

# FOR SALE



168 PELHAM ROAD | ST. CATHARINES | ON

**±3,792 SF Two-Storey**  
Mixed Use Income property

LIST  
PRICE: **\$895,000**

**RALPH ROSELLI\*** SIOR

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*\*Sales Representative*

**Colliers International Niagara Ltd., Brokerage**

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# Listing Specifications

168 PELHAM ROAD | ST. CATHARINES | ON

**Location** NW corner of Pelham Road and Parker Street

**Lot Size** ±0.087 Acres

**Lot Dimension** Frontage: ±36 ft. | Depth: ±105 ft.

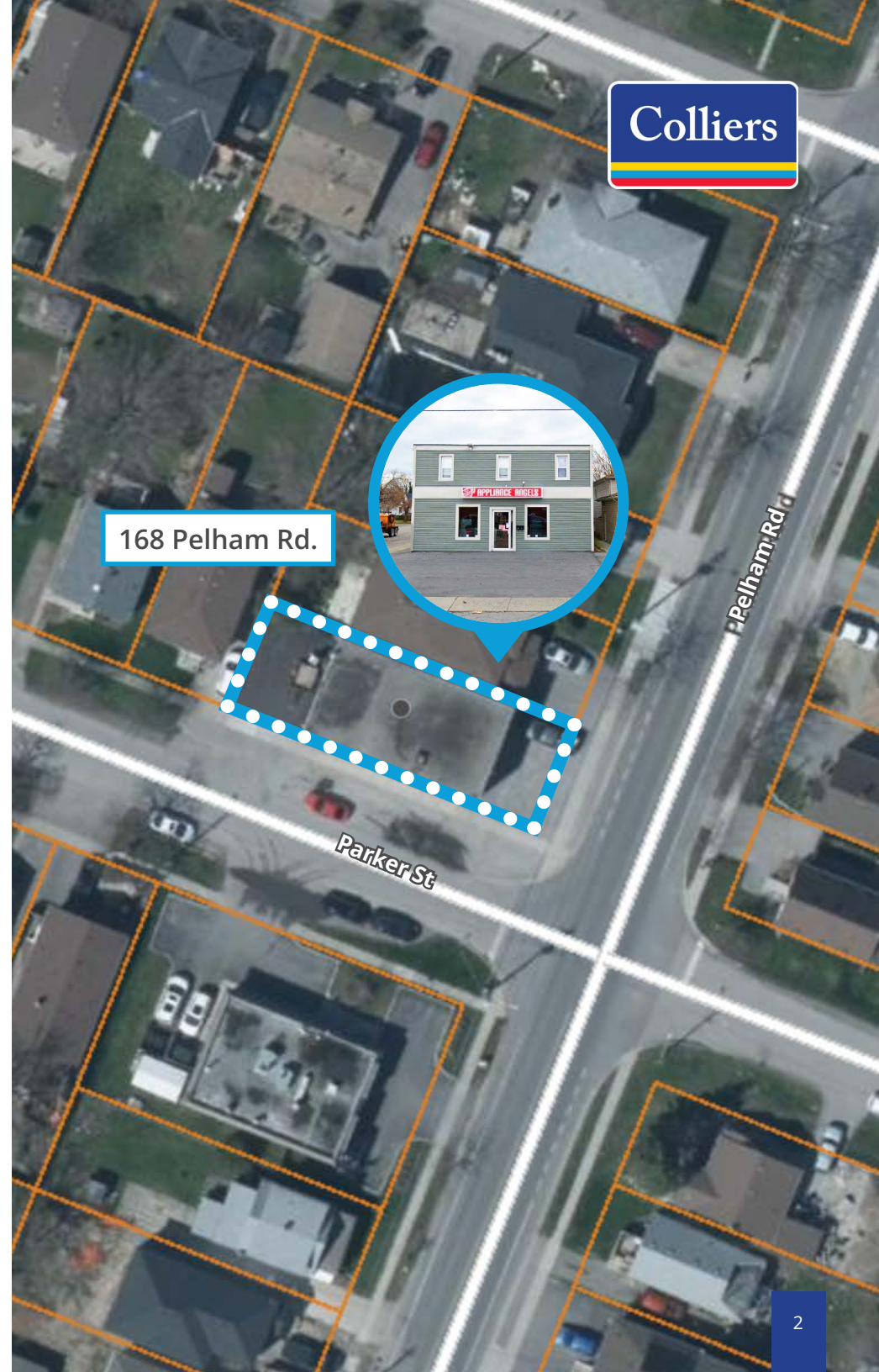
**Building Area** ±3,792 SF

**Zoning** C1 - Local Convenience Commercial

**List Price** \$895,000

**Taxes (2023)** \$4,944.35

- Comments**
- Two-Storey Mixed Use Corner income property
  - Located in St. Catharines Western Hill Area
  - Featuring TWO second-storey residential units and ONE ground level retail unit
  - Constructed in 1951 with concrete block and brick on concrete slab and located on 0.09 Acres
  - Offering 5 parking spaces
  - Short distance (±2kms) to downtown St. Catharines and Highway 406, on busy Pelham Road
  - Surrounded by residential and some commercial uses
  - Restrictive Covenant Prohibiting Use as Grocery/ Convenience Store Operation for 10 years



