

FOR SALE



LIST
PRICE: **\$3,300,000**

537 Ontario Street | St. Catharines | ON
±9,500 SF Commercial/ Retail Stand Alone Bldg. on ±1.65 AC

RALPH ROSELLI* SIOR
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**Sales Representative*

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Property Overview

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±9,500 SF Stand-Alone Commercial Building on ±1.65 AC



Retail Area, Warehouse, Walk-In Cooler & Greenhouse



8' x 8' Truck Level Loading Dock & 8' x 8' Drive-In Door



High-Traffic Location Near Port Dalhousie & Major Amenities



Future Mixed-Use Development Potential with Current Zoning



Community Commercial (C2) & Conservation/ Natural Area (G1) Zone

Property Details

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OPPORTUNITIES

Current zoning allows many potential uses including a commercial/ residential mix. Plans can be available for a 9-storey, mixed-use building with 101 residential units & 3 ground floor commercial units (4,150 SF) + 80 underground parking spaces & 44 at grade level. All studies complete, approved with site plan application ready for submission.

Lot Size ±1.65 Acres

Lot Dimension Frontage ±150.22 ft. | Depth ±394.52 ft.

Available Area ±9,500 SF

Zoning C2 - Community Commercial
G1 - Conservation/ Natural Area

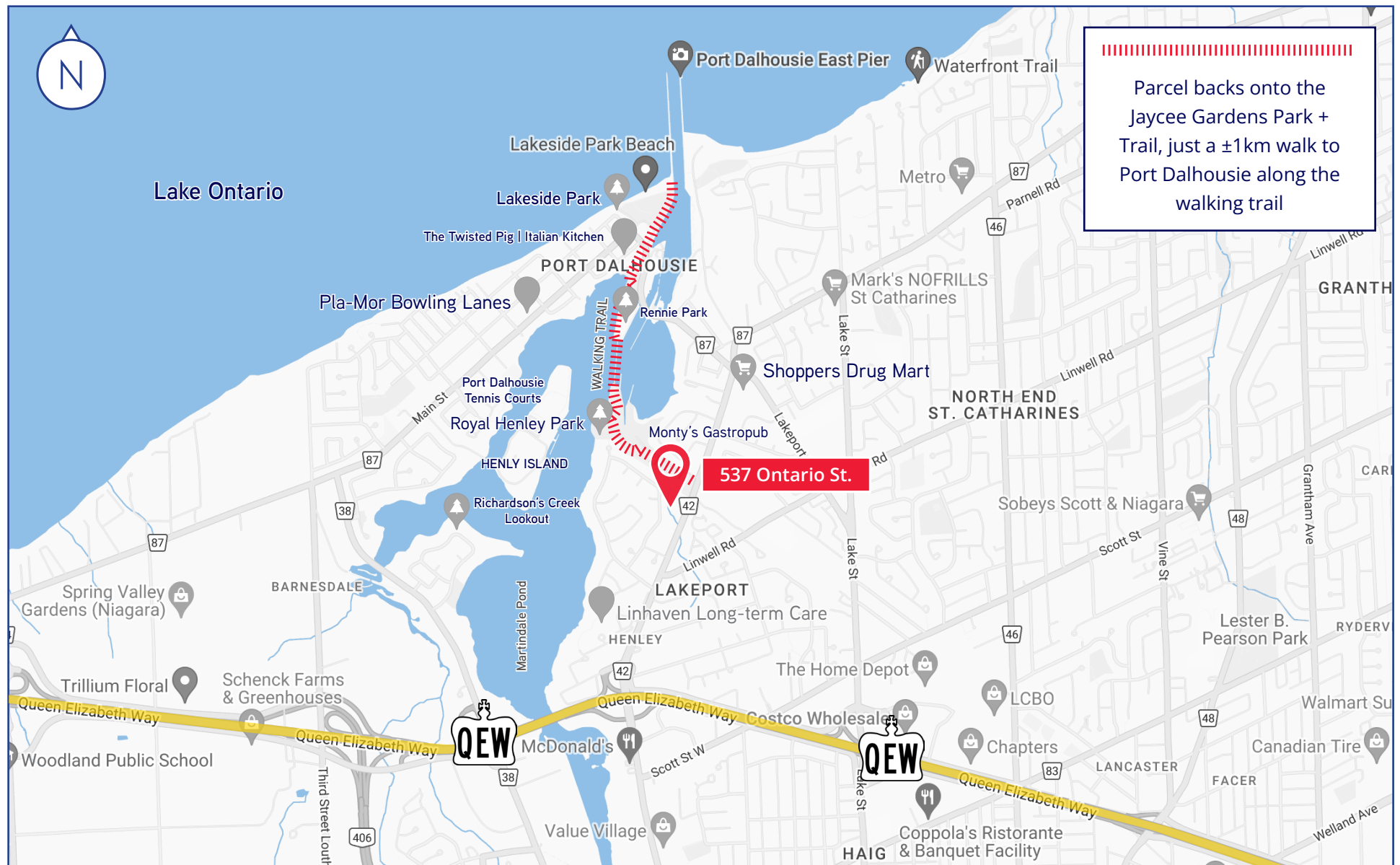
List Price \$3,300,000

Taxes (2025) \$45,544.59

- Comments**
- Concrete block & steel Commercial stand alone building
 - Offering 3,525 SF Retail space, 3,200 SF Warehouse, 1,340 SF walk-in cooler, 650 SF vestibule, and 3,000 SF greenhouse
 - Located in a very desirable, high traffic location surrounded by all Amenities
 - Potential for multi-tenant commercial use, great for retail, restaurant, wholesale, service commercial providers
 - Large on-site parking area
 - Outdoor covered display area, loading dock, drive-in door, plenty of power, and large pylon sign
 - Backing onto the Jaycee Gardens Park and just a short 1km walk on the Green Ribbon Trail to historic Port Dalhousie
 - Tenant currently on a month-to-month lease with vacant possession possible
 - Opportunities abound! Lease for income while taking advantage of the redevelopment potential

Location Overview

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Property Photos

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Property Photos

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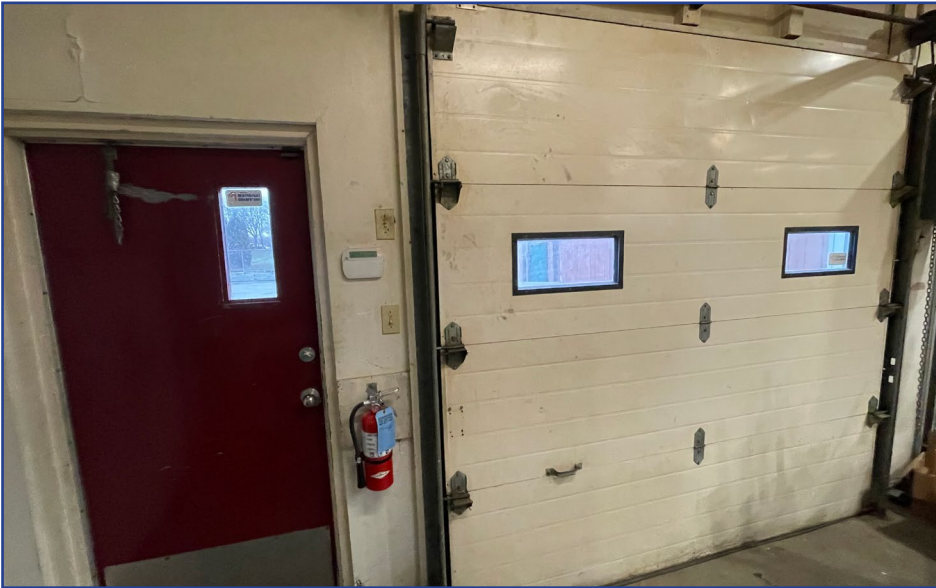


