

599 Main Street West

PORT COLBORNE, ONTARIO

Highway Commercial Land Opportunity

An exceptional opportunity to acquire approximately 3.23 acres / 140,835 SF of highway commercial development land positioned on Main Street West / Regional Road 3 in an established commercial corridor in Port Colborne, offering strong exposure, excellent accessibility, and proximity to national retail and quick-service amenities.



01

Approx. 37,000 SF
Approved Commercial
Buildable Area



02

Fully Serviced
Development Parcel
Water, sanitary and
storm services
are in place



03

Drive-Through
Restaurant Option
Available



INVESTMENT HIGHLIGHTS

- ✓ Approx. 3.23 acres / 140,835 SF
- ✓ Highway Commercial zoning (HC-269)
- ✓ Prominent frontage on Main Street West / Regional Road 3
- ✓ Reciprocal / shared access with neighbouring commercial lands
- ✓ Established commercial node near national retailers
- ✓ Prior commercial site plan approvals exist



LAND DETAILS

LOCATION	599 Main Street West, Port Colborne, Ontario
ZONING	Highway Commercial (HC-269)
PARCEL TYPE	Development land
VISIBILITY	High exposure along Main Street West / Regional Road 3
ACCESS	Reciprocal / shared access with adjoining commercial lands
PLANNING CONTEXT	Prior commercial site plan approvals

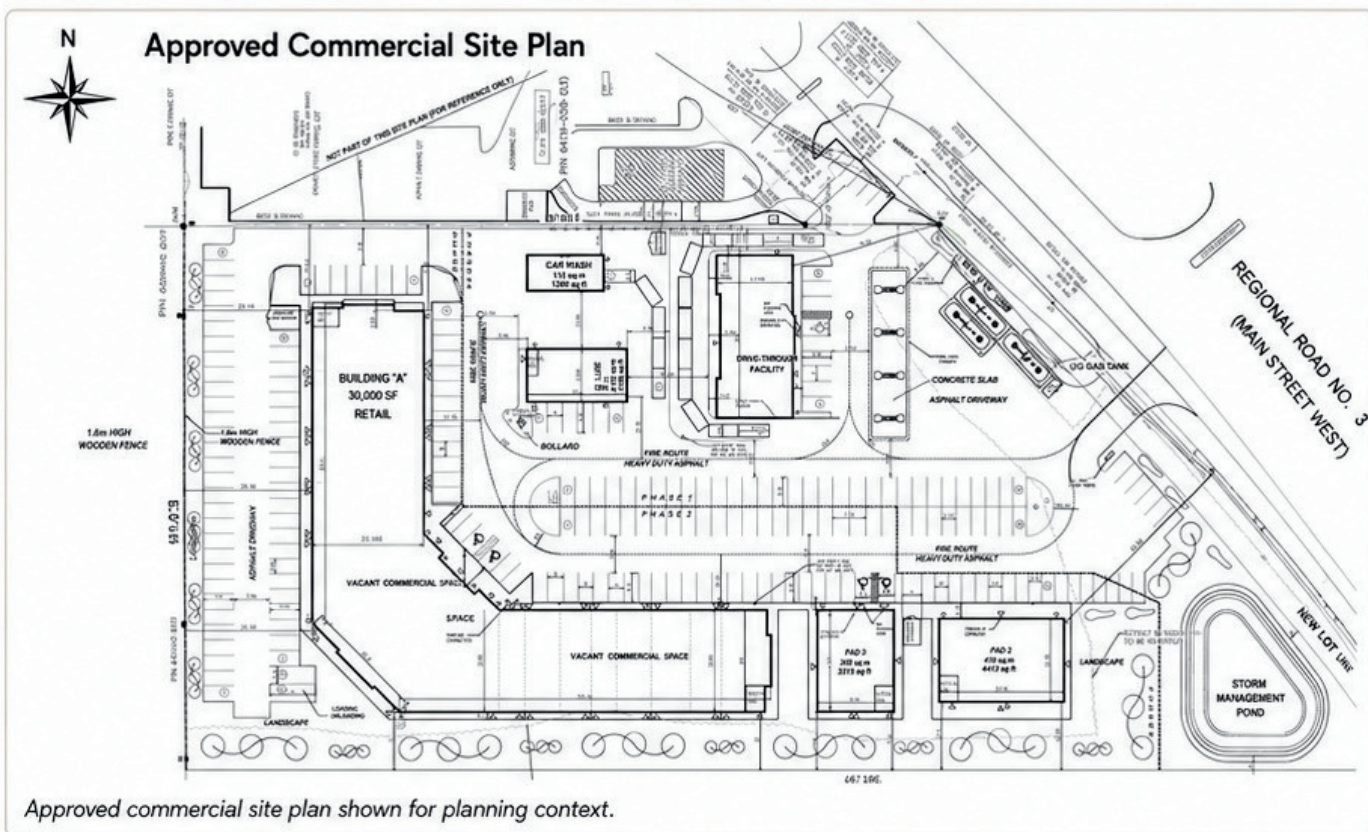


Alternative intensification concepts have been discussed with the City, subject to approvals.



Approved Commercial Site Plan, Zoning & Permitted Uses

PLANNING INFORMATION FOR THE SUBJECT LANDS



PLANNING OVERVIEW

- ✓ Highway Commercial zoning (HC-269)
- ✓ Approved commercial site plan in place
- ✓ Reciprocal access / easement arrangement with adjoining commercial lands
- ✓ Established highway commercial location with national retail adjacency
- ✓ Alternative intensification concepts have been discussed with the City, subject to approvals
- ✓ Purchasers to verify current municipal approvals, servicing, and development requirements



ZONING SUMMARY

ZONING	Highway Commercial (HC-269)
MINIMUM LOT FRONTAGE	27 m
MINIMUM LOT AREA	0.14 ha
MAXIMUM BUILDING HEIGHT	22 m
MAXIMUM LOT COVERAGE	85%

Site-specific conditions and purchaser verification apply.

SELECTED PERMITTED USES (HIGHWAY COMMERCIAL ZONE)



Car Wash



Convenience Store



Drive-Through Facility



Office



Personal Service Business



Motor Vehicle Gas Station



Motor Vehicle Repair Garage



Hotel



Day Care



Restaurant
(Fast Food / Full Service / Take-Out)



Service Commercial



Brew Pub



All approvals, zoning, permitted uses and development potential are to be independently verified by the purchaser.

