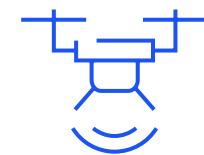


FOR SALE



[VIEW VIDEO](#)



48 ONTARIO STREET | ST. CATHARINES | ON

±0.85 Acres of Development Land Currently Used as a Parking Lot

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**Sales Representative **Broker of Record*

Listing Specifications

48 Ontario St. & 43 William St. | [St. Catharines](#) | [ON](#)



Location 48 Ontario St. & 43 William St., St. Catharines, ON

Lot Size ±0.85 Acres

Asking Price \$2,850,000

Taxes (2025) \$18,270

Zoning C5-92 Downtown Commercial Core

- Comments**
- Vacant land available for development
 - Currently used as a parking lot
 - Located in the Downtown St. Catharines
 - Site offers potential ingress/egress access from both Ontario Street and William Street
 - Minutes walk to St. Catharines Transit - Downtown Terminal, Montbello Park, Market Square, and many more
 - 2 billboards may be available for additional income potential
 - Easy and quick access to Highway 406 & QEW

1

43 William Street

PIN: 462170181

2

48 Ontario Street

PIN: 462170180

3

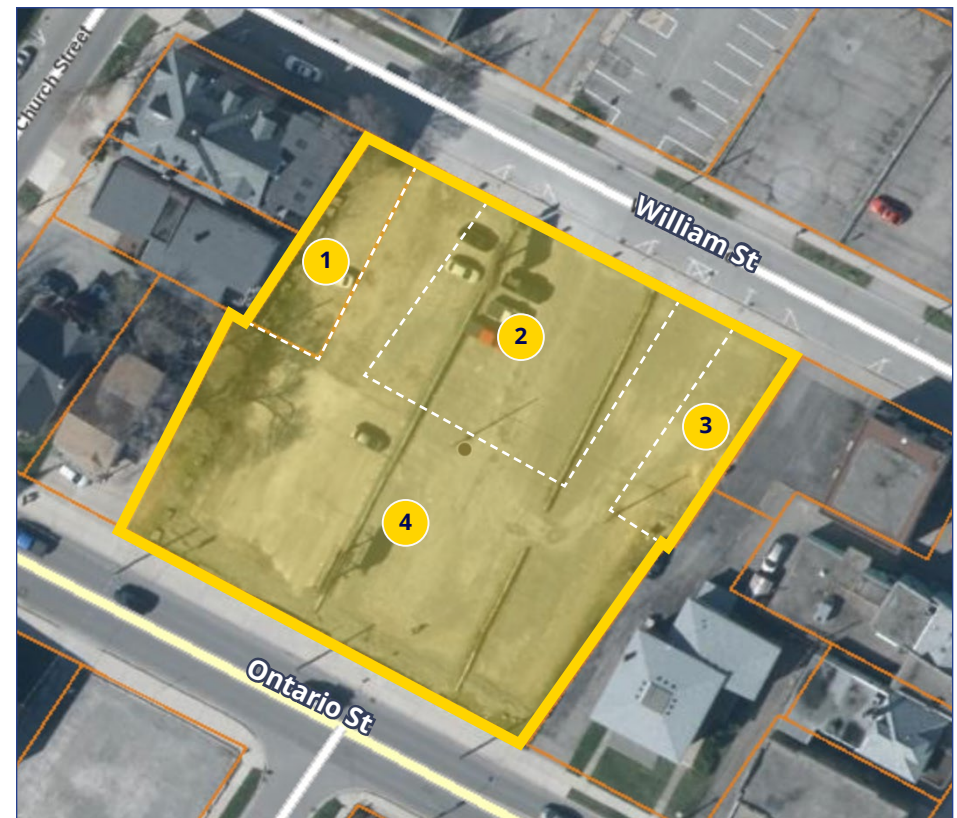
48 Ontario Street

PIN: 462170182

4

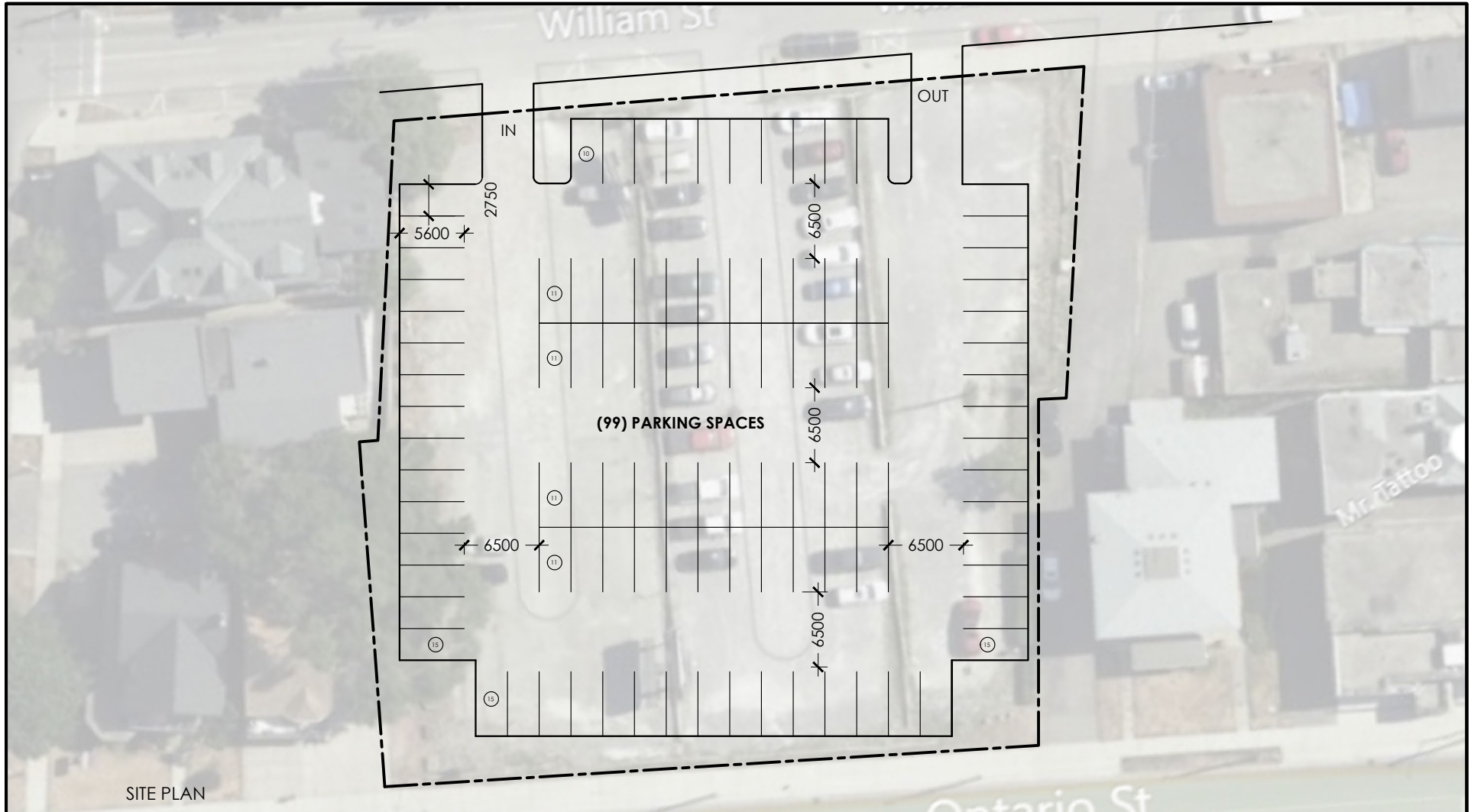
48 Ontario Street

PIN: 462170149



Potential Parking Lot

48 Ontario St. & 43 William St. | St. Catharines | ON



SITE PLAN

PARKING PLAN

48 ONTARIO ST.
ST. CATHERINES, ON

SCALE: 1:300
JULY 25th 2025

A1



NOTE:
ILLUSTRATED CONCEPT IS SUBJECT
TO FURTHER REVIEW AND
APPROVAL FROM ALL APPLICABLE
AUTHORITIES HAVING JURISDICTION.

