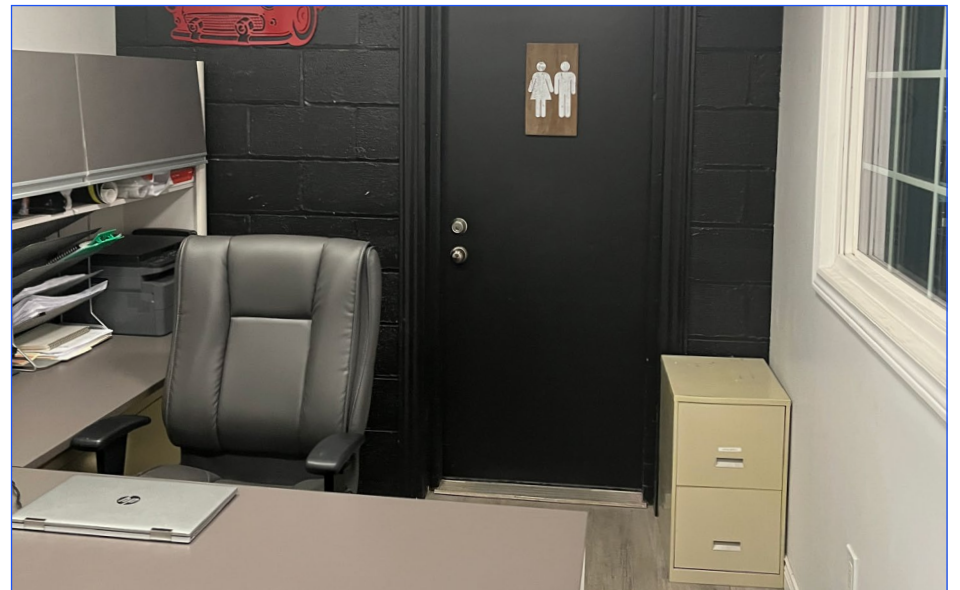
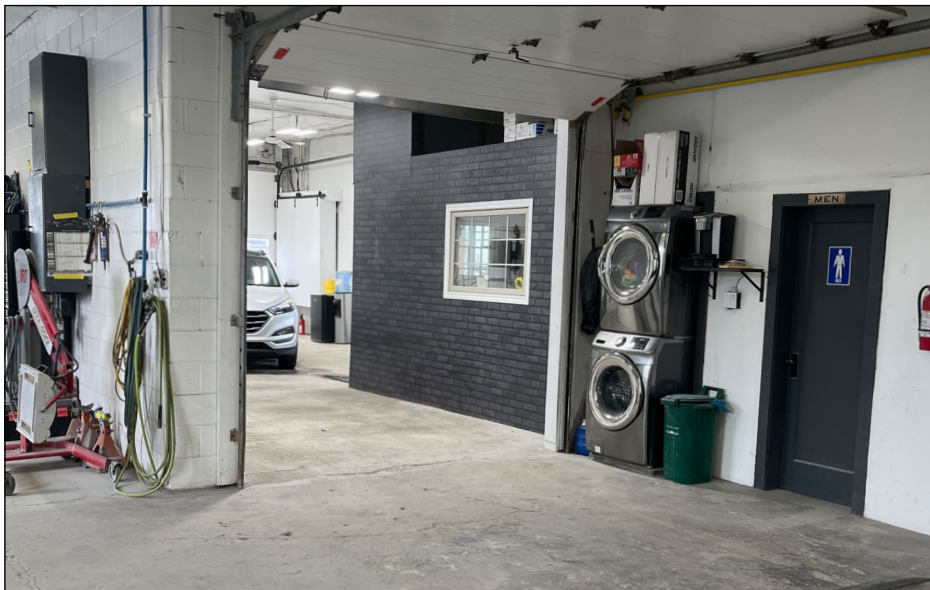
Property Photos

