



For Sale

# Ready-to-build 0.883 Acres of Residential Land

*104 Lakeport Road, St. Catherines, ON*

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# The Property

This prime 0.883-acre, ready-to-build site is located at the northwest corner of Lakeport Road and Avalon Place, close to historic Port Dalhousie and Martindale Pond.

The site-plan-approved parcel is ideal for a 6-storey mixed-use development, featuring 53 residential units with ground-level commercial space, making it an excellent investment opportunity.

The property includes 69 designated parking spaces (53 underground and 16 at surface level), ensuring ample parking. With its proximity to the lake, many units offer potential lake views, enhancing the appeal of this unique development site.



# Property Overview

## Featured Highlights



Excellent waterviews



Proximity to parks and schools



Restaurants



Water activities

## Property Specifications

<b>Civic Address</b>	104 Lakeport Road St Catherines L2N 4R1
<b>Legal Address</b>	GRANTHAM CON 2 PT LOT 20, PLAN 214 PT LOTS 19 TO 22 PRT RD ALLOW RP 30R15837 PARTS 4, 6, AND 8
<b>Zoning</b>	C2-154
<b>Site Area</b>	0.883 acres
<b>Sale Price</b>	\$3,700,000
<b>Gross Floor Area</b>	92,480 SF
<b>Floors</b>	6
<b>Units</b>	53
<b>Parking</b>	Surface: 16 Underground: 53
<b>Planning Status</b>	Site Plan Approved



## The Location

The parcel fronts Lakeport Road and is close to a few parks and schools, ideal for young families or adults promoting an active lifestyle. The lot has easy access to Queen Elizabeth Way through Ontario Street, with a daily vehicle count of 102,200 (2019).

Port Dalhousie offers endless reasons to fall in love. Nestled along the scenic shores of Lake Ontario, it seamlessly combines historic charm with modern conveniences. The iconic Port Dalhousie Lighthouse and historic Carousel provide a rare, picturesque backdrop that appeals across generations.

With breathtaking lake views, a sandy beach, and abundant opportunities for outdoor recreation—including water sports, sailing, biking trails, public parks, and nearby wineries—Port Dalhousie is ideal for active, nature-loving lifestyles.

The vibrant port area is home to a lively mix of cafes, boutique shops, pubs, and restaurants, drawing both locals and visitors to experience its unique atmosphere. Located in St. Catharines, Port Dalhousie is easily accessible from the GTA and Niagara Falls, making it convenient for commuters, tourists, and locals alike.

With its rich blend of history, vibrant community, and natural beauty, Port Dalhousie stands out as a highly desirable location for real estate investors, tourists, and new residents seeking the perfect balance of charm and modern living.

[Sign Confidentiality Agreement](#)



# Amenities Map



## Parks

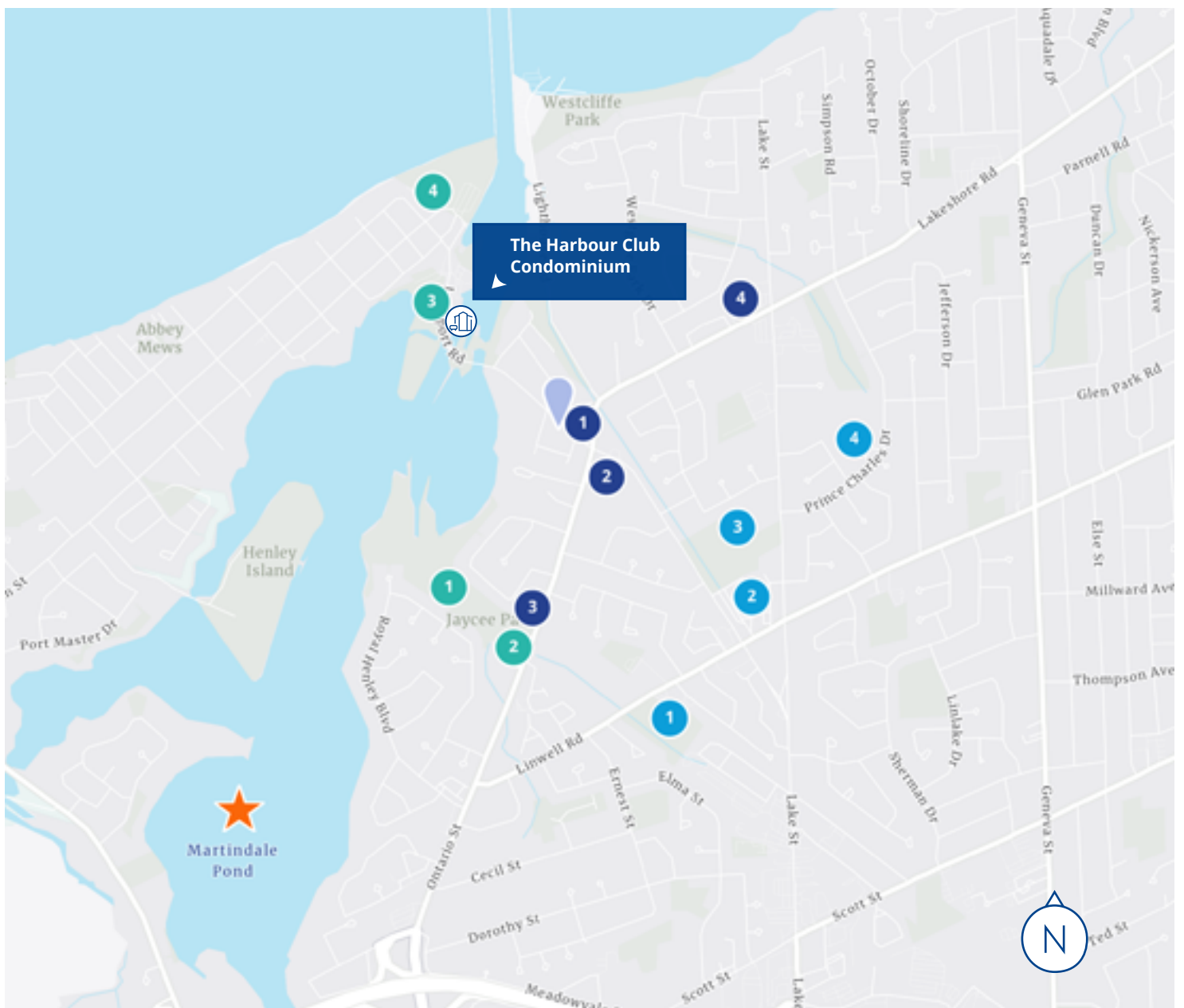
- 1 Royal Henley Park
- 2 Jaycee Gardens Park
- 3 Rennie Park
- 4 Lakeside Park

## School

- 1 William Hamilton Merritt Public School
- 2 Eden High School
- 3 St. Francis Catholic Secondary School
- 4 Elementary School L'héritage

## Food/Restaurants

- 1 Subway
- 2 Urban Cravings | de la terre bakery
- 3 Taash - Indian Restaurant and Bar
- 4 Bugsy's







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Lakeport Road

Avalon Place

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