

201 St Paul Street

Fully Approved for Residential Apartment/
Condominium OR Commercial Project



Lennard:

200-55 University Avenue, Toronto
416.649.5920



Table of Contents

1	Offering Process
3	Building Overview
5	Neighbourhood Overview
7	Amenities
9	Transit Overview
11	Zoning
12	Site Plan

Offering Process

Offering Process

Lennard Commercial Realty, Brokerage, has been retained on an exclusive basis by the Vendor to arrange for the sale of 201 St Paul Street in St. Catharines, Ontario (herein referred to as “the Offering” or “the Property”).

The Vendor will be open to accepting offers from interested parties immediately.

The Vendor reserves the right to alter the sale process.



Your commercial real estate *partner.*

For more information on this asset, please contact:

David Clarke

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Building Overview



Property Address
201 St Paul Street
St. Catharines, ON

Land Registry Office
Niagara North



Total Frontage
61.21 ft on St
Paul Street

Total Lot Size
5,586 SF (0.13 Acres)



Zoning
Downtown Traditional
Main Street - C6



Ownership Type
Freehold



Legal Description
LT 461 CP PL 2
GRANTHAM CITY OF
ST. CATHARINES



Pin
462190124



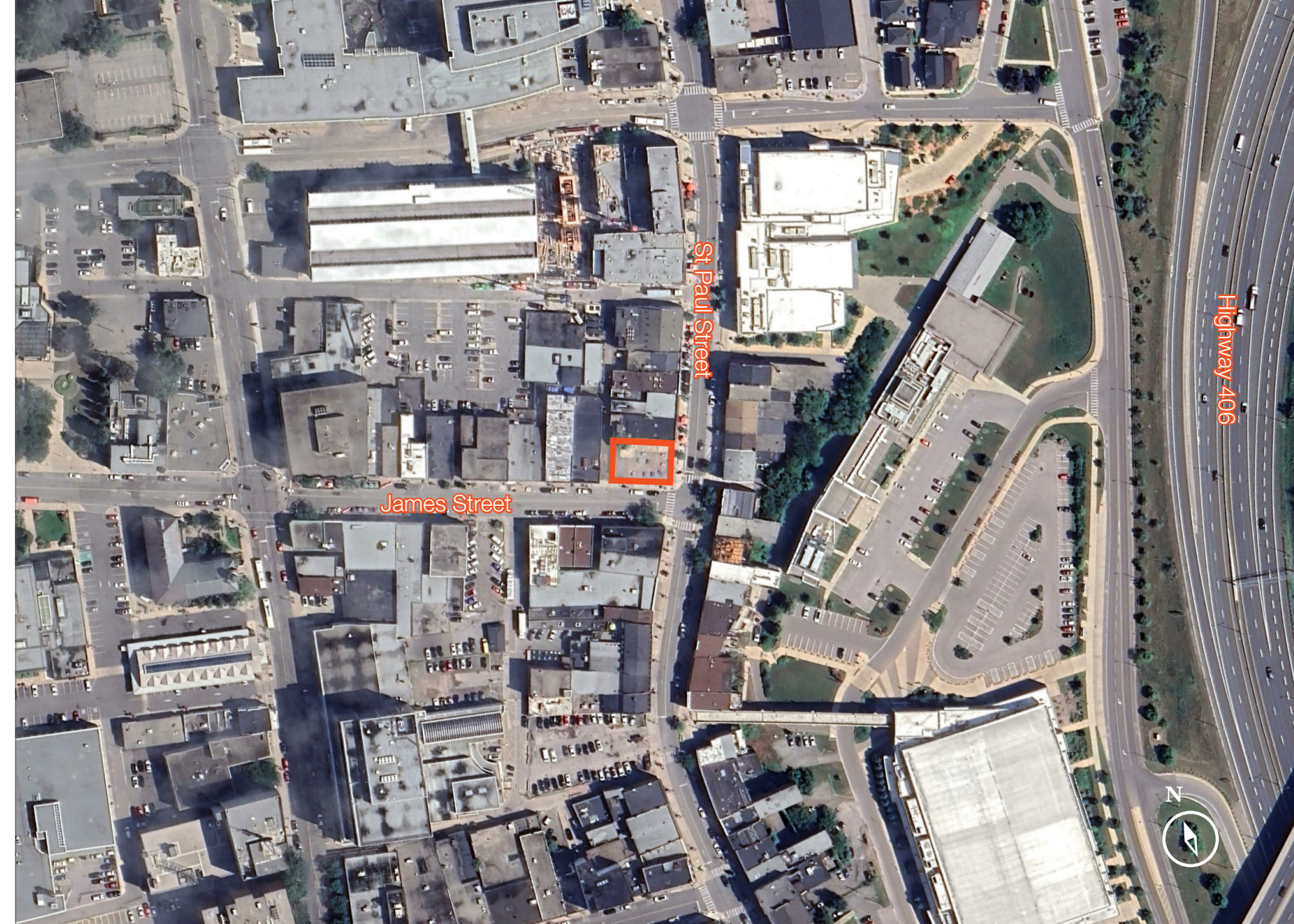
Walk Score
98
Walker's Paradise



Transit Score
62
Good Transit



Bike Score
78
Very Bikeable



Property Highlights

- Vacant Land with City-approved design
- Prime Location
- Vibrant Community
- Efficient and Elegant Design
- Spacious with High Ceilings
- Modern Technology
- Environmentally Friendly

Neighbourhood Overview

The Property is located in the largest city in the Niagara region, often referred to as the “Garden City” due to its many parks, trails, and gardens. Surrounded by an array of shops, restaurants, galleries, and more just waiting to be explored.



Amenities

Local Amenities

- ① 7-Eleven
- ② Court House
- ③ City Hall
- ④ St. Catharines Farmers' Market
- ⑤ Canada Post
- ⑥ LCBO
- ⑦ ServiceOntario
- ⑧ Rexall
- ⑨ Esso

Banks

- ① BMO
- ② CIBC
- ③ RBC
- ④ Scotiabank

Venues

- ① Meridian Centre
- ② FirstOntario Performing Arts Centre

Transit

- ① St Catherines GO/Via Rail Station
- ② Niagara Transit Commission - Downtown Terminal

Schools

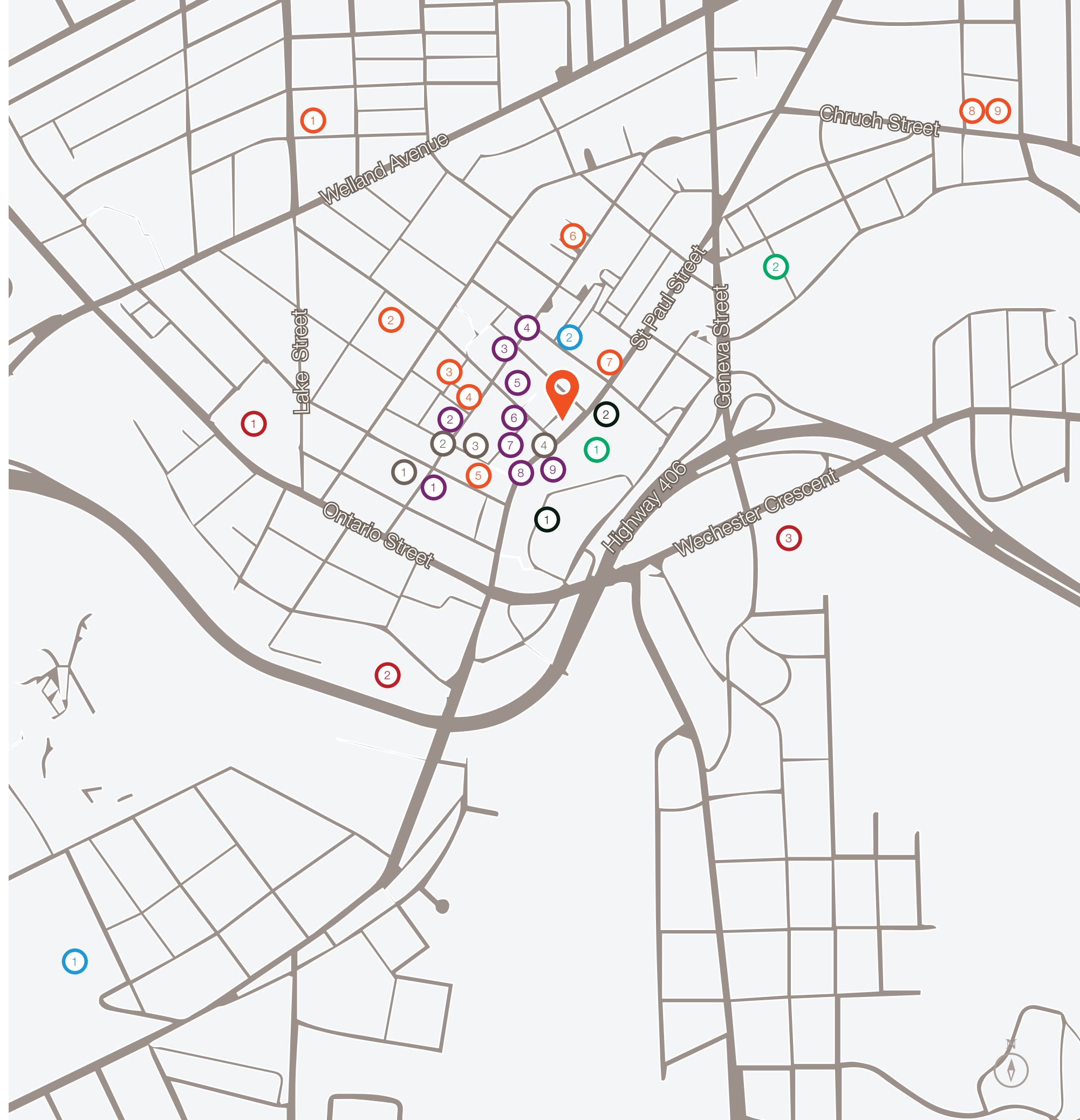
- ① Marilyn I. Walker School of Fine & Performing Arts
- ② Brock University

