



135 Coronation Dr., Port Colborne, ON

For Sale

\$2,750,000

- **±3.25 Acres**
- **R4-72 - Fourth Density Residential Zone**

Greg Chew
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Location



Subject Property

- Adjacent to the Sobeys-anchored plaza on West Side Road
- 222 Unit development - South Coast, coming soon to the immediate area
- Prime location along Port Colborne's main commercial corridor
- Walkable access to grocery, restaurants, banking, and everyday services
- Minutes to Port Colborne General Hospital and key community amenities
- Strong surrounding residential developments
- Excellent visibility and vehicle access from West Side Road/Highway 58
- Fully serviced area within the City's targeted growth and intensification zone

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Local Residential Developments

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135 Coronation Dr., Port Colborne, ON



Listing Specifications

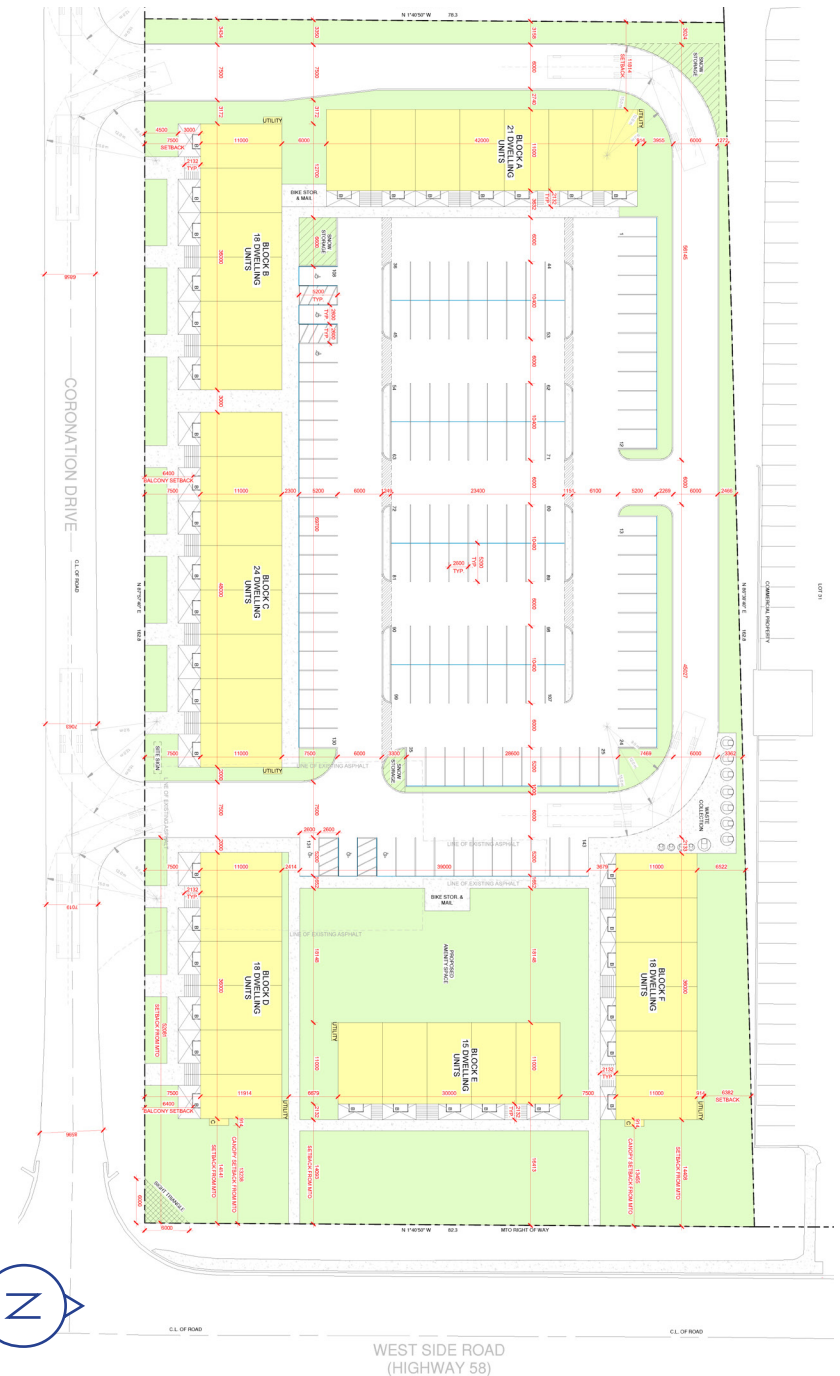
135 Coronation Dr., Port Colborne, ON

Location	Corner of Coronation Dr. and West Side Rd.
Land Parcel	±3.245 Acres
Zoning	R4-72 Fourth Density Residential Zone
Frontage	Frontage ±534 ft. Depth ±270 ft.
Price	\$2,750,000
Taxes (2025)	\$TBD
Proposed Site Plan	114 Units over 3 stories
Comments	Excellent residential development opportunity.

