

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



LAKEPORT ROAD



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 ± 517 to ± 3,247 square feet and 3 commercial units consisting of ± 5,098 square feet that are integrated within a thoughtfully designed building totaling ± 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	± 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

The buildings will have a gross floor area of ± 191,970 square feet and a saleable area of ± 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)	± 191,907 sq. ft.
Saleable Area	± 150,135 sq. ft.
Total Units	122 residential + 3 commercial units
Floor Space Index (FSI)	2.52
Total Parking On-Site	222 Spaces

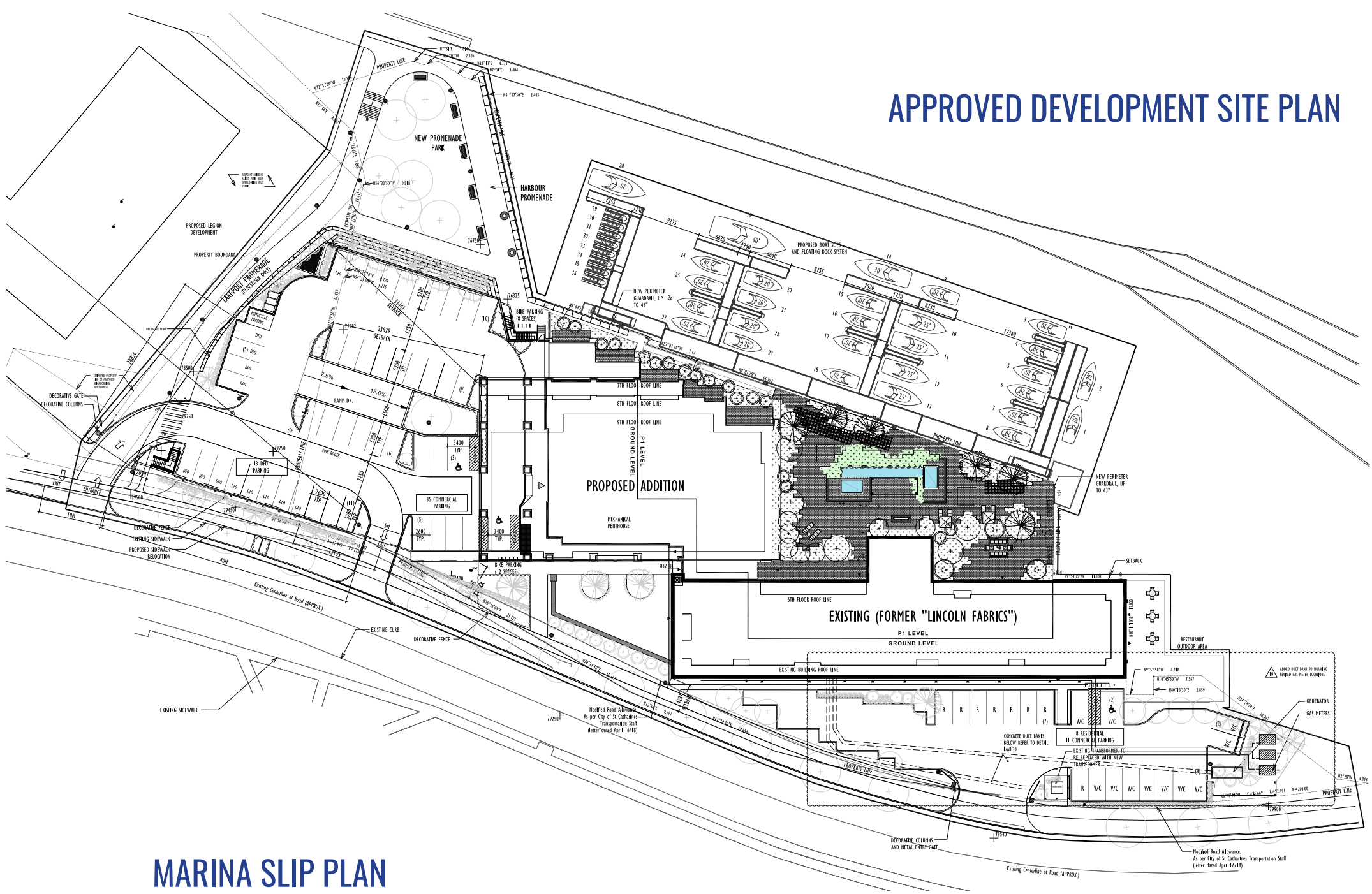
## UNIT BREAKDOWN

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



## APPROVED DEVELOPMENT SITE PLAN







## 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

# 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	Total Households	Avg. Household Income
2025 est: 154,953	2025 est: 64,065	2025 est: \$ 106,620
2030 proj: 165,492	2030 proj: 68,222	2030 proj: \$ 126,354
2035 proj: 176,816	2035 proj: 72,859	2035 proj: \$ 150,866



# IMMEDIATE PORT DALHOUSIE AMENITIES







## 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](mailto: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.

### Torey Ferrelli

Sales Representative  
+1 416 495 6246  
[torey.ferrelli@cbre.com](mailto:torey.ferrelli@cbre.com)

### Jason Child\*

Senior Vice President  
+1 416 495 6249  
[jason.child@cbre.com](mailto:jason.child@cbre.com)

### Ian Hunt\*

Senior Vice President  
+1 416 495 6268  
[ian.hunt@cbre.com](mailto:ian.hunt@cbre.com)

### Daniel Satoor\*

Senior Sales Associate  
+1 416 495 6203  
[daniel.satoor@cbre.com](mailto:daniel.satoor@cbre.com)

### Allison Conetta

Sales Representative  
+1 416 495 6287  
[allison.conetta@cbre.com](mailto:allison.conetta@cbre.com)

\*Sales Representative | All Outlines Are Approximate

CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); MapPoint, DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth

**LAND  
SPECIALISTS  
CBRE**