

FOR SALE

Colliers

Vine St.

Scott St.

345 Scott St.
±0.65 ACRES
PIN: 462530066

345 SCOTT STREET | ST. CATHARINES | ONTARIO

±0.65 AC Vacant Land with Commercial/ Residential Development Opportunity

LIST PRICE | **\$3,300,000**

Colliers International Niagara Ltd., Brokerage

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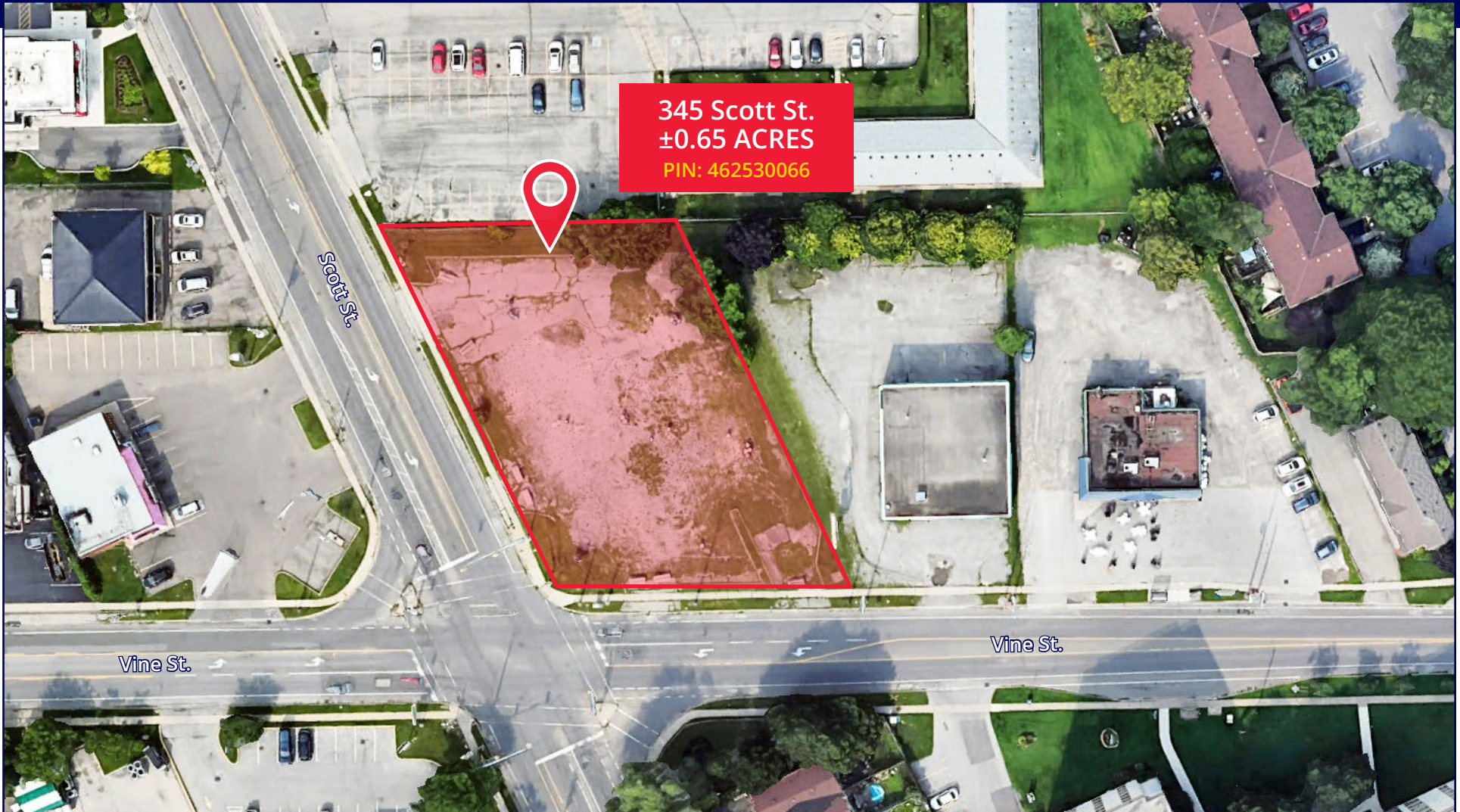
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Property Highlights

- ±0.65 AC Commercial/ Residential Development Potential
- Located on the NW corner of Scott St. & Vine St.
- Close to Grantham Plaza, Sobeys, Shoppers Drug Mart, Dollarama, Lost'n Found Yoga, Giant Tiger, and many more...