Restaurants

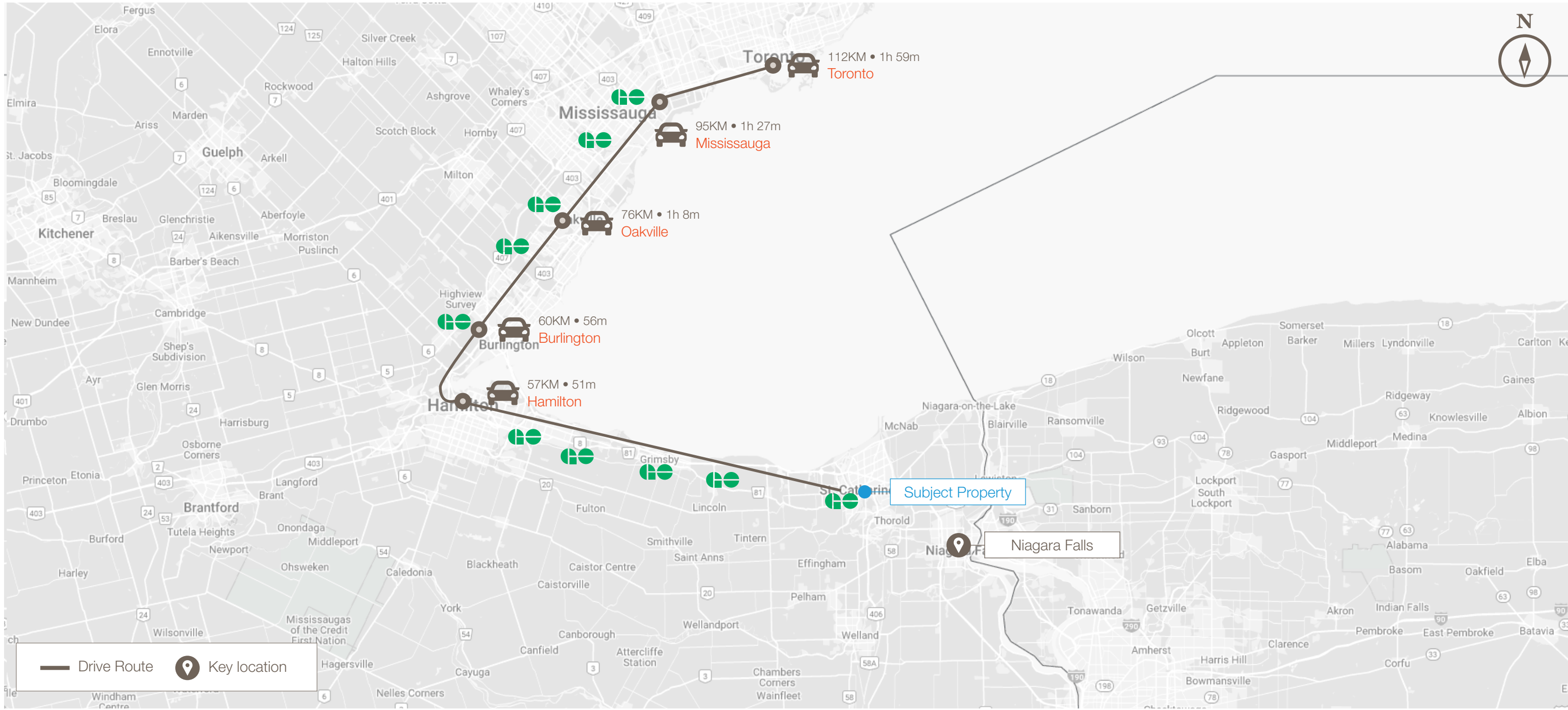
- ① oddBar
- ② Big brothers gourmet pizza
- ③ East Izakaya
- ④ Wind Japanese and Thai
- ⑤ The WORKS Gourmet Burger Bistro
- ⑥ Fine Grind Cafe
- ⑦ Smoke's Poutinerie
- ⑧ Pizza Pizza
- ⑨ Subway Sandwiches

