



27 William St., St. Catharines, ON

For Sale

- Renovated multi-unit commercial property
- Extensive building-wide capital improvements
- Prominent downtown St. Catharines location

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The Opportunity



- Excellent investment opportunity to acquire a renovated multi-unit commercial property for a rental portfolio.
- Extensive building-wide capital improvements significantly reduce future maintenance requirements.
- New 200-amp electrical service with new wiring throughout.
- New plumbing throughout the entire building.
- New furnace, ductwork, and hot water tank.
- New windows, doors, flooring, drywall, and insulation throughout walls and ceilings.
- Flexible multi-tenant configuration provides potential for diversified rental income.

Extensively renovated multi-unit commercial property presents an outstanding investment opportunity for those looking to acquire or expand a rental portfolio

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Location



Subject Property

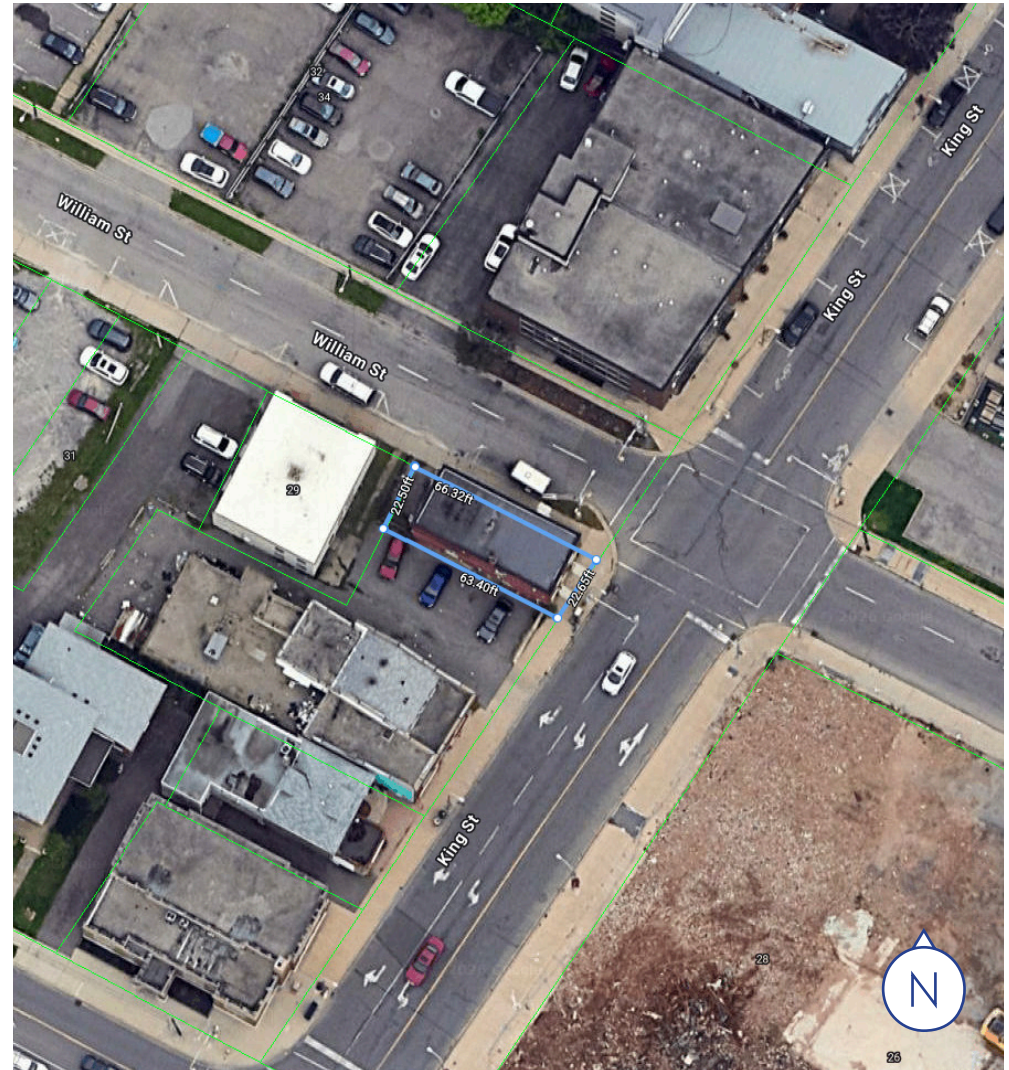
- Prominent corner location at William Street & King Street in downtown St. Catharines.
- Walking distance to restaurants, cafés, retail shops, professional services, financial institutions, and public transit.
- Surrounded by office, commercial, residential, and civic uses, supporting a strong tenant base.
- Minutes from Meridian Centre, FirstOntario Performing Arts Centre, Brock University Marilyn I. Walker campus, and the city's vibrant downtown entertainment district.
- Convenient access to Highway 406 and the Queen Elizabeth Way, providing excellent connectivity throughout the Niagara Region and the Greater Toronto Area.