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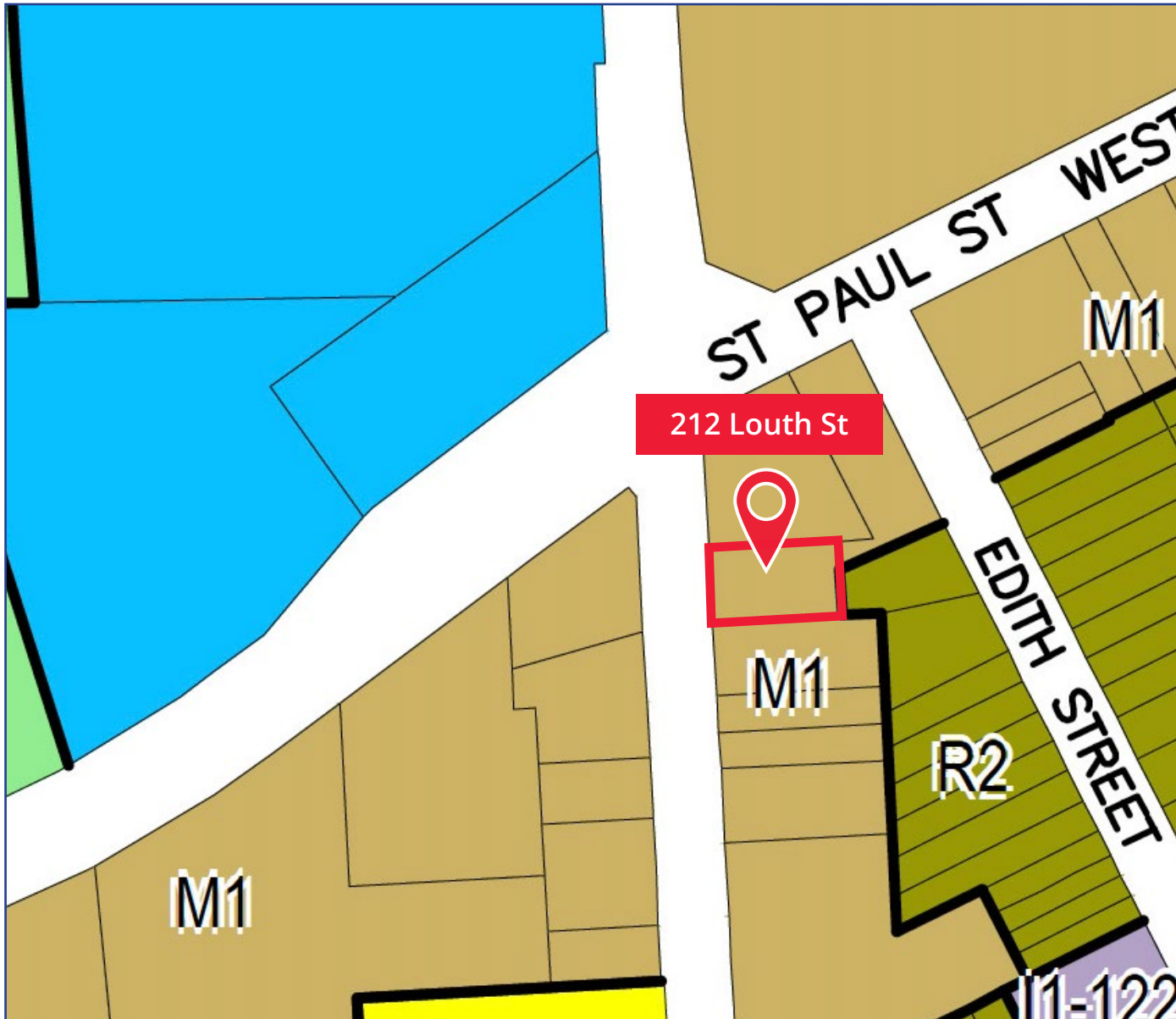
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M1 – Medium Density Mixed Use Zone

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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

Area Neighbours

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\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

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