

FOR SALE

**144 Hartzel Road
St. Catharines, ON**

**±2,500 SF Prime Commercial
Standalone Building on ±0.2 AC**



LIST
PRICE: **\$995,000**

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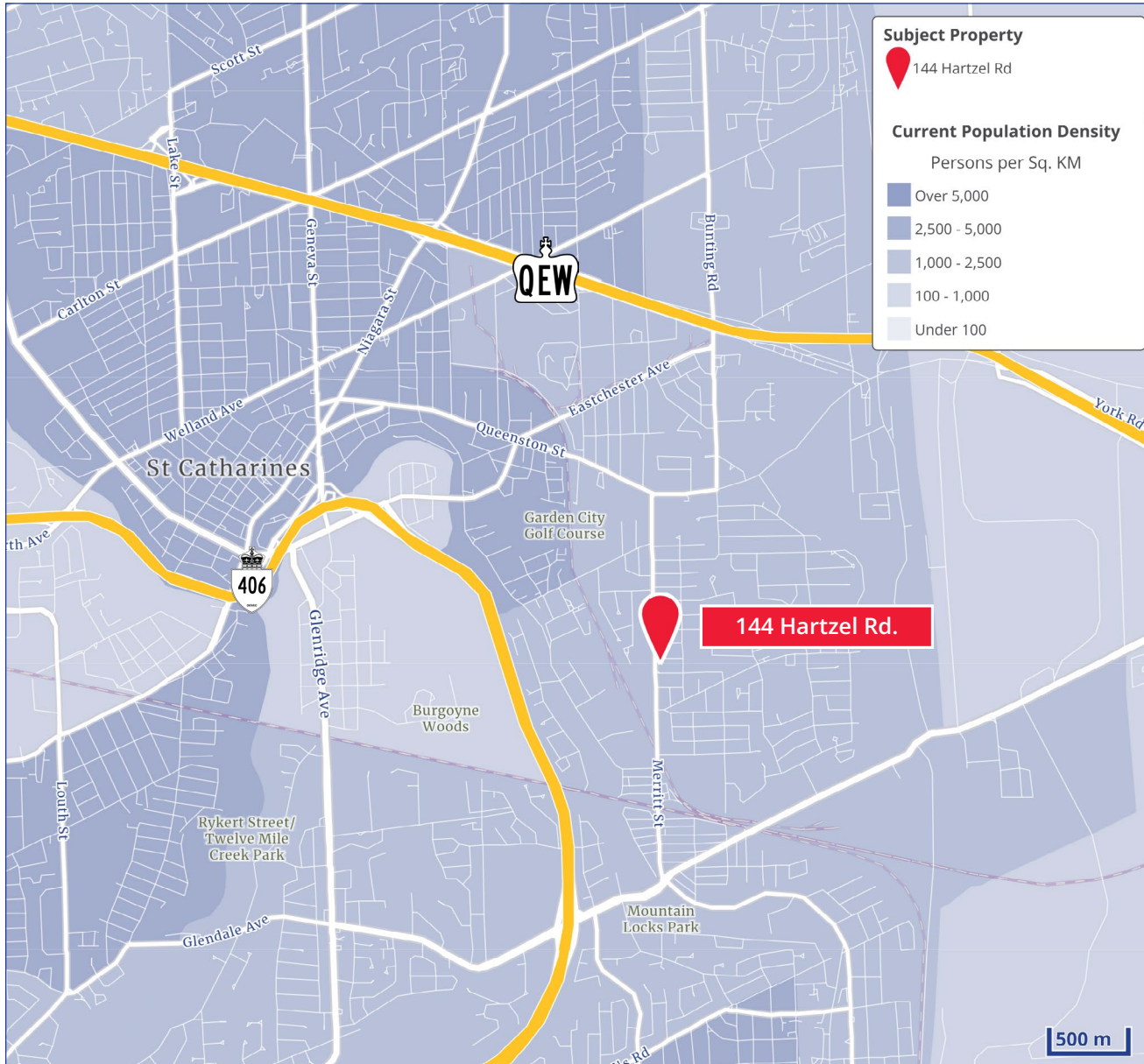
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**Sales Representative **Broker of Record*

Property Overview

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±2,500 SF Standalone Commercial Building on ±0.204 AC



Exceptional visibility and exposure along a busy Hartzel Road



Originally constructed as a Tim Hortons and most recently operated as a diner



Ample on-site paved parking spaces



Easy access to QEW Hwy & Hwy 406



M1 - Medium Density Mixed Use Zone

Property Details

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Location NE corner of Admiral Road & Hartzel Road

Lot Size ±0.204 Acres

Lot Dimension Frontage ±80 ft. | Depth ±110.58 ft.

