

APPROVED MIXED USE WATERFRONT DEVELOPMENT WITH A 28 SLIP MARINA

CBRE

LAND
SPECIALISTS

61-63 LAKEPORT ROAD

2.06 AC. • Port Dalhousie, ON

LAKE ONTARIO



Permit Ready Development



Waterfront Community & Marina

BEING SOLD UNDER POWER OF SALE

THE OFFERING

CBRE is pleased to offer on behalf of the mortgagee under Power of Sale, 100% freehold interest in a permit-ready mixed-use waterfront development located in the heart of the historic Port Dalhousie, within the City of St. Catharines. The project comprises 122 residential apartment units ranging from \pm 517 to \pm 3,247 square feet and 3 commercial units consisting of \pm 5,098 square feet that are integrated within a thoughtfully designed building totaling \pm 191,970 square feet of gross floor area. The development is complemented by three ground-floor commercial units and a 28-slip marina, offering direct waterfront activation and a rare live-work-leisure environment. Positioned along the iconic Port Dalhousie Harbour, the site benefits from exceptional walkability, waterfront exposure, and strong end-user appeal, representing a highly differentiated opportunity to deliver a landmark mixed-use asset in one of Niagara's most sought-after lifestyle communities.

SITE DETAILS

| | |
|------------------------------|--|
| Address | 61-63 Lakeport Road, Port Dalhousie |
| PIN's Included | 461950405; 461950364; 461950397; 461950735 |
| Acreage | \pm 2.06 acres (as per Geowarehouse) |
| Official Plan | Community Commercial |
| Zoning By-Law | C2-149: Community Commercial Zone with Special Provision 149 |
| Approved Development Concept | Mixed Use Development consisting of: + 191,970 sq. ft. GFA 3 commercial units 122 residential units 28-slip marina |



APPROVED DEVELOPMENT CONCEPT RENDERING



APPROVED DEVELOPMENT CONCEPT

The buildings will have a gross floor area of $\pm 191,970$ square feet and a saleable area of $\pm 150,135$ square feet. There will be 3 commercial units, 6 live/work units, 13 one-bedroom units, 28 one-bedroom plus den units, 25 two-bedroom units, 47 two-bedroom plus den units, and 3 three-bedroom plus den units. Each residential unit will include a single parking space. In total the complex will include 67 surface parking spaces, 155 underground parking spaces, 28 boat slips, and 31 storage lockers, as well as extensive amenity areas.