Potential **Retail Building**

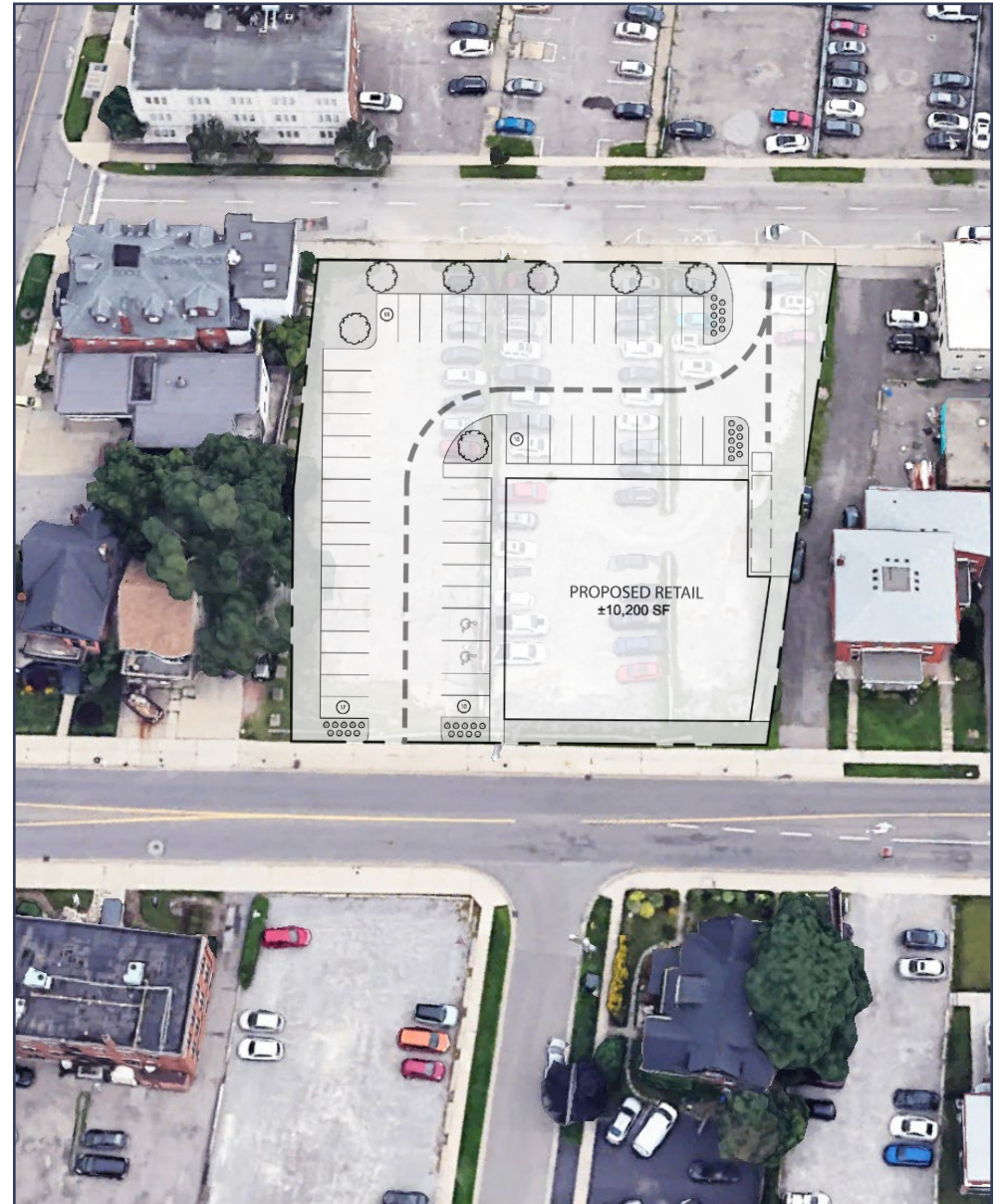
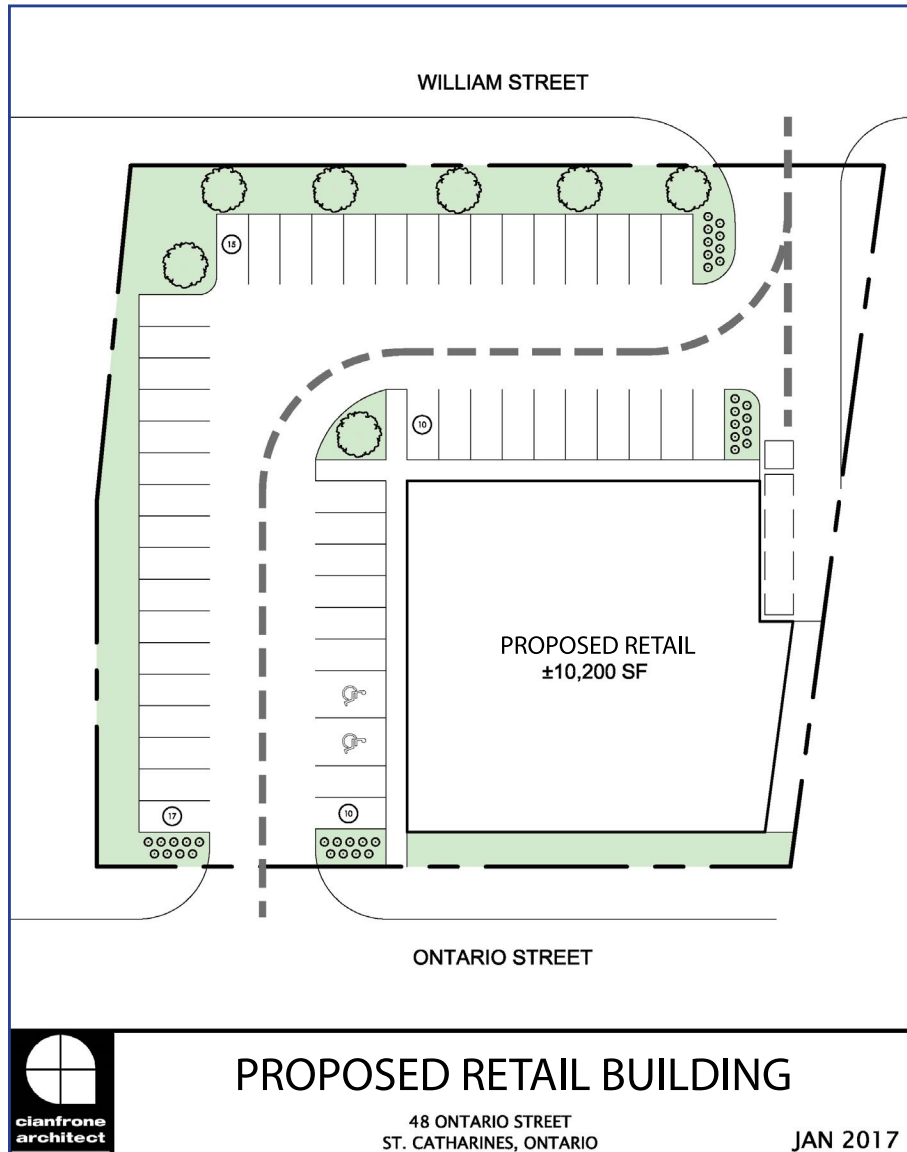
48 Ontario St. & 43 William St. | [St. Catharines](#) | ON