Building Area ±2,500 SF

Zoning M1 - Medium Density Mixed Use

List Price \$995,000

Taxes(2026) ±\$5,053.97

- Comments**
- Standalone commercial property in one of St. Catharines established commercial corridors
 - Situated at a signalized intersection on Hartzel Road, offering exceptional visibility and exposure
 - Originally constructed as a Tim Hortons and most recently operated as a diner
 - Available for immediate vacant possession
 - Ideal for an owner-occupier or investor seeking a wide range of commercial use opportunities (subject to applicable zoning)
 - Featuring a newer rooftop HVAC system equipped with a stainless-steel heat exchanger, providing added value and reliability
 - Its prominent location, ample exposure, and flexible layout make it well suited for restaurant, café, retail, office, medical, or other commercial uses

Property Photos

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Property Photos

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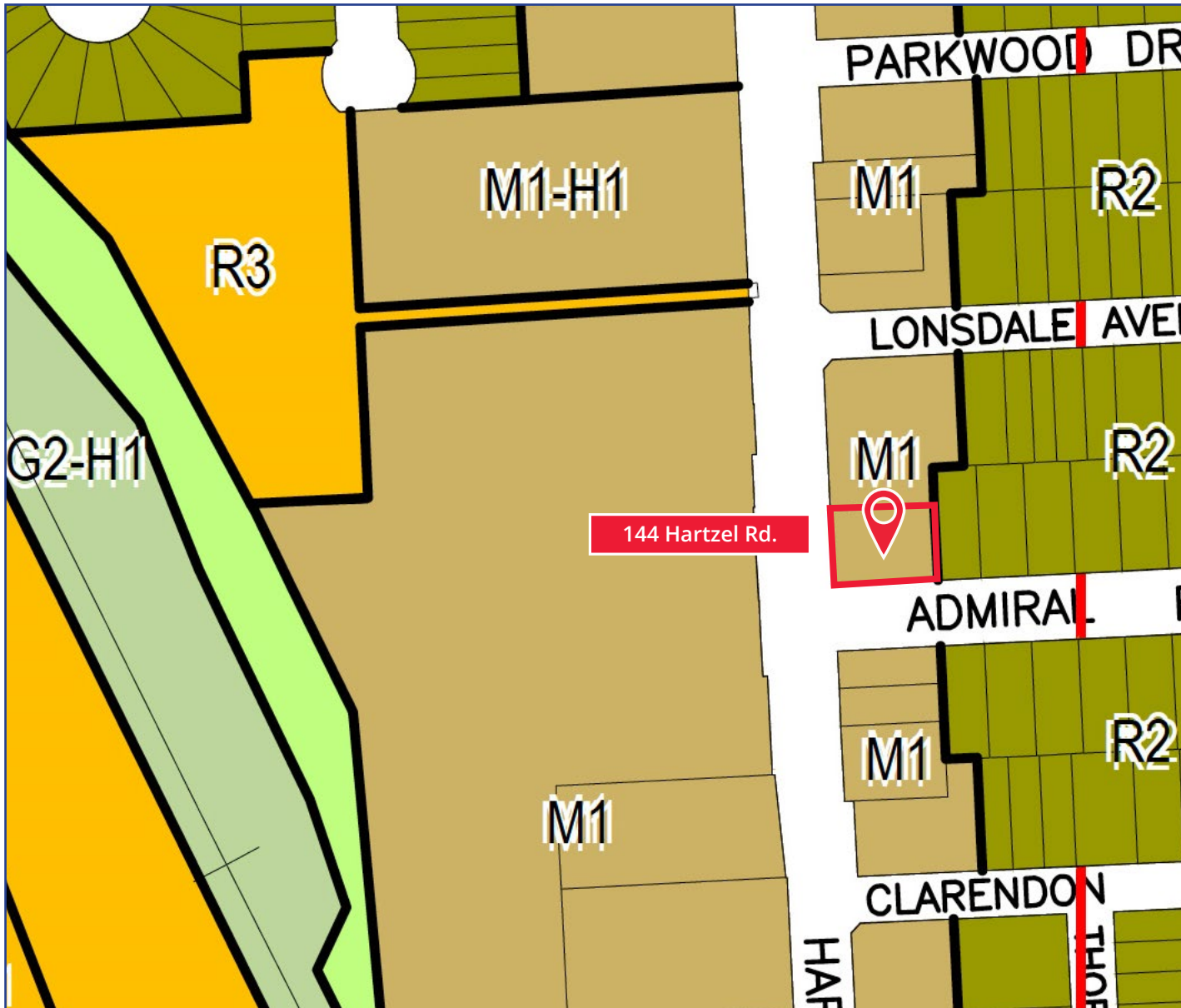
Area Neighbours

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M1 – Medium Density Mixed Use Zone

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PERMITTED USES

- Animal Care Establishment
- Apartment Building
- Car Wash
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel/Motel
- Long Term Care Facility
- Office
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- School, Elementary
- School, Secondary
- Service Commercial
- Social Service Facility
- Theatre
- Townhouse
- 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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