

FOR SALE

Colliers



5 Race Street, St. Catharines, Ontario

Downtown Presence with Built-In Revenue and Upside

LIST
PRICE:

\$1,590,000



Excellent Opportunity for an
Owner-Occupier or Investor
(Rent roll available upon NDA)

A rare opportunity to secure a flexible, income-generating asset in the heart of St. Catharines. With a mix of 5 units, 5 Race Street is a strategic foothold in a growing urban market and offers immediate revenue with the ability to shape the property around your long-term vision.



Lot Size: **±0.07 AC**
Building Size: **±6,500 SF**



Immediate **HWY 406 Access**



Prime **Downtown**
St. Catharines Location

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Listing Specifications

5 Race Street, St. Catharines, ON

PIN/ ARN 462180048 | 262904000305900

Lot Size ±0.07 Acres

Building Size ±6,500 SF

Frontage ±46.15 ft. on Race Street

List Price \$1,590,000

Taxes (2025) \$20,418

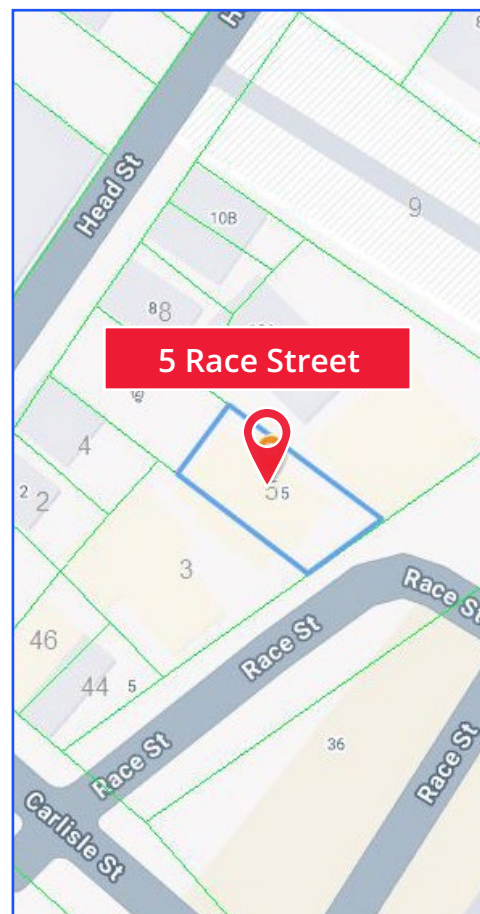
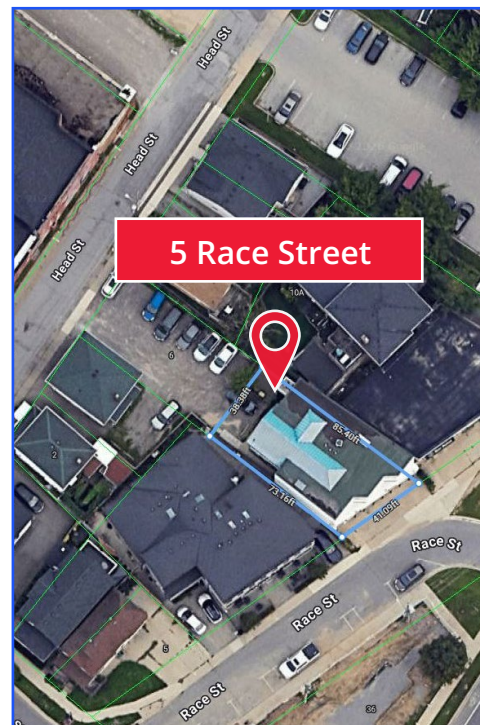
Zoning M2-92 Medium/ High Density Mixed Use

Official Plan Downtown

- Parking
- 2 front spaces parallel to building
 - 3 back spaces included with building (Access via Head Street)
 - 8 Additional back spaces secured through lease

- Property Highlights
- **Owner-Occupier Opportunity** – Ideal for businesses looking to control their own space while benefiting from in-place rental income
 - **Income-Generating Asset** – Five-unit configuration including a two-bedroom residential suite provides diversified revenue
 - **Flexible Tenancy** – All tenants on month-to-month leases allowing for repositioning, rent growth, or owner occupancy
 - **“Run Your Business + Collect Rent” Model** – Offset operating costs and build long-term equity
 - **Residential Conversion Potential** – Opportunity to convert additional space to residential use (subject to approvals)