Potential Retail Building

48 Ontario St. & 43 William St. | St. Catharines | ON

Colliers

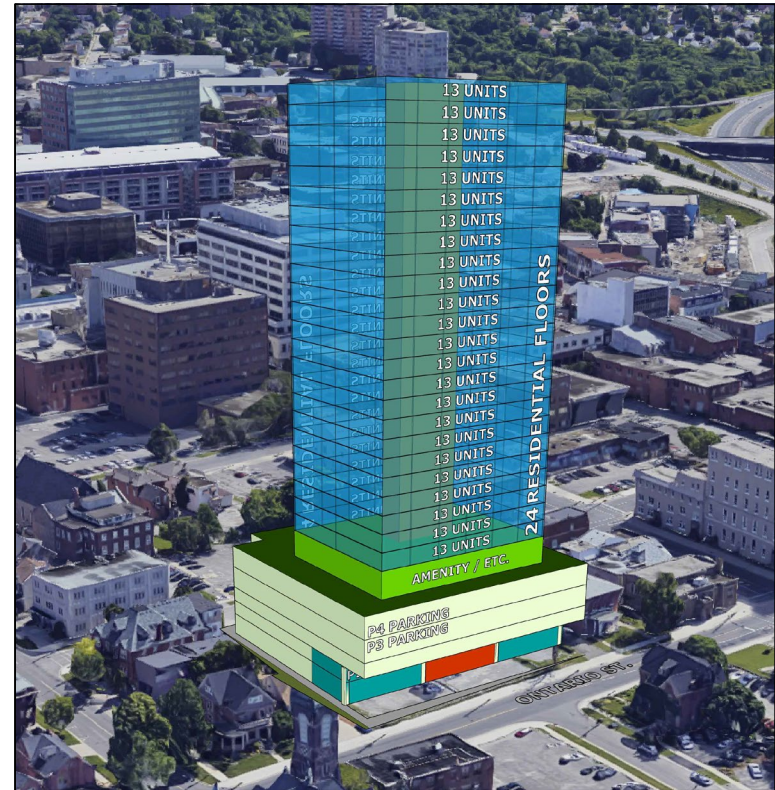


Potential Residential Building

48 Ontario St. & 43 William St. | St. Catharines | ON



SOUTH WEST BIRD EYE VIEW



NORTH EAST BIRD EYE VIEW



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OPTION B - 312 UNITS - DRAFT MASSING