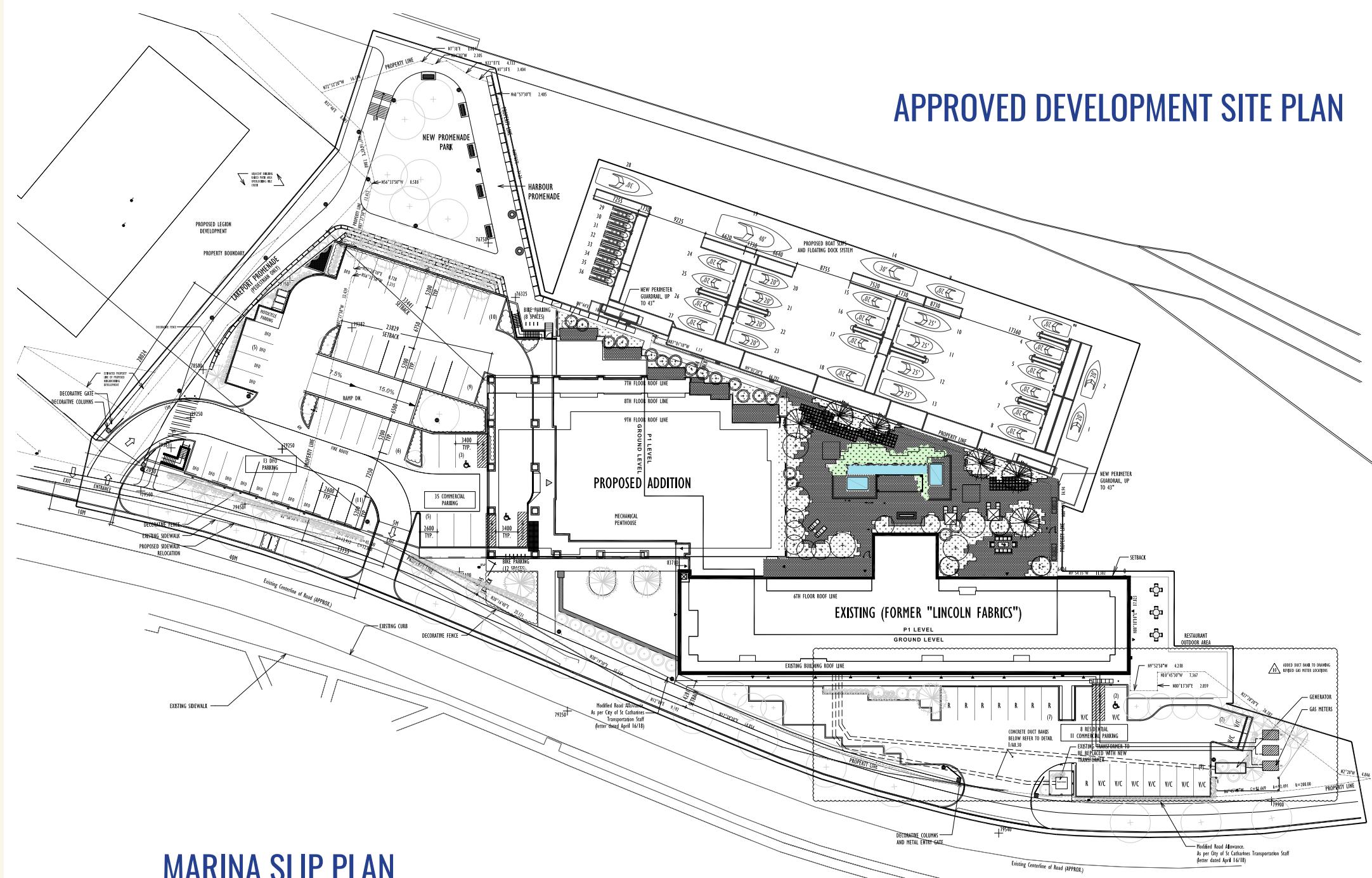
DEVELOPMENT STATISTICS

| | |
|-------------------------|--------------------------------------|
| Gross Floor Area (GFA) | $\pm 191,907$ sq. ft. |
| Saleable Area | $\pm 150,135$ sq. ft. |
| Total Units | 122 residential + 3 commercial units |
| Floor Space Index (FSI) | 2.52 |
| Total Parking On-Site | 222 Spaces |

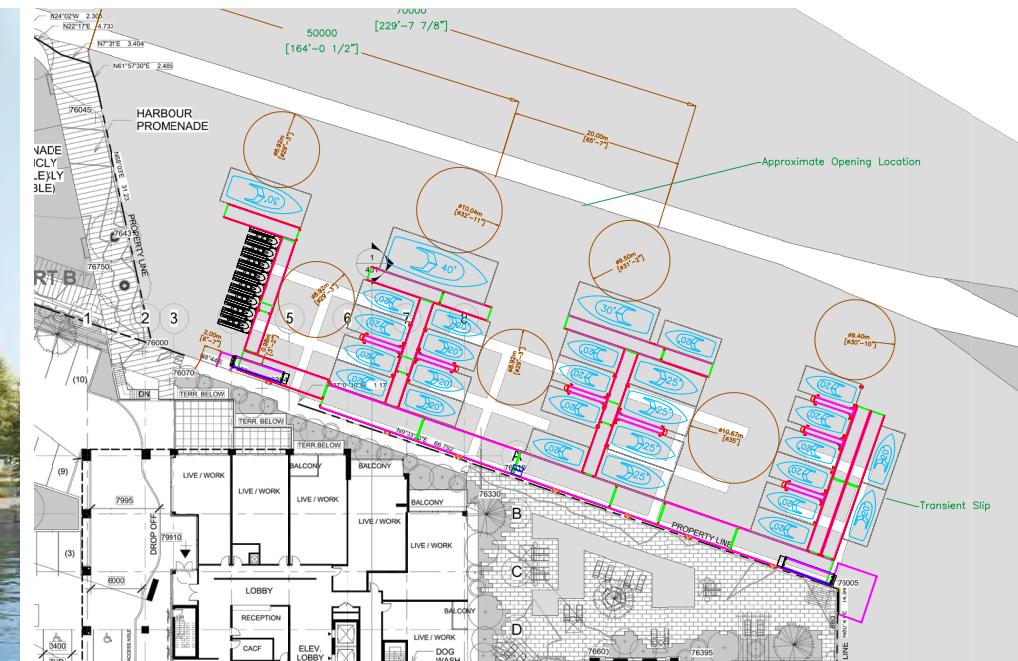
UNIT BREAKDOWN

| Total Residential Site Units | | | | | | | |
|------------------------------|----|--------|----|--------|----|--------|-----------|
| Total Units | 1B | 1B + D | 2B | 2B + B | 3B | 3B + D | Live/Work |
| 122 | 13 | 28 | 25 | 47 | 0 | 3 | 6 |

APPROVED DEVELOPMENT CONCEPT RENDERING



MARINA SLIP PLAN



LOCATION OVERVIEW & TRAVEL TIMES



Subject Site
61-63 Lakeport Road, Port Dalhousie

Lake Ontario
Immediate Access

Downtown St. Catharines
10 min

Queen Elizabeth Way QEW
5 min

St. Catharines GO & VIA Rail
14 min



IMMEDIATE PORT DALHOUSIE AMENITIES

LOCATION & LIFESTYLE HIGHLIGHTS

Premier Lakeside Community

Situated in one of Niagara's most desirable waterfront neighbourhoods.

Steps to the Harbour & Beach

Walkable access to Lake Ontario, marina, parks, and trails.

Established Urban Fabric

Surrounded by character homes, boutique retail, and local amenities.

Strong End-User Appeal

Lifestyle-driven demand supporting long-term value and absorption.