- Location Advantages
- **Prime Downtown St. Catharines Location** – Walking distance to amenities, services, and core commercial area
 - **Immediate Highway Access** – Seconds to Highway 406 for efficient regional connectivity
 - **Accessible Without Congestion** – Avoids core downtown traffic challenges while maintaining proximity



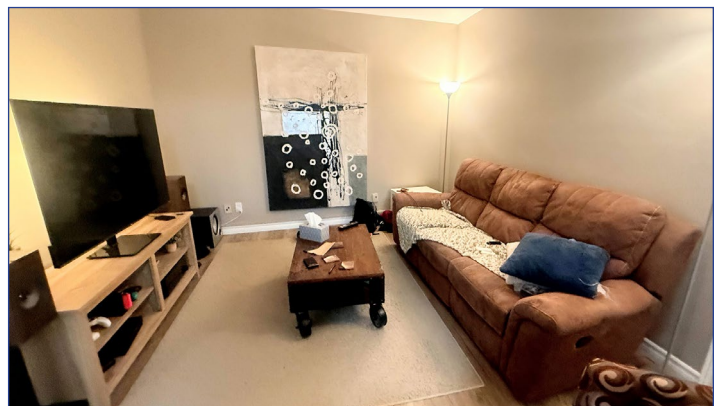
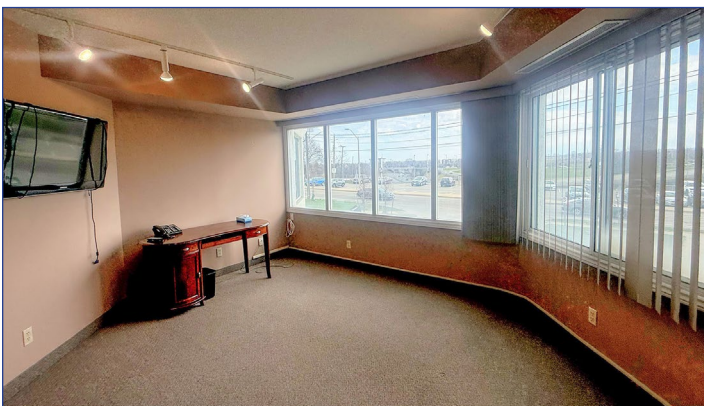
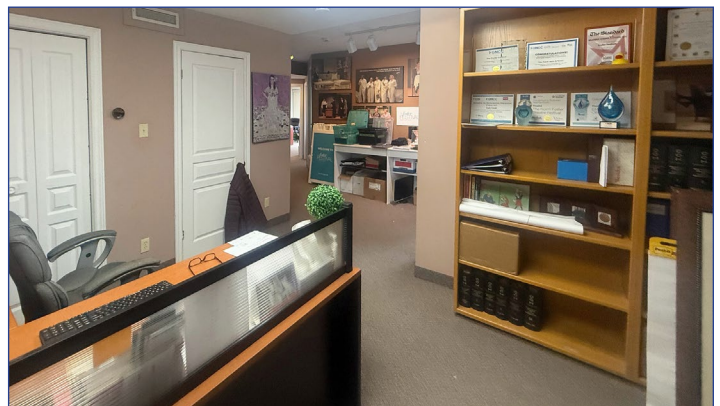
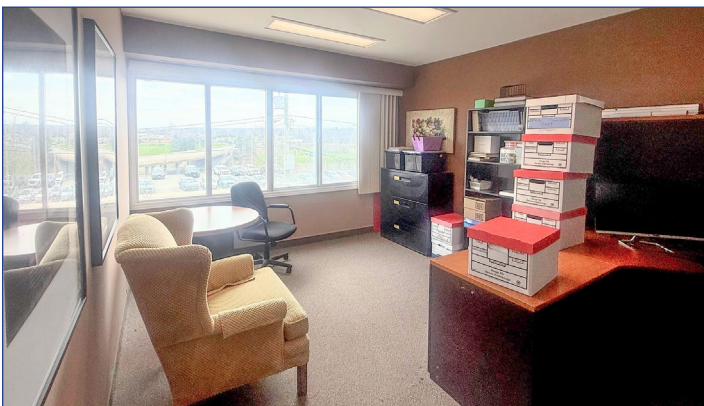
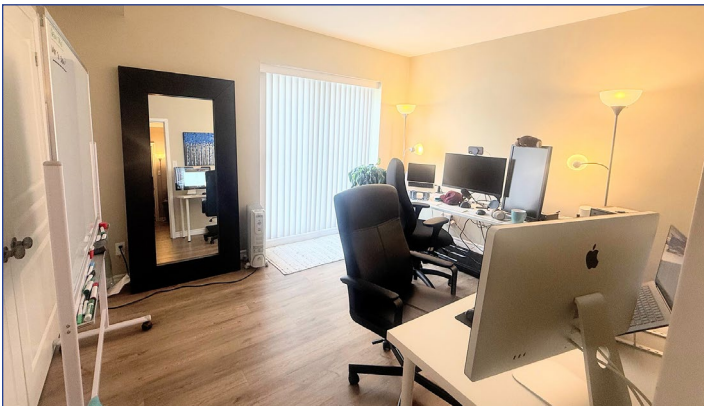
Location Highlights