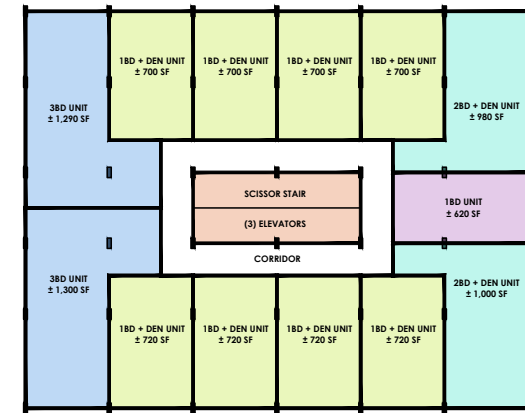
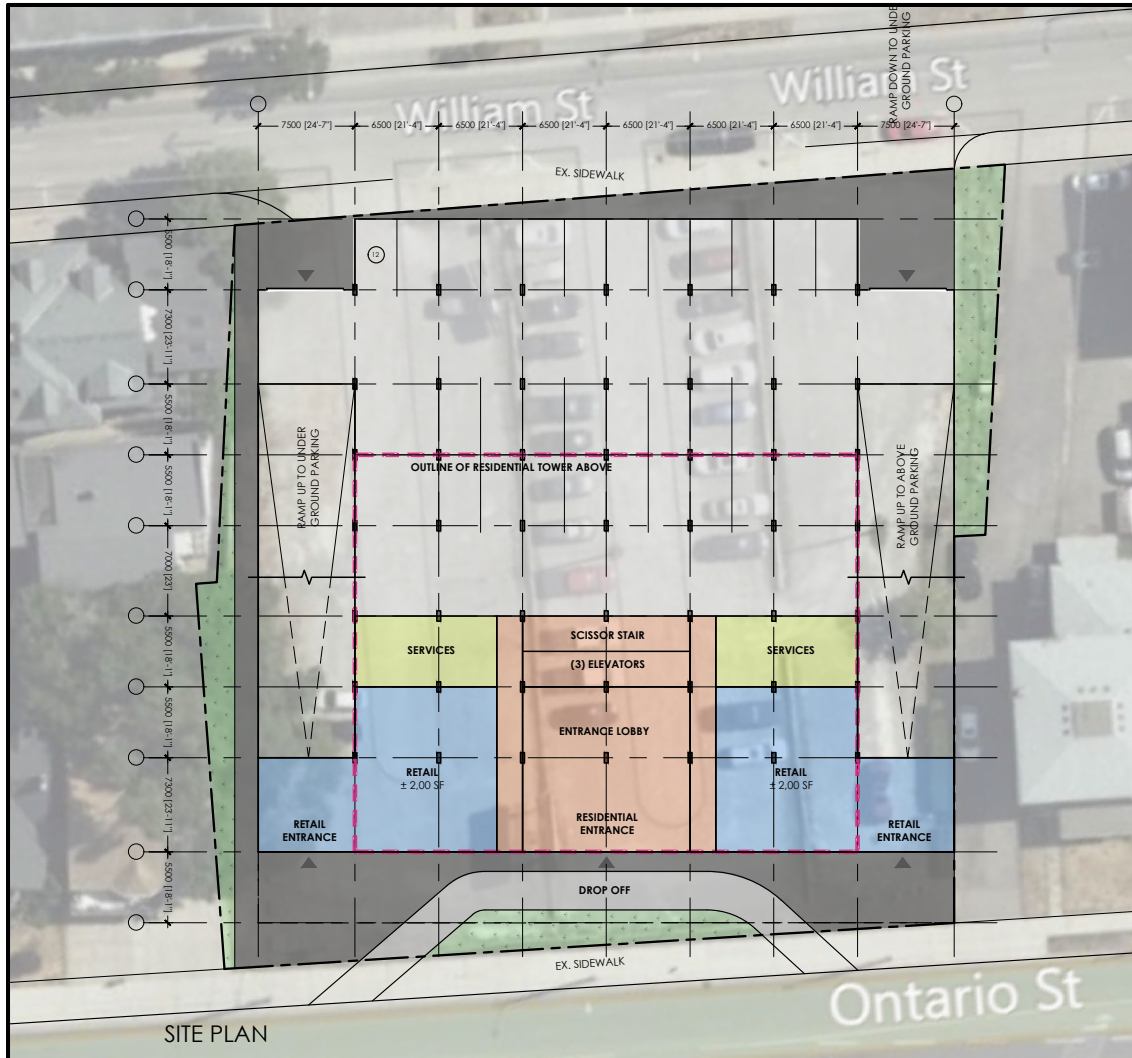
48 ONTARIO ST.
ST. CATHARINES, ON