MARKET & INVESTMENT RATIONALE

Resilient Sub-Market

Port Dalhousie consistently outperforms broader Niagara averages.

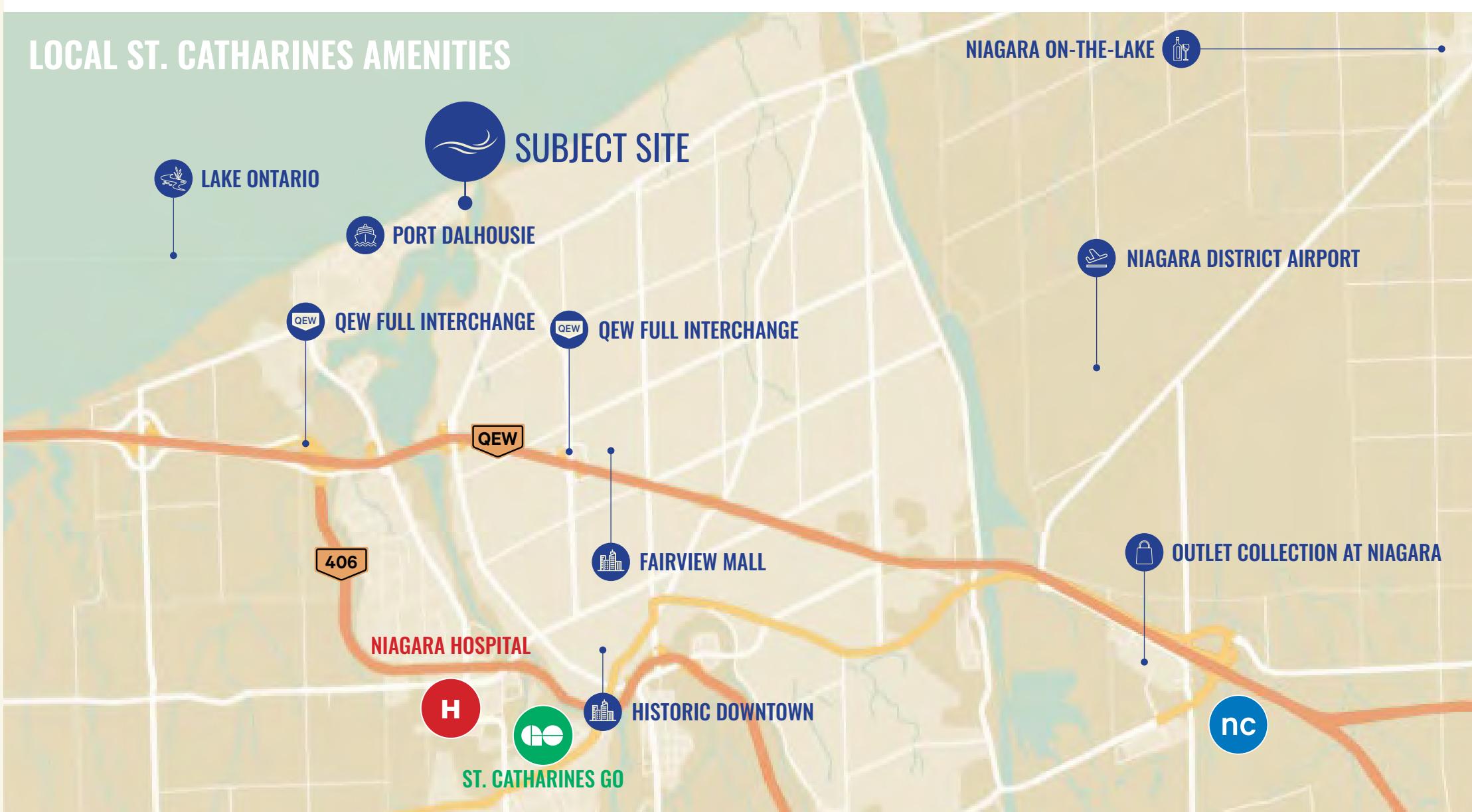
End-User Driven Demand

Downsizers, professionals & lifestyle buyers seeking walkability & waterfront proximity.

ST. CATHARINES DEMOGRAPHICS

| | |
|---------------------------------------|--------------------------------------|
| Total Population 2025 est: 154,953 | Total Households 2025 est: 64,065 |
| 2030 proj: 165,492 | 2030 proj: 68,222 |
| 2035 proj: 176,816 | 2035 proj: 72,859 |

| |
|---|
| Avg. Household Income 2025 est: \$ 106,620 |
| 2030 proj: \$ 126,354 |
| 2035 proj: \$ 150,866 |





SUBMISSION GUIDELINES

A substantial amount of due diligence documents, technical reports and other supporting material that is relevant to this Offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA submission button to the right:

 **CA SUBMISSION
BUTTON**

OFFERING PROCESS

Offers are to be submitted electronically to Torey Ferrelli at: torey.ferrelli@cbre.com
Offer Submissions must include Vendor's Schedule A that has been included in the online property library folder.
Offers will be reviewed upon receipt.

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