Parks & Golf Courses

- ① Montebello Park
- ② Oakhill Park
- ③ St. Catharines Golf & Country Club



Transit Overview



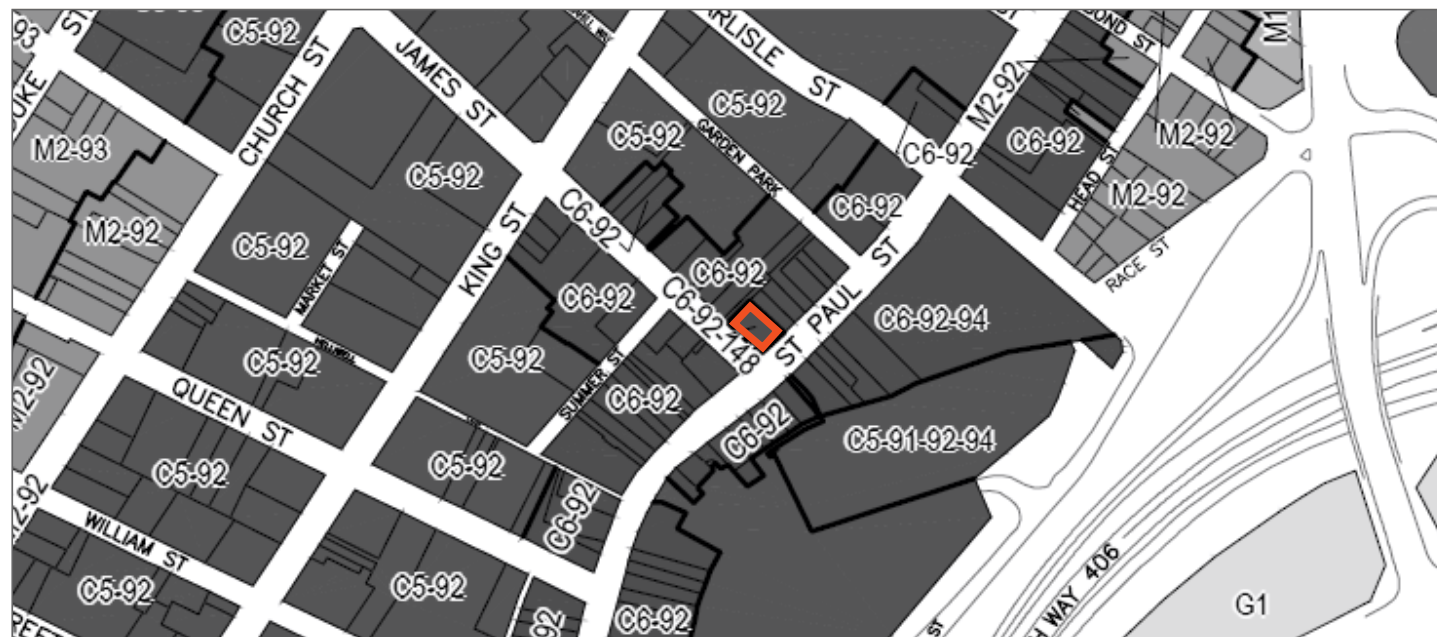
Zoning

Downtown Traditional Main Street - C6

The property is zoned Downtown Traditional Main Street (C6) and is located within Zone 14.

Permitted Use

- Animal Care Establishment
- Apartment Building
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Hotel/Motel
- Nightclub
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University/College



Site Plan

7-Storey Commercial Building With Retail Spaces



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