Property Photos

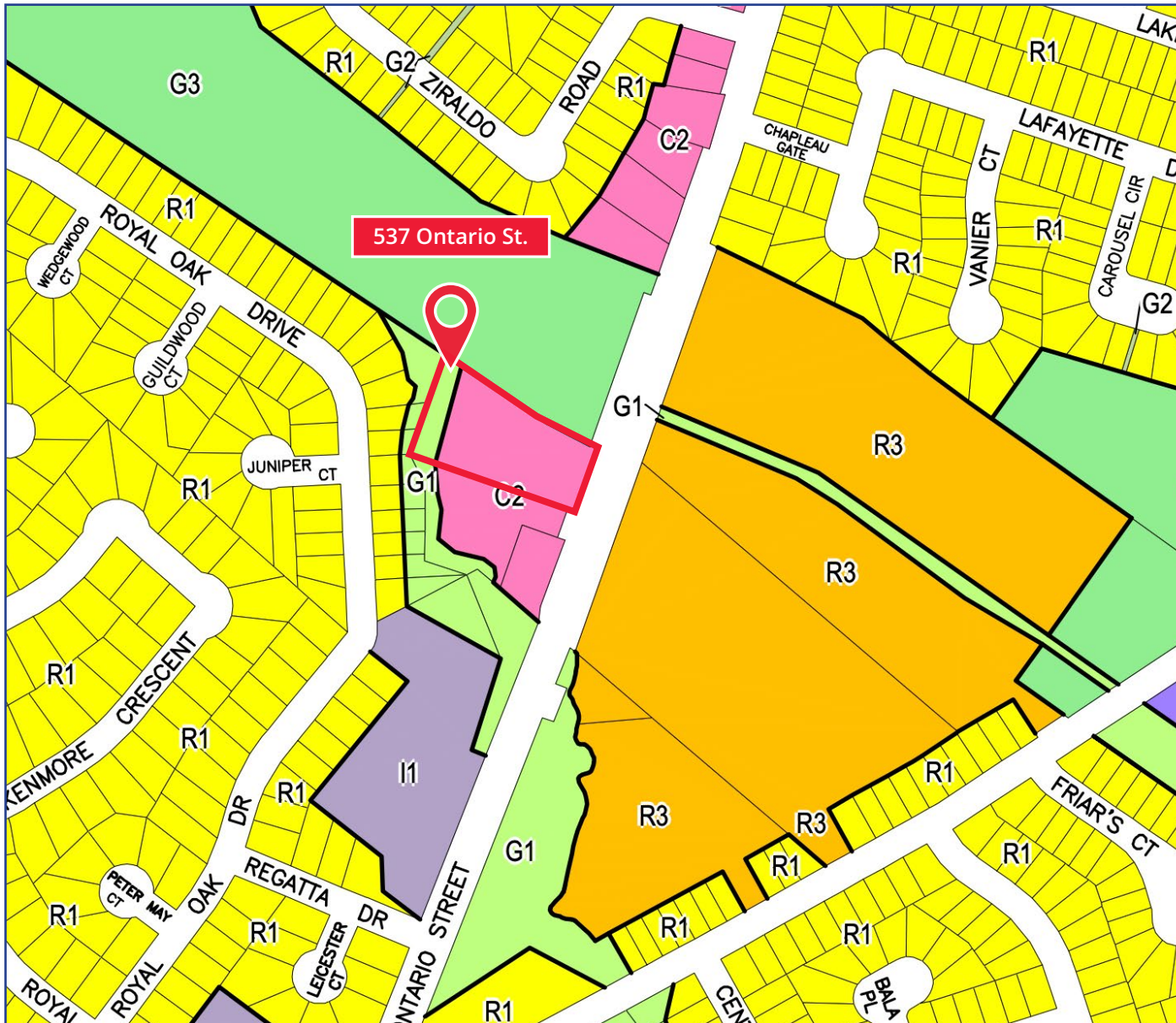
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Property Photos



C2 – Community Commercial Zone

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PERMITTED USES

No person shall within any C2 Zone use any land or erect or use any building or structure for any purpose except one or more of the following 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

\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated June 2026

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Learn more at corporate.colliers.com.

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