SCALE: 1:350
MARCH 31 2023

B3

Potential Residential Building

48 Ontario St. & 43 William St. | St. Catharines | ON



SITE STATISTICS:

PROPERTY DETAILS	
ZONING:	DOWNTOWN COMMERCIAL CORE, C5
ADDRESS:	48 ONTARIO ST., ST. CATHARINES, ON
LOT AREA:	±3,409m ² 0.84 ACRES
BUILDING COVERAGE:	±2,290m ² (67%)
LANDSCAPE COVERAGE:	±231m ² (9%)
# OF STOREYS:	
(3) U/G PARKING	±8,595m ² (±92,515 SF)
GROUND FLOOR	±2,568m ² (±27,641 SF)
(3) ABOVE GROUND PARKING	±8,595m ² (±92,515 SF)
(1) AMENITY FLOOR	±1,200m ² (±12,916 SF)
(24) RESIDENTIAL FLOORS	±28,800m ² (±310,000 SF)
(29) STOREYS	±49,758m ² (±535,590 SF)
# OF SUITES:	
24 RESIDENTIAL FLOORS	
13 UNITS PER FLOOR	
312 UNITS	
# OF PARKING SPACES PROVIDED:	
U/G PARKING - 66 SPACES / FLOOR	
ABOVE GROUND PARKING - 50 SPACES / FLOOR	
348 SPACES	



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OPTION B - 312 UNITS - DRAFT SITE PLAN CONCEPT

