

# FOR SALE

Colliers



## 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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**Todd Crawford\*\***

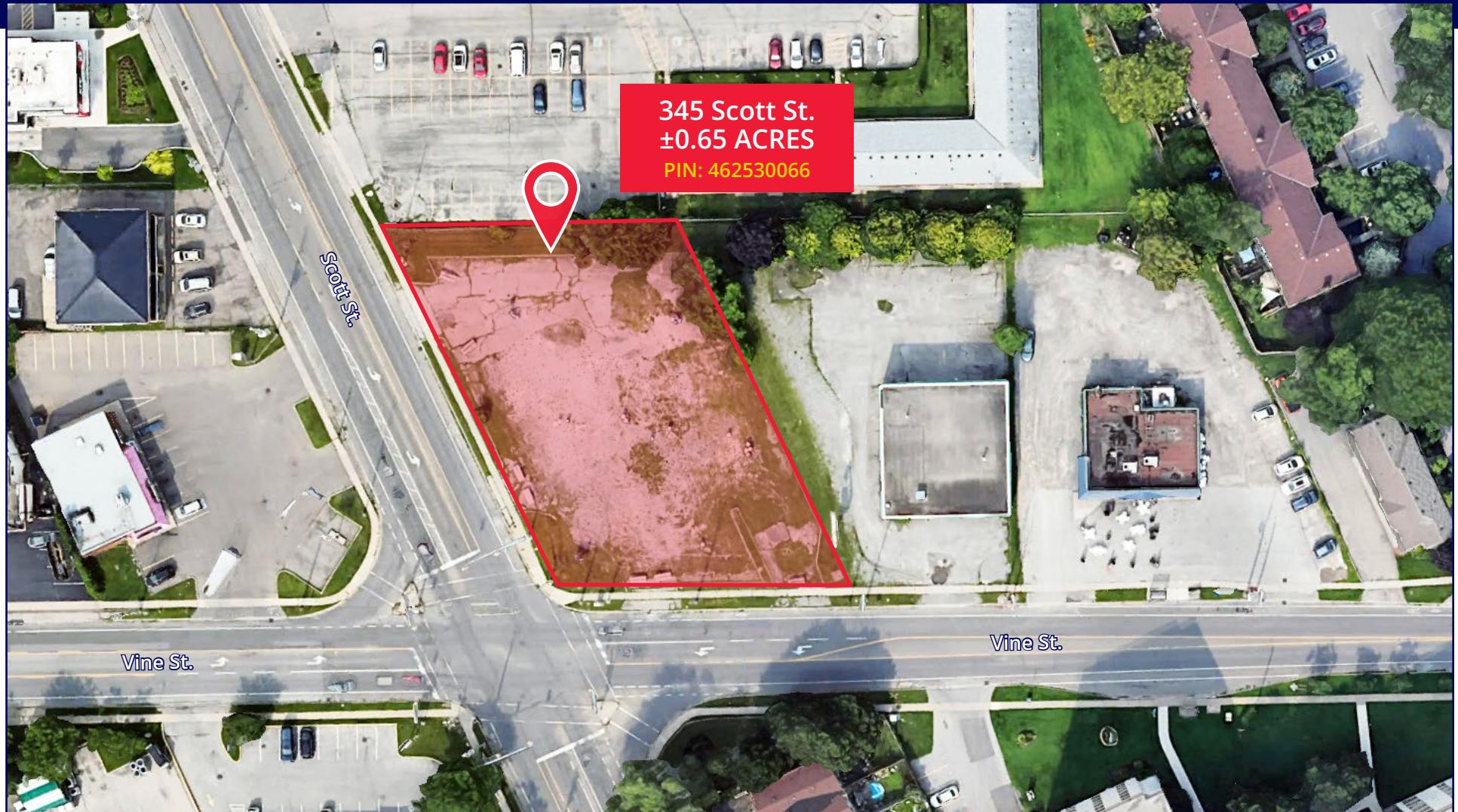
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# Property Highlights

- ±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...



# Listing Specifications

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Location NW Corner of Scott Street & Vine Street