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Listing Specifications

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Location NW Corner of Scott Street & Vine Street

PIN 462530066

Lot Size ± 0.65 Acres

Frontage ± 205.47 ft. along Scott Street

Zoning C2 - Community Commercial

Asking Price \$3,300,000

Taxes (2024) \$16,444 (Estimated)

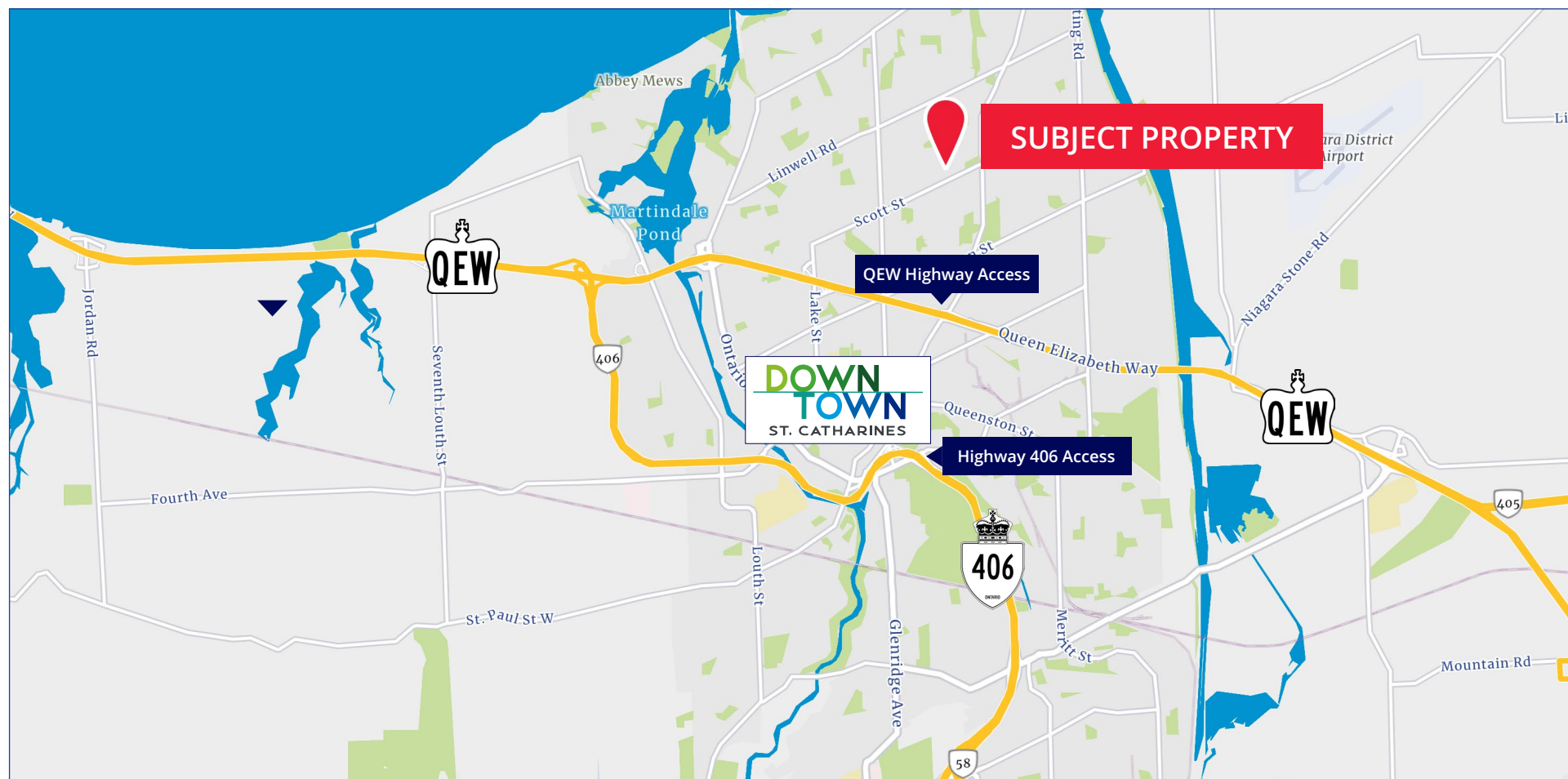
Comments

- Vacant land available for sale
- Located at a busy corner w/ great exposure
- Great potential for commercial/ residential development
- Close to QEW Highway access
- Surrounded by many amenities