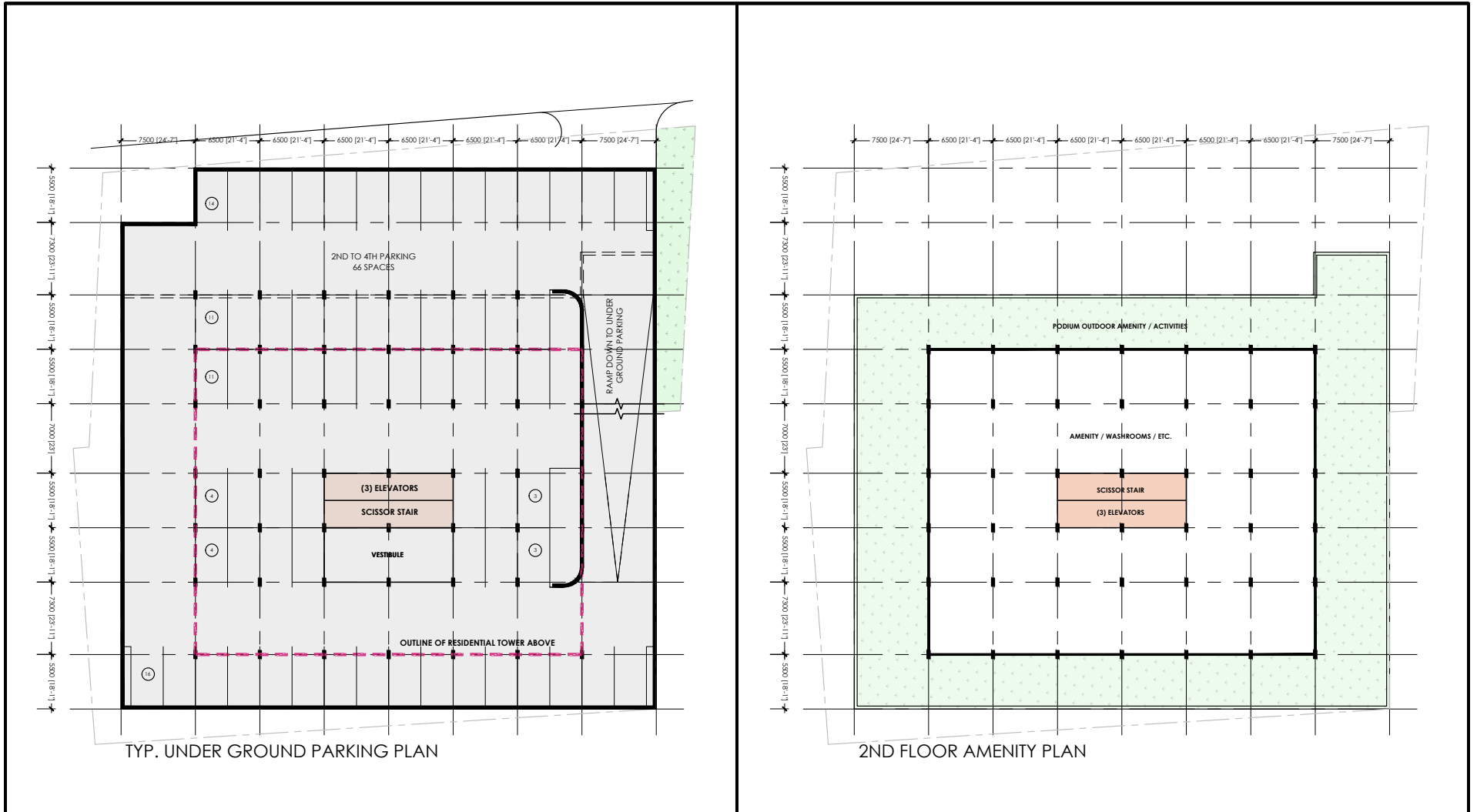
48 ONTARIO ST.
ST. CATHARINES, ON

SCALE: 1:350
MARCH 31 2023

B1

Potential Residential Building

48 Ontario St. & 43 William St. | St. Catharines | ON



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OPTION B - 312 UNITS - DRAFT FLOOR PLANS

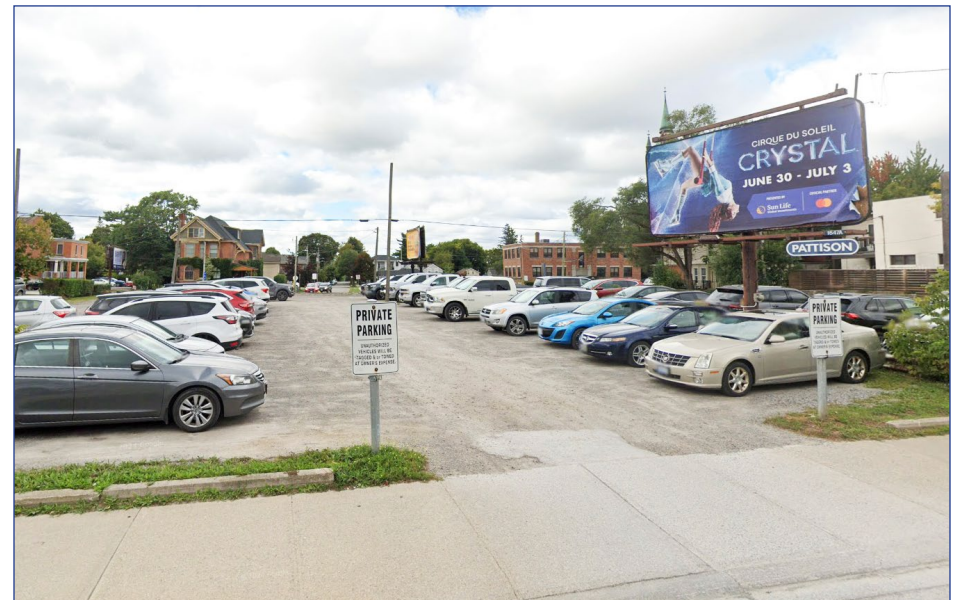
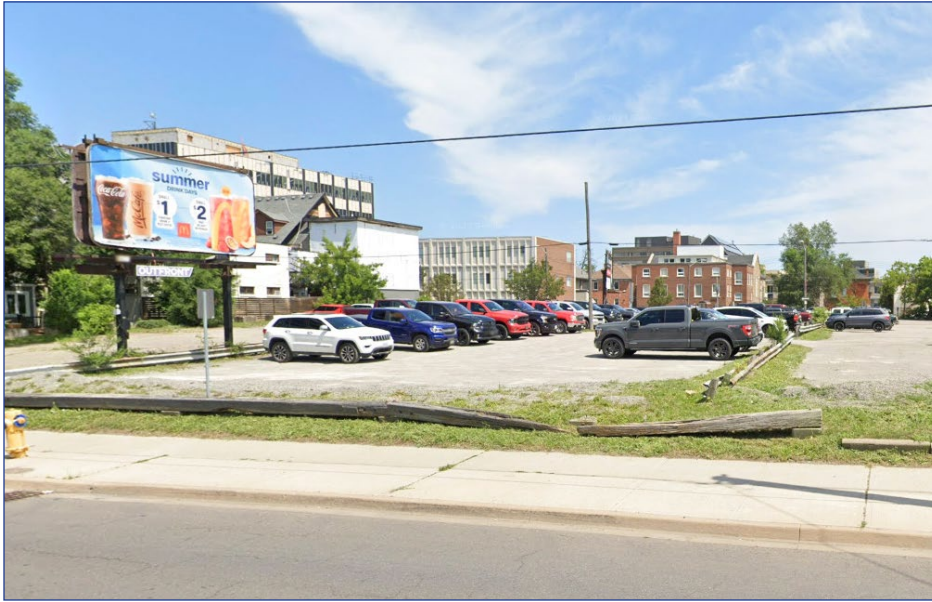
48 ONTARIO ST.
ST. CATHARINES, ON