Permitted Uses:

- a) Dwelling, Detached;
- b) Dwelling, Semi-Detached;
- c) Dwelling, Duplex;
- d) Dwelling, Triplex;
- e) Dwelling, Fourplex;
- f) Dwelling, Townhouse Block;
- g) Dwelling, Townhouse Street;
- h) Stacked townhouse dwellings, and
- i) Uses, structures and buildings accessory thereto.

Concept Only



Aerial Photos

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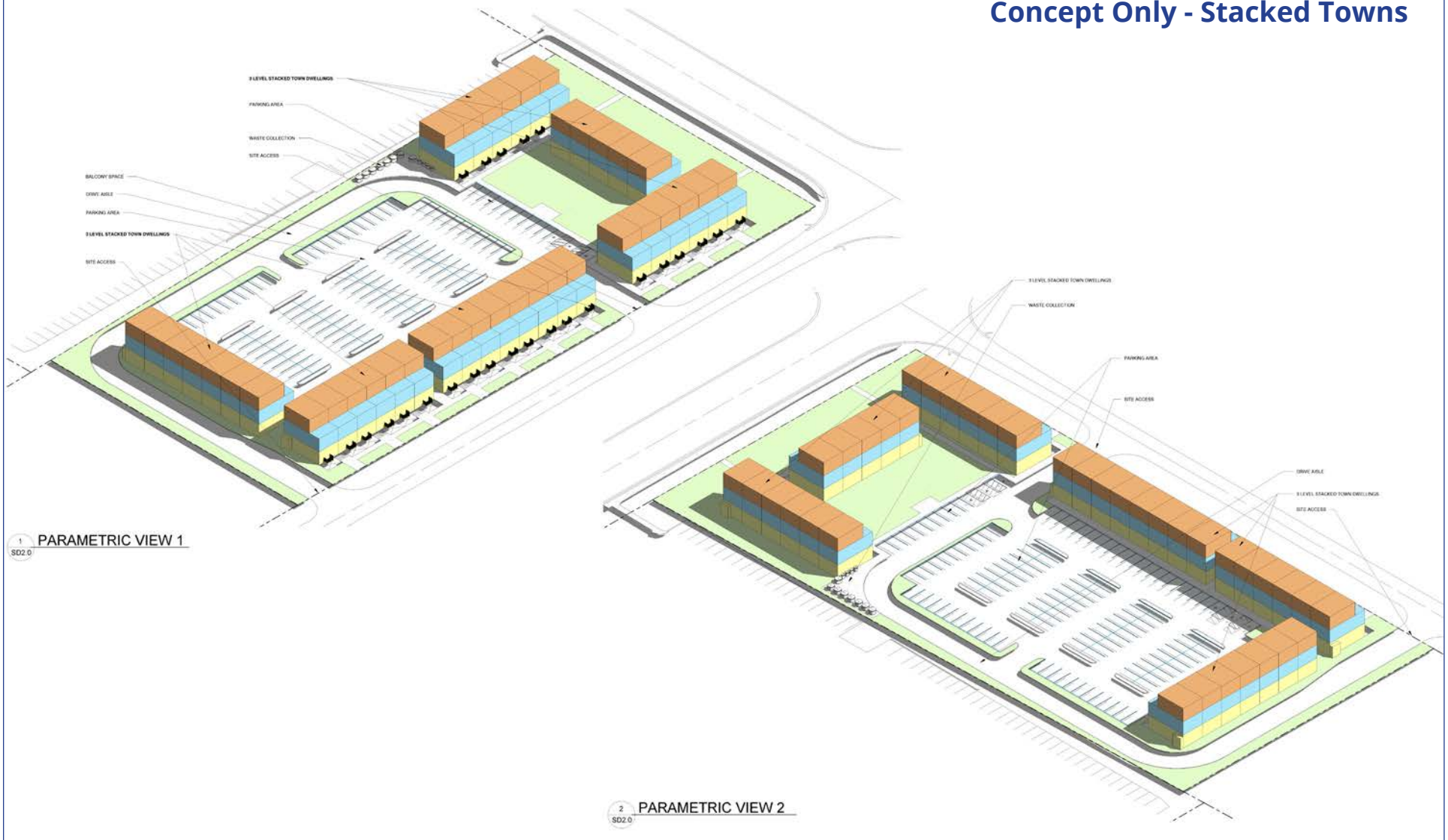
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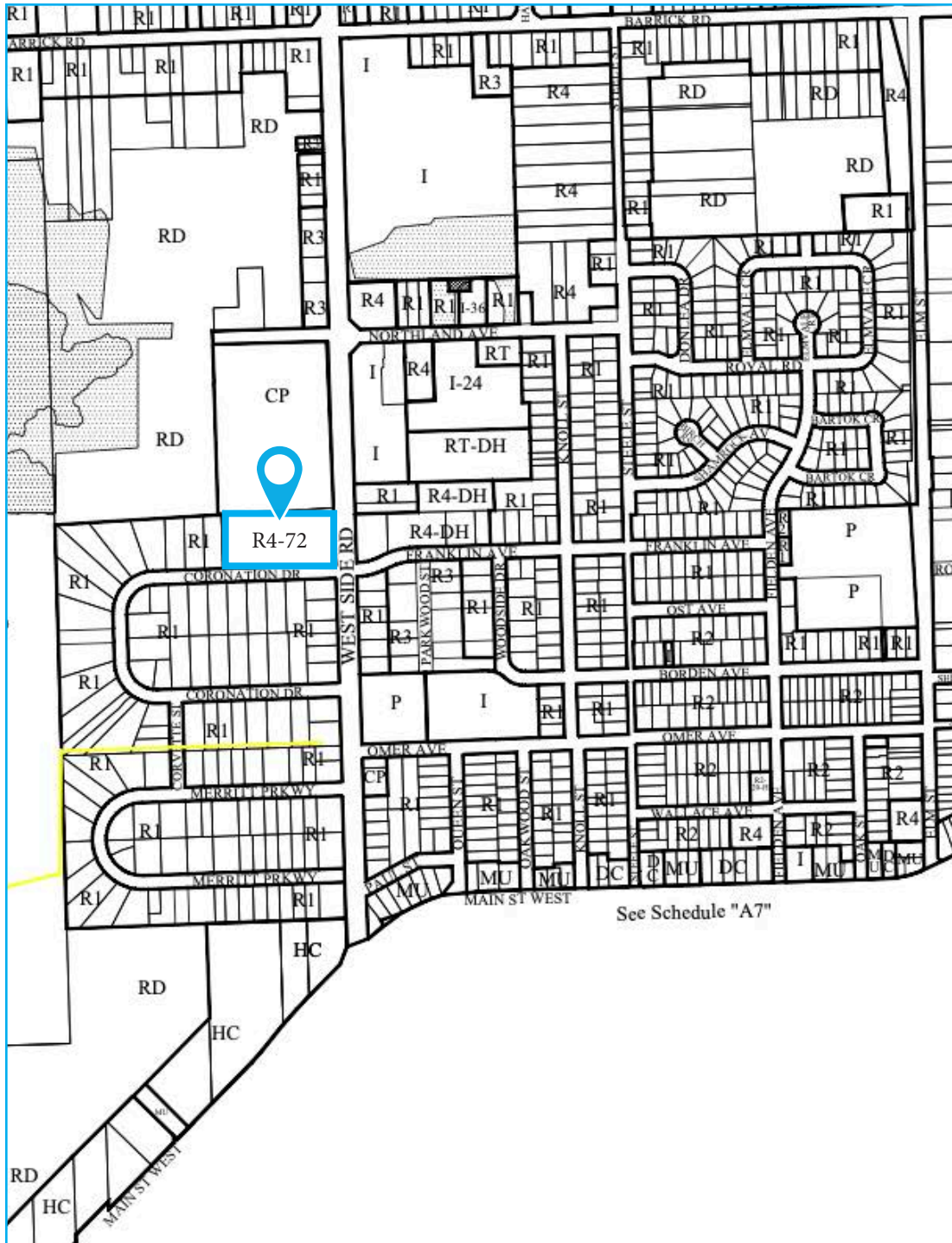


Proposed Site Plan

135 Coronation Dr., Port Colborne, ON

Concept Only - Stacked Towns





Zoning

R4-72

Fourth Density Residential Zone

Permitted Uses

- a) Dwelling, Detached;
- b) Dwelling, Semi-Detached;
- c) Dwelling, Duplex;
- d) Dwelling, Triplex;
- e) Dwelling, Fourplex;
- f) Dwelling, Townhouse Block;
- g) Dwelling, Townhouse Street;
- h) Stacked townhouse dwellings; and
- i) Uses, structures and buildings accessory thereto.

* Please refer to the Port Colborne Zoning By-Law for complete comprehensive information

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