168 Pelham Rd.

# Property Financials

168 PELHAM ROAD | ST. CATHARINES | ON



**Unit 1**

Residential

**\$489.02/month**

**Unit 2**

Residential

**\$1,470.00/month**

**Unit 3**

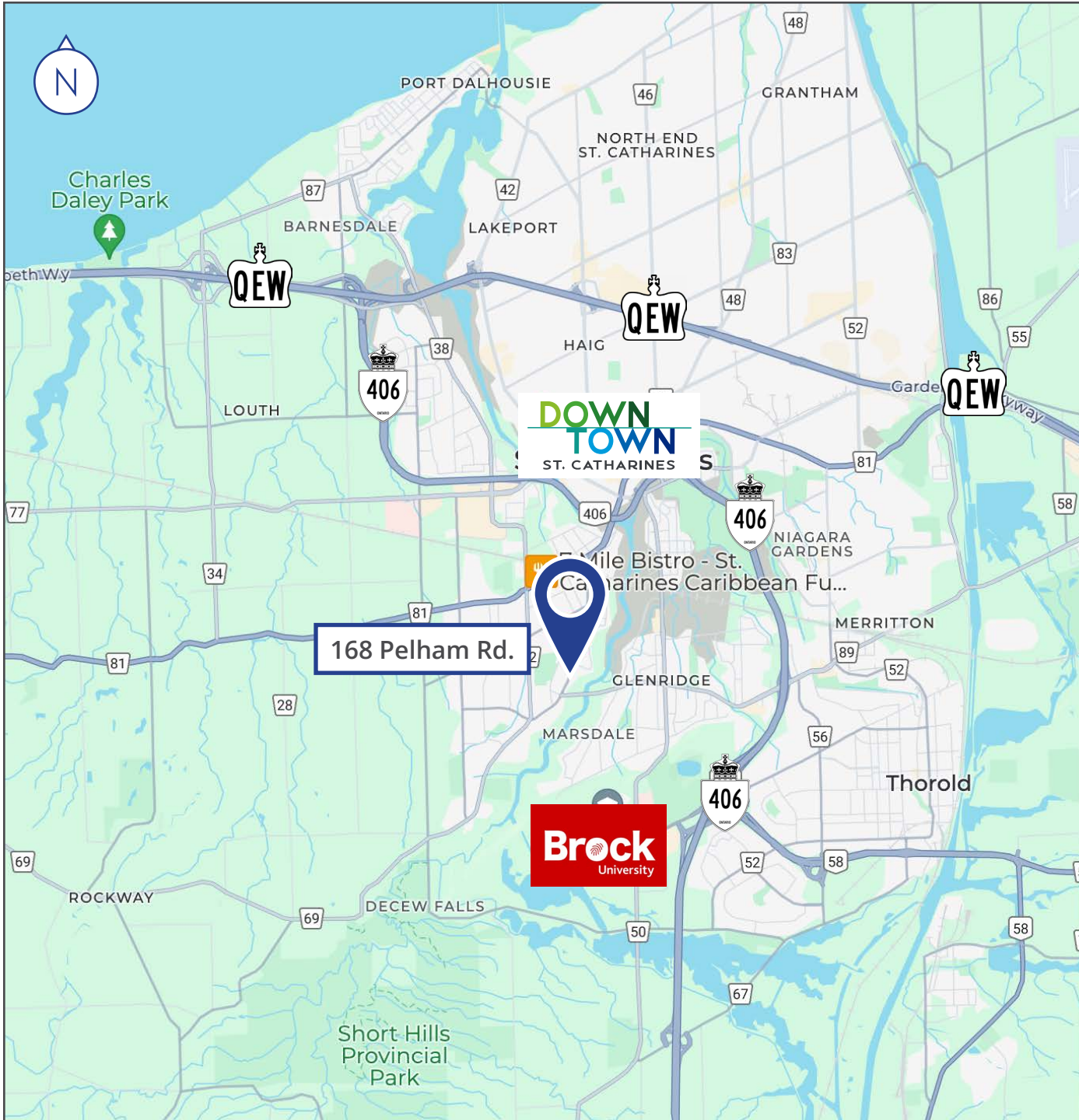
Commercial

**VACANT**



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# Location Overview

168 PELHAM ROAD  
ST. CATHARINES | ON



±9 min (±4.9 km)  
to QEW Hwy Access



±6 min (±3.2 km)  
to Hwy 406 Access



±5 min (±2.7 km)  
to Downtown  
St. Catharines



±5 min (±3.4 km)  
to Brock University

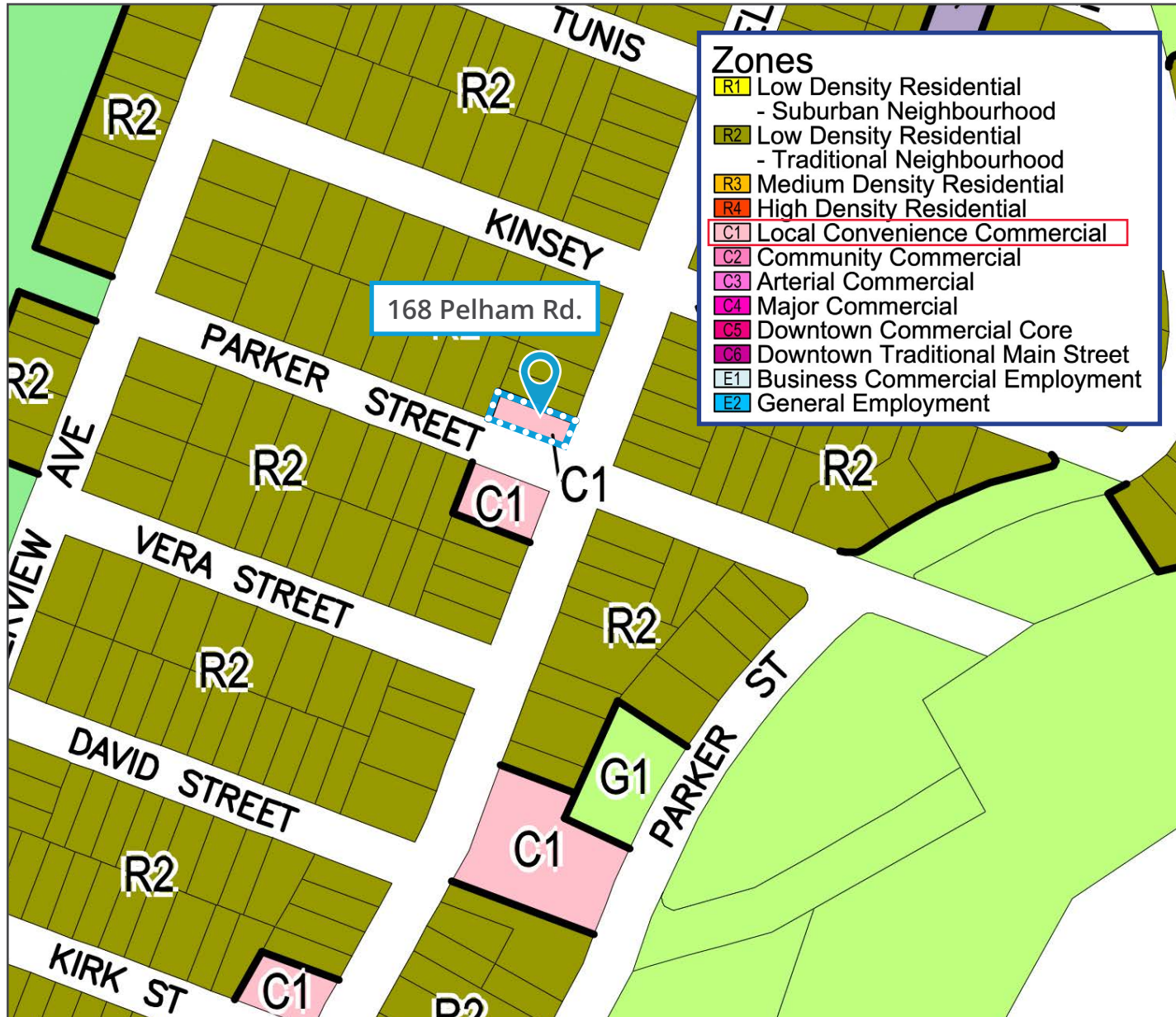