PIN 462530066

Lot Size  $\pm 0.65$  Acres

Frontage  $\pm 205.47$  ft. along Scott Street

Zoning C2 - Community Commercial

Asking Price \$3,300,000

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

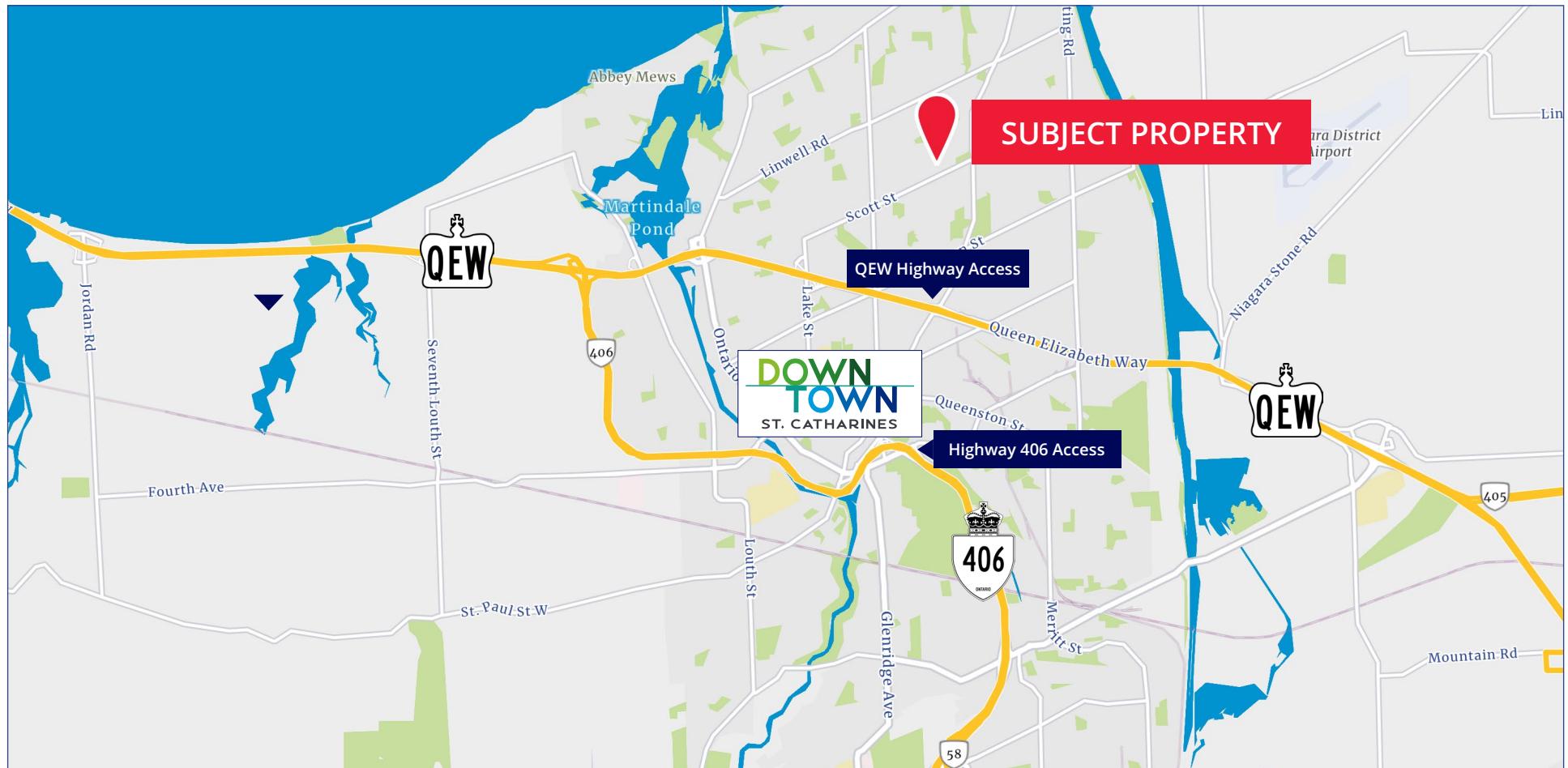
Comments

- 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



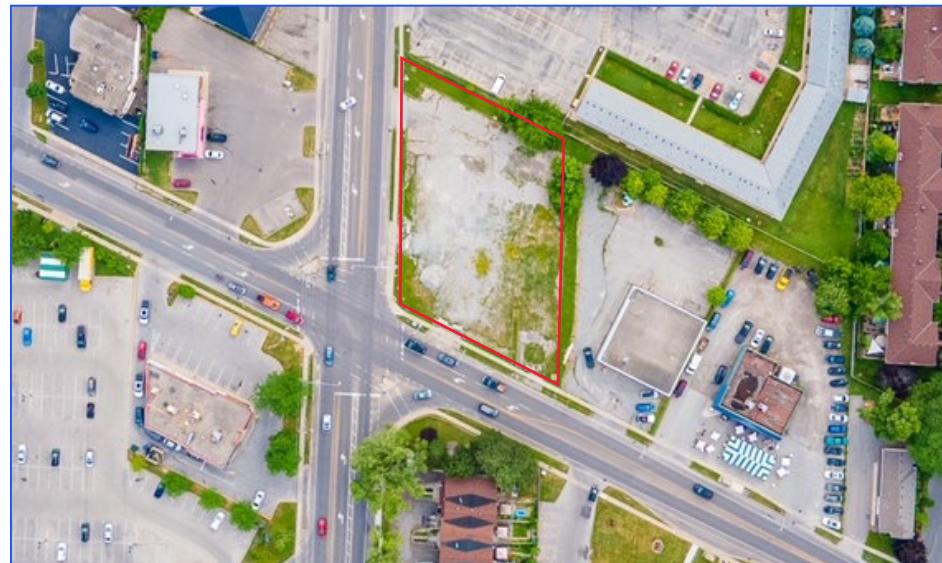
# Location Overview

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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