Property Specifications

27 William St., St. Catharines, ON

Location	Southwest corner of William St. and King St.
PIN	462170154
Land Size	±0.033 Acres
Building Size	±2,000 SF
Zoning	(C5-92) Downtown Commercial Core Parking Exemption
Units	4 Units
Power	New 200 Amp Panel
Renovation List	Plumbing, furnace and ductwork, windows, doors, drywall, flooring, ceilings, insulation and new hot water tank
Price	\$650,000
Taxes (2026)	\$10,933.67
Comments	<ul style="list-style-type: none">• Two units feature renovated kitchenettes and washrooms and are ready for occupancy.• Two additional units have plumbing rough-ins completed and are ready for final finishes, allowing an investor to add value.• Ideal opportunity for investors seeking a stabilized asset with additional upside



Exterior Photos



27 William St., St. Catharines, ON



Interior Photos



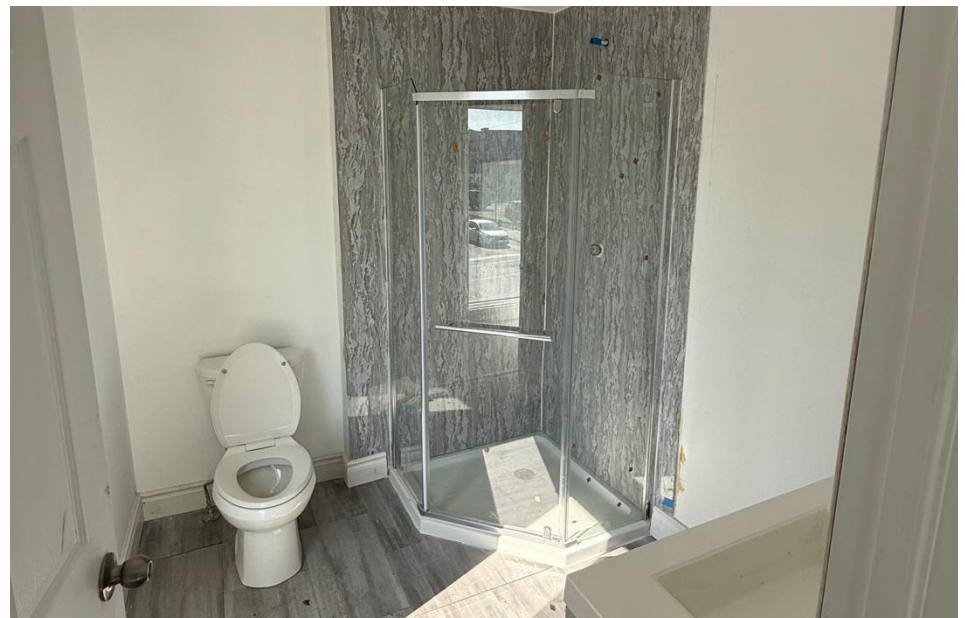
27 William St., St. Catharines, ON

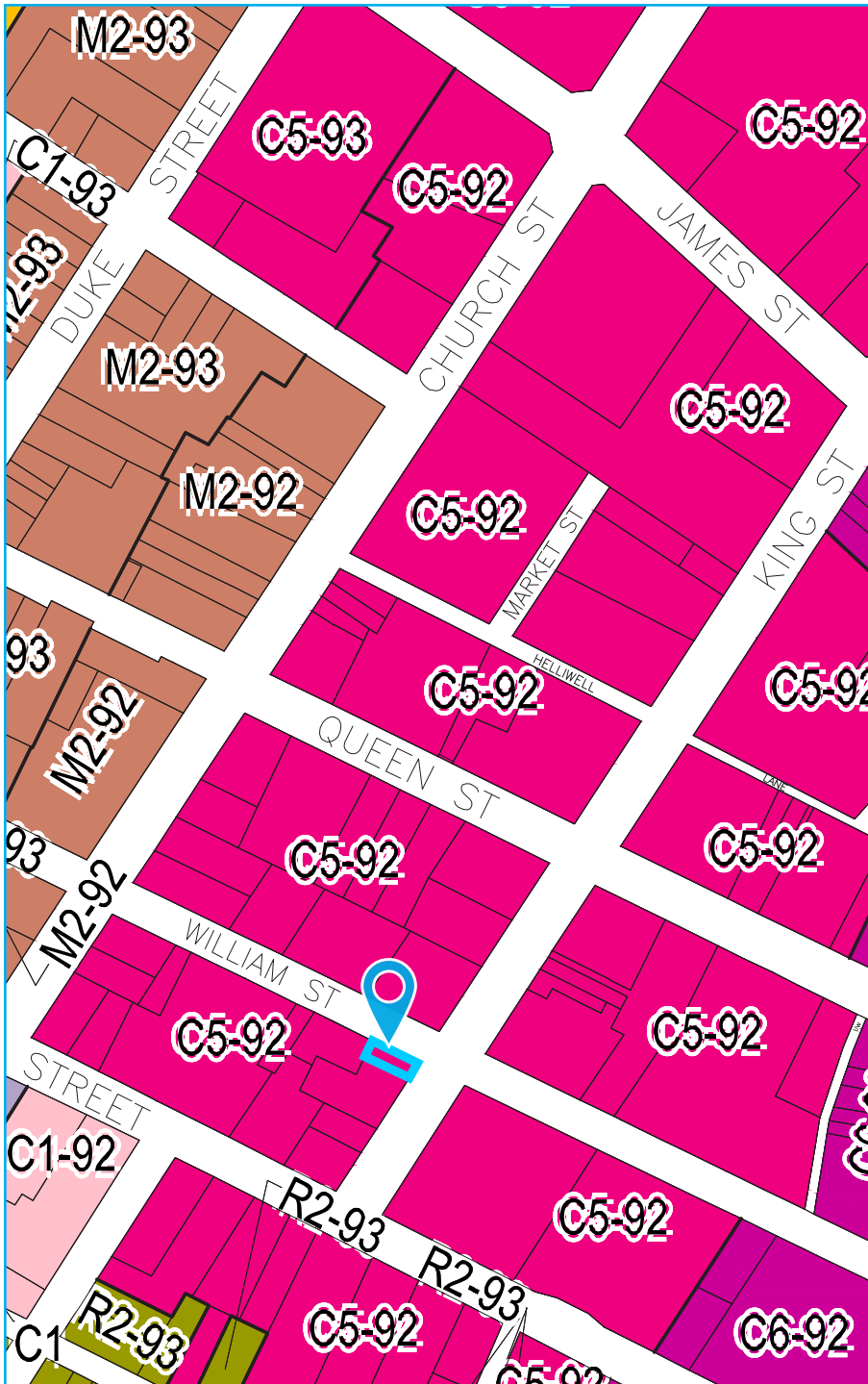


Interior Photos



27 William St., St. Catharines, ON





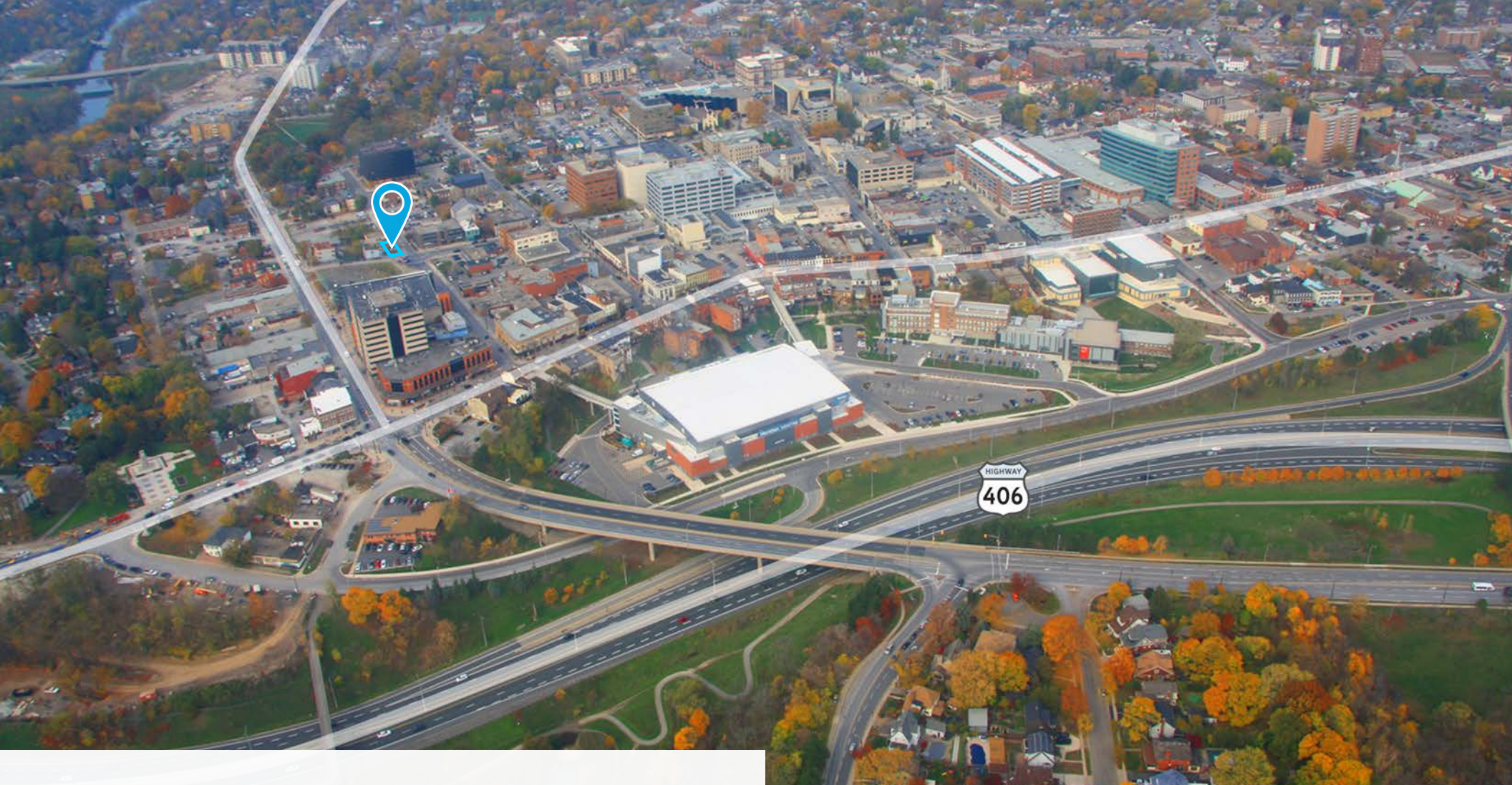
Zoning - C5-92*

Downtown Commercial Core Parking Exemption

USES	Zones					
Animal Care Establishment	C1	C2	C3	C4	C5	C6
Apartment Building		C2 ^(b)		C4 ^(b)	C5	C6 ^(b)
Car Wash		C2	C3	C4		
Commercial Parking Structure		C2 ^(h)	C3	C4 ^(h)	C5 ^(a)	C6 ^(a)
Cultural Facility	C1	C2 ^(h)	C3	C4 ^(h)	C5	C6
Day Care	C1	C2	C3	C4	C5	C6
Apartment Dwelling Unit(s)	C1 ^(d)	C2 ^(d)		C4 ^(d)	C5	C6 ^(d)
Emergency Service Facility		C2 ^(h)	C3	C4 ^(h)	C5	C6
Hospital					C5	
Hotel / Motel			C3	C4 ^(h)	C5	C6
Long Term Care Facility					C5	