±20 min (±21.8 km)  
to Niagara Falls  
Attractions

# Zoning C1-Local Convenience Commercial



168 PELHAM ROAD | ST. CATHARINES | ON



## Permitted Uses

- Animal Care Establishment
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Motor Vehicle Gas station
- Office
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility

# Photos Exterior

168 PELHAM ROAD | ST. CATHARINES | ON



# Photos Retail Unit

168 PELHAM ROAD | ST. CATHARINES | ON



# Photos Retail Unit

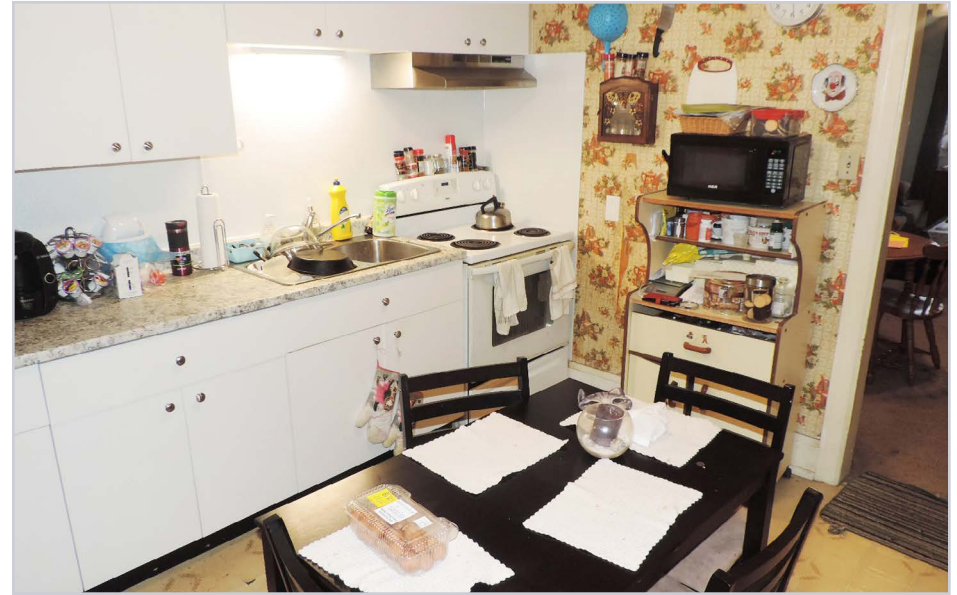
168 PELHAM ROAD | ST. CATHARINES | ON





# Photos Residential Unit

168 PELHAM ROAD | ST. CATHARINES | ON



# Area Neighbours

168 PELHAM ROAD | ST. CATHARINES | ON

Colliers



Nelephant  
Montessori School



Taylor Smith  
DESIGN

168 Pelham Road  
FOR SALE | MIXED-USE BLDG.



The Pizza  
Company

Parker Street Park



Beamsville  
Fish & Chips

Glendale Ave

\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates as of November 2023*

VIEW ONLINE 

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## CONTACT:

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