5 Race Street, St. Catharines, ON



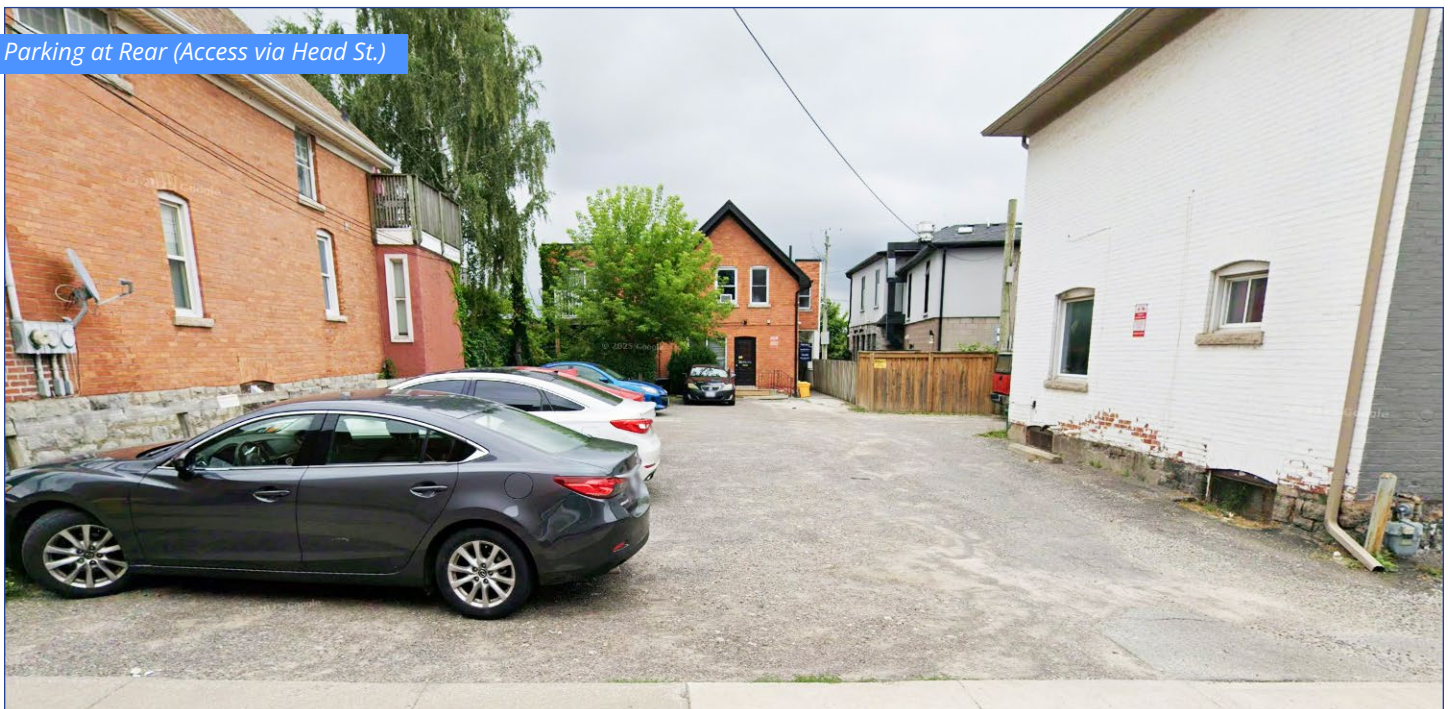
Property Photos

5 Race Street, St. Catharines, ON



Property Parking Area

5 Race Street, St. Catharines, ON



Optional Acquisition



6 Head Street Duplex - Added Income & Upside



 6 Head Street Duplex  4 Parking Spaces



- Additional residential income stream
- Parking for 4 vehicles (tandem)
- Provide overflow parking for main building
- Enhances site control and flexibility
- Rare opportunity to assemble contiguous downtown parcels
- Position asset for future intensification/ redevelopment