Major Transit Station					C5	
Motor Vehicle Gas Station	C1 ^(c)	C2 ^(c)	C3	C4 ^(c)		
Motor Vehicle Repair Garage		C2 ^(c)	C3	C4 ^(c)		
Motor Vehicle Sales / Rental Service Centre			C3			
Nightclub			C3	C4	C5	C6
Office	C1	C2 ^(h)	C3 ^(e)	C4 ^(h)	C5	C6
Place of Assembly / Banquet Hall		C2 ^(h)	C3	C4 ^(h)	C5	C6
Place of Worship	C1	C2 ^(h)	C3	C4 ^(h)	C5	C6
Recreation Facility, Indoor	C1	C2	C3	C4	C5	C6
Restaurant	C1	C2	C3	C4	C5	C6
Retail Store	C1	C2	C3	C4	C5 ^(f)	C6 ^(f)
Service Commercial	C1	C2	C3	C4	C5 ^(f)	C6 ^(f)
Social Service Facility	C1	C2 ^(h)	C3	C4 ^(h)	C5	C6
Theatre		C2 ^(h)	C3	C4 ^(h)	C5	C6
University / College		C2 ^(h)	C3	C4 ^(h)	C5	C6

* Please refer to the St. Catharines Zoning By-Law for complete comprehensive information





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