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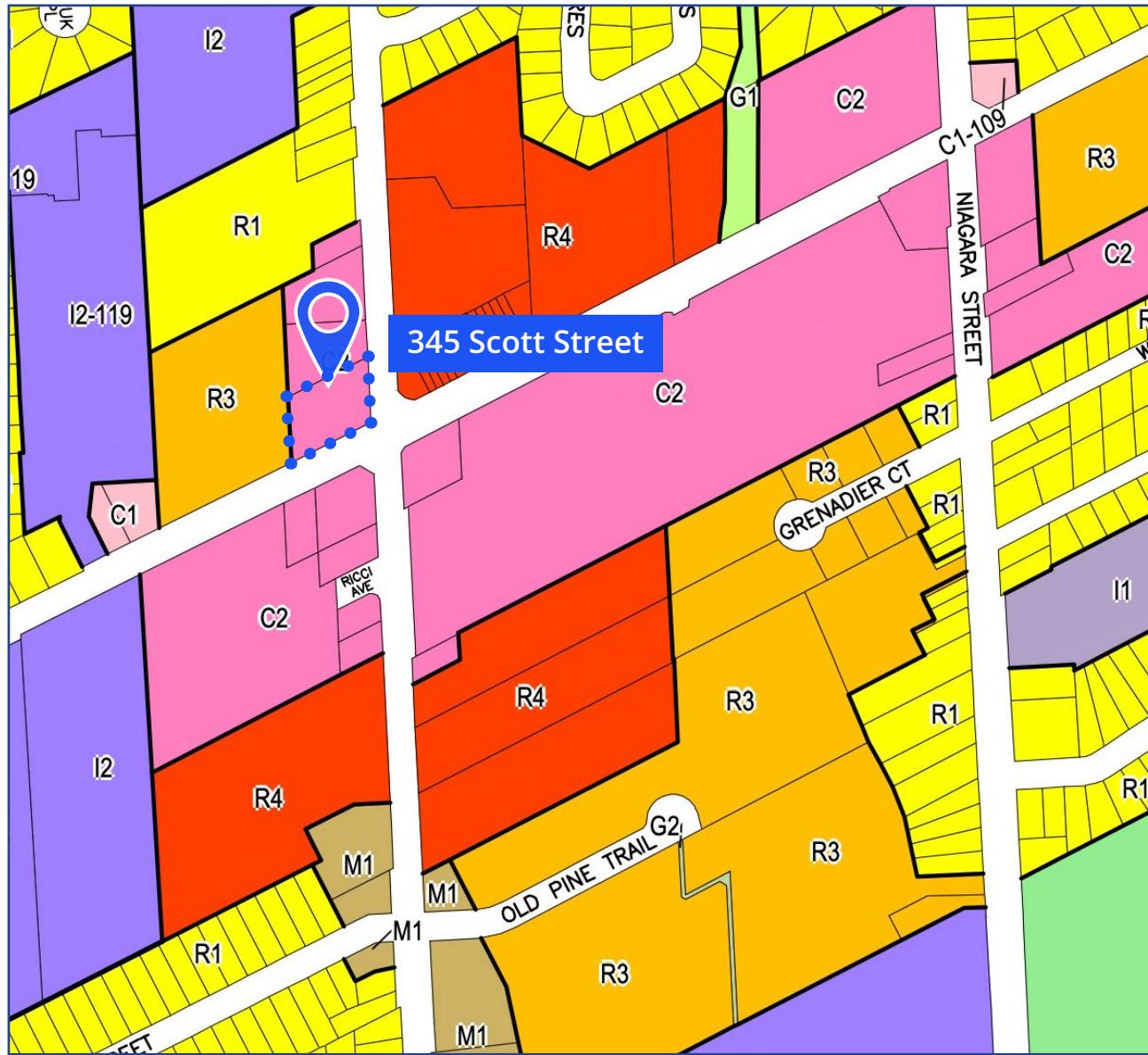


# Property Photos

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# C2 - Community Commercial Zone



## 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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## 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](http://corporate.colliers.com), X @Colliers or LinkedIn.

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