Please Contact Our Listing Agents For More Information

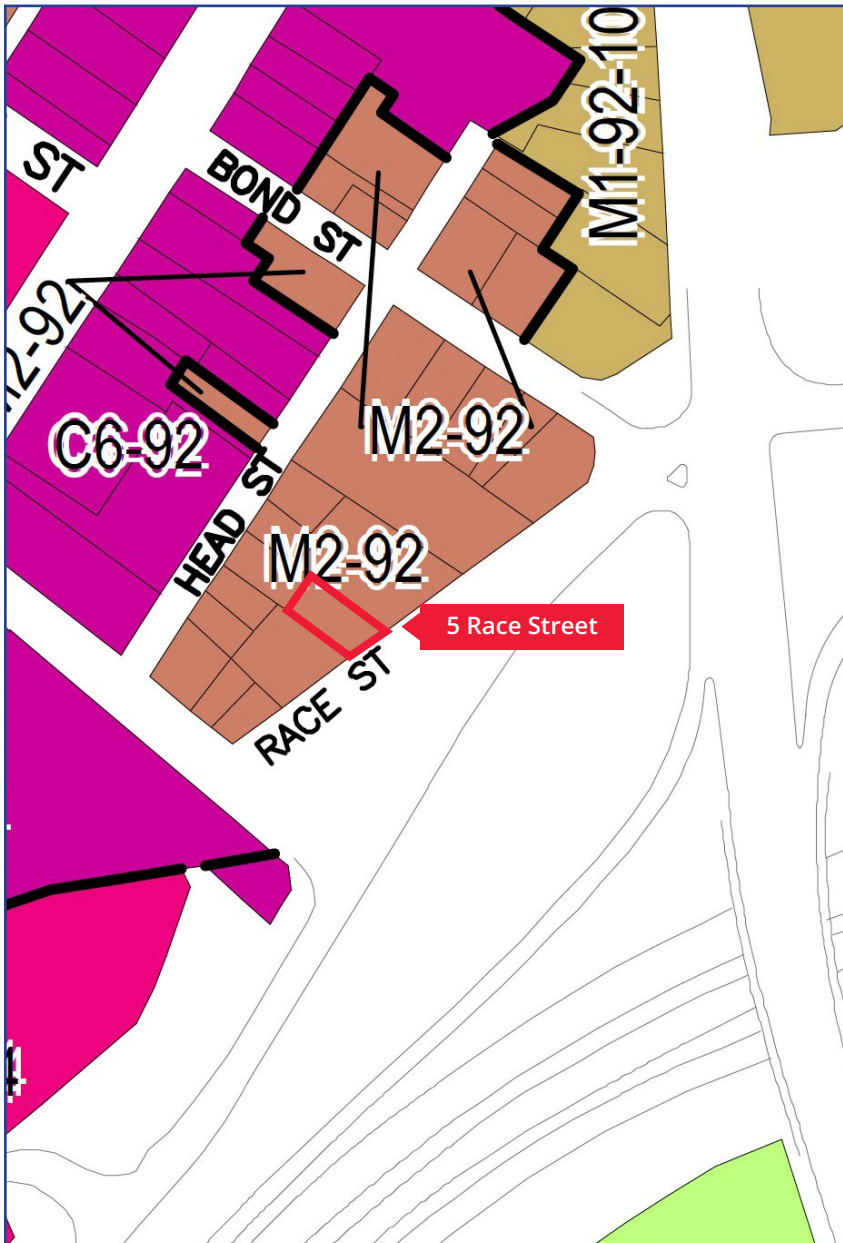
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Permitted Uses

- Animal Care Establishment
- Apartment Building
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Detached
- Dwelling, Duplex
- Dwelling, Fourplex
- Dwelling, Quadruplex
- Dwelling, Semi-Detached
- Dwelling, Triplex
- Emergency Service
- Facility Hospital
- Hotel / Motel
- Long Term Care Facility
- Office
- 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

Special Provision	Zone	Schedule A	Location	By-law
92	Varies	14	Downtown Parking Exemption	

Exempt from the parking requirements of Sections 3.12.1, 3.12.2 and 3.15 of this By-law.

VIEW ONLINE 

collierscanada.com/niagara



\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

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 February 2026

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 \$5.6 billion in annual revenues, 24,000 professionals, and \$108 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

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