Location Overview

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4

minutes to
QEW Highway Access

8

minutes to
Highway 406 Access

10

minutes to Downtown
St. Catharines

12

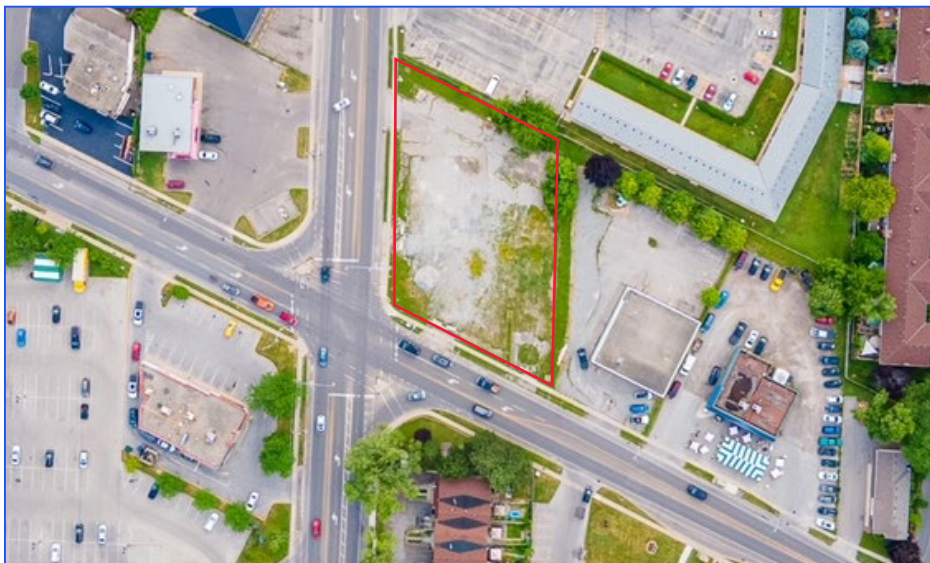
minutes to Outlet
Collection at Niagara

21

minutes to
Clifton Hills

Property Photos

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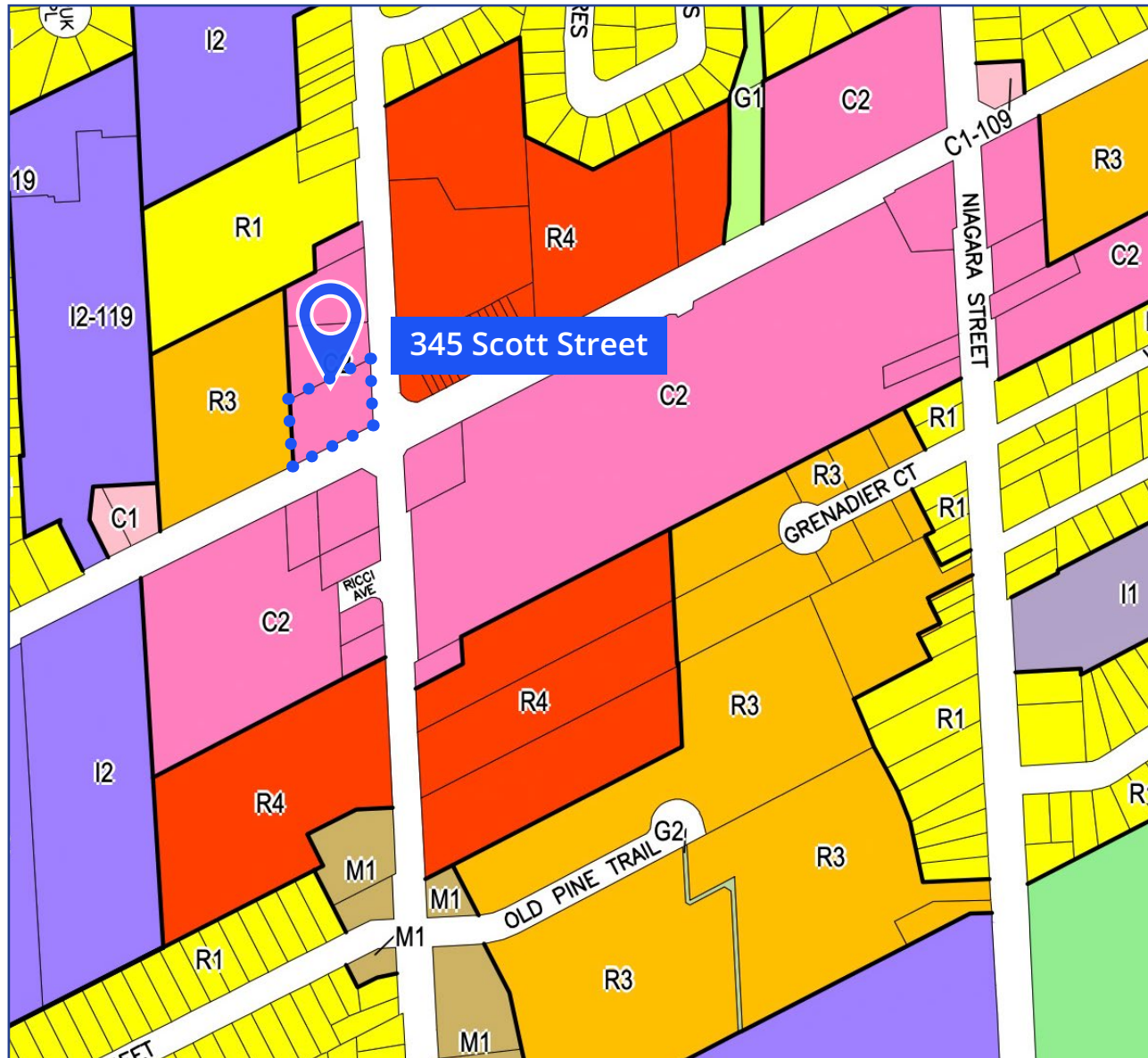
Property Photos

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C2 – Community Commercial Zone

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Permitted Uses:

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College

\$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

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**Sales Representative **Broker*

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VIEW ONLINE 

collierscanada.com/niagara

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, X @Colliers or LinkedIn.

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