SCALE: 1:350
MARCH 31 2023

B2

Property Photos

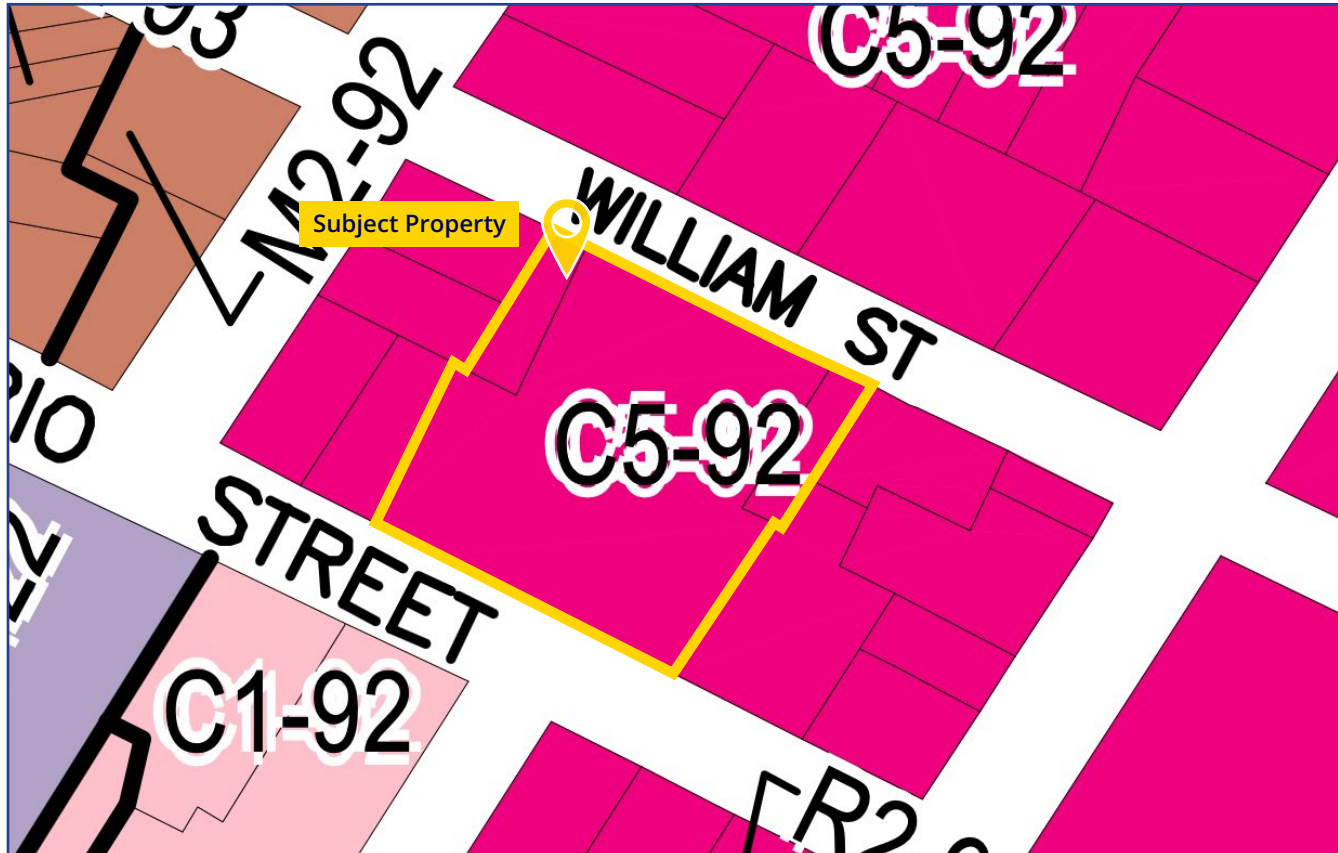
48 Ontario St. & 43 William St. | St. Catharines | ON



Zoning C5-92 Downtown Commercial Core



48 Ontario St. & 43 William St. | St. Catharines | ON



Permitted Uses

- Animal Care Establishment
- Apartment Building
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Hospital
- Hotel/Motel
- Long Term Care Facility
- Major Transit Station
- Night Club
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- 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.				

Area Neighbours

48 Ontario St. & 43 William St. | St. Catharines | ON



\$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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