

PRICE REDUCED!

Colliers

47 Page Street

Welland Ave

Page St

Page St

LIST
PRICE: **\$169,000**

FOR SALE | 47 Page Street, St. Catharines, ON

Exceptional Residential Development Opportunity in a Growing Neighbourhood

ANDREW ROSELLI*

+1 905 327 7579

andrew.roselli@colliers.com

**Sales Representative*

RALPH ROSELLI* SIOR

+1 905 329 4175

ralph.roselli@colliers.com

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798

collierscanada.com/niagara

Listing Details



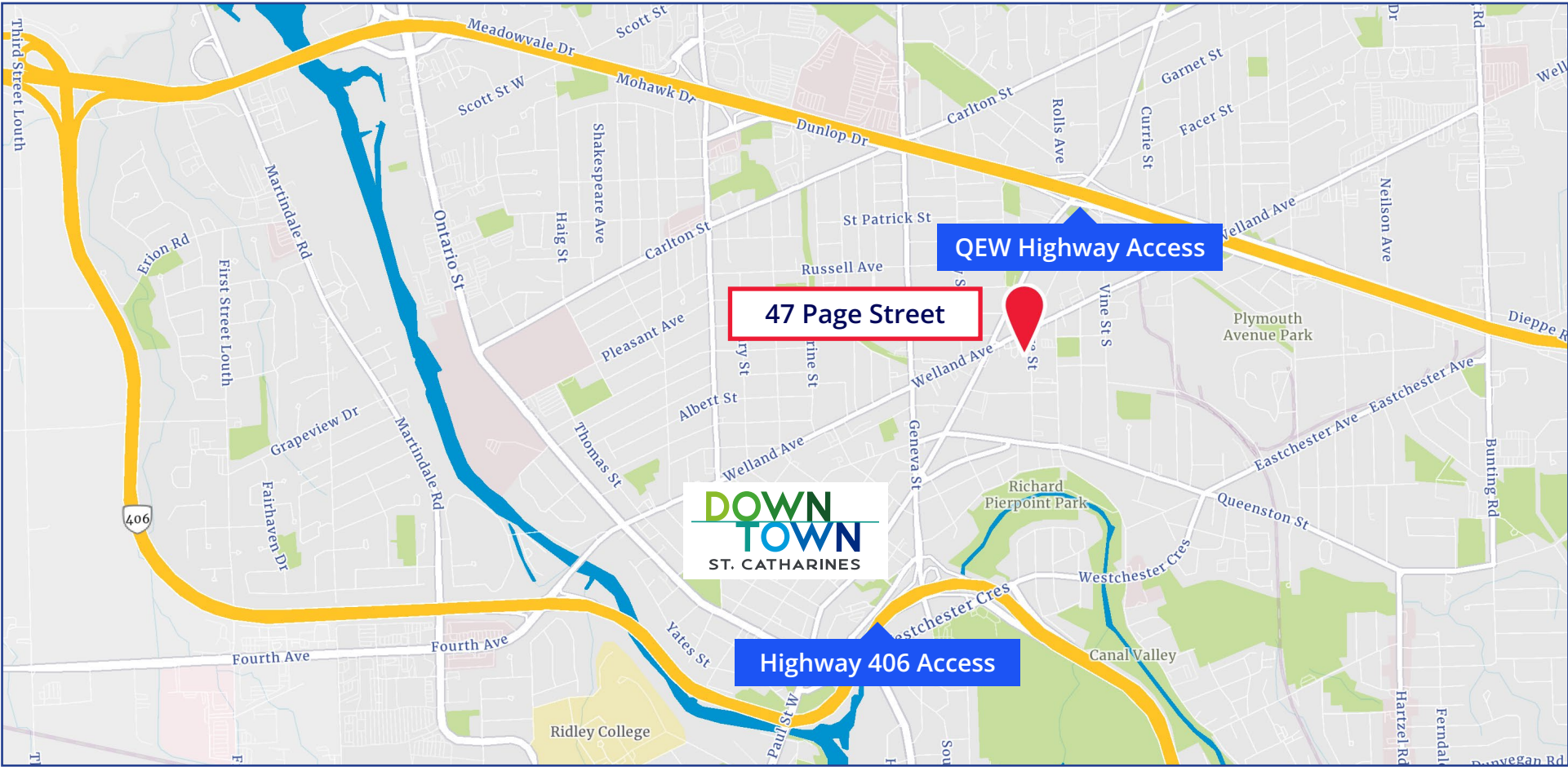
Location	Frontage along Page Street
Lot Size	±0.09 Acres
Lot Dimension	Frontage: ±39.96 ft. Depth: ±100 ft.
Lease Price	\$169,000
Taxes (2026)	\$3,481.74
Zoning	R3 - Medium Density Residential
Comments	• Exceptional opportunity to purchase a ready-to-build residential lot in a growing St. Catharines neighbourhood • Ideal for a custom home or investment project • Conveniently located near schools, parks, shopping, restaurants, and transit, with easy access to everyday amenities • Excellent connectivity to major commuter routes, including the QEW and Highway 406, providing convenient travel throughout the Niagara Region and beyond • Surrounded by ongoing development and neighbourhood revitalization • Strong long-term growth potential in an evolving area • Rare opportunity to secure a quality residential building lot

Exterior Photos



Location Overview

Colliers



2

Minutes to QEW
Highway Access

3

Minutes to Highway
406 Access

5

Minutes to
Downtown St. Catharines

8

Minutes to
Niagara Pen Centre

11

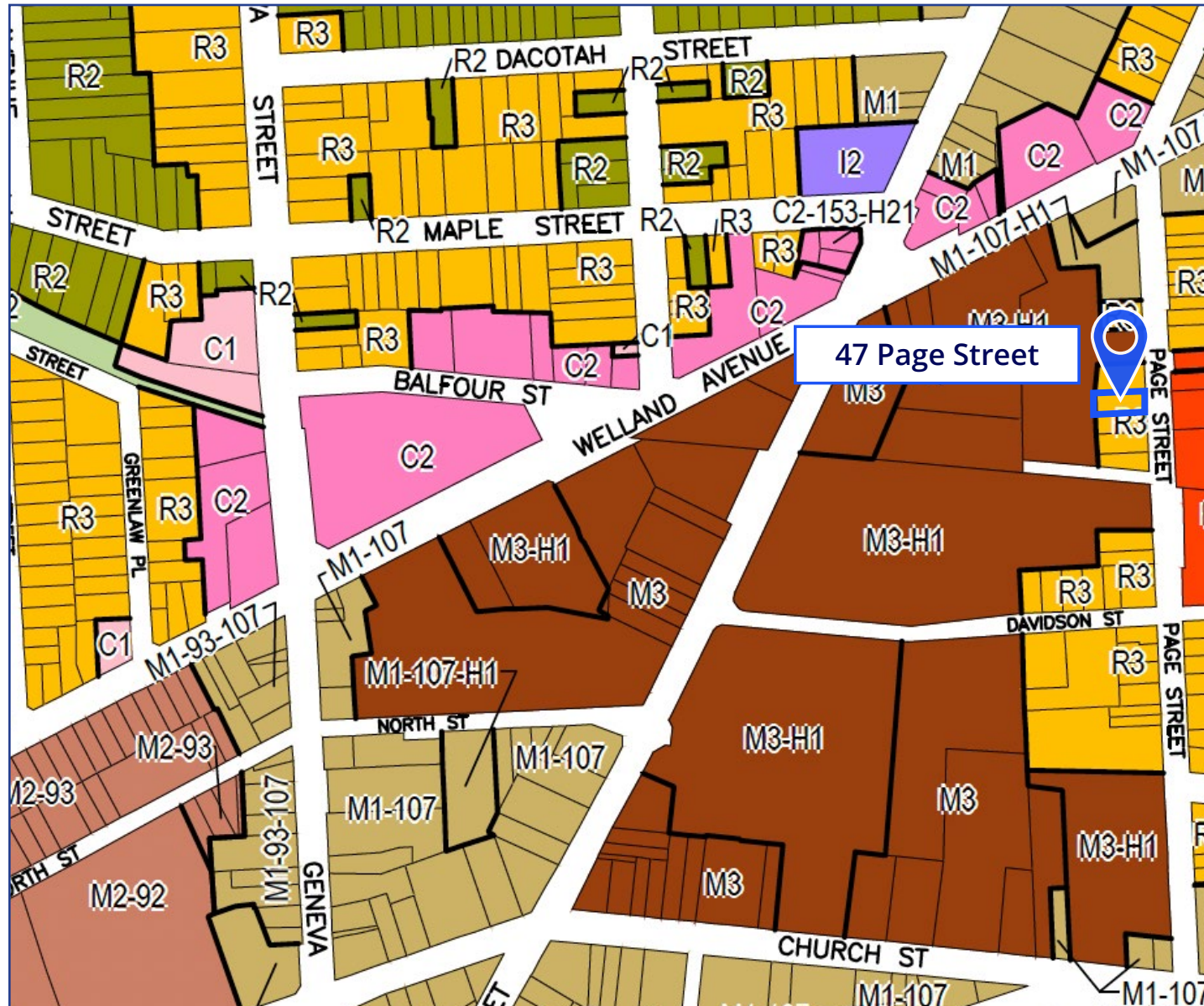
Minutes to
Port Dalhousie

Area Neighbours



R3 - Medium Density Residential Zone

Colliers



PERMITTED USES:

- Dwelling, Detached
- Dwelling, Semi-Detached
- Dwelling, Duplex
- Dwelling, Triplex
- Dwelling, Fourplex
- Dwelling, Quadruplex
- Townhouse
- Private Road Development
- Apartment Building
- Long-Term Care Facility

\$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

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2026. All rights reserved. Colliers International Niagara Ltd., Brokerage

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 27,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com.

CONTACT:

ANDREW ROSELLI*

+1 905 327 7579 | andrew.roselli@colliers.com

RALPH ROSELLI* SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

**Sales Representative*

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

www.collierscanada.com/niagara

