



 2196 First St Louth  
St. Catharines | ON

**FOR SALE** | ±0.5 ACRES

# Development Opportunity Available



Colliers International Niagara Ltd., Brokerage  
82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4  
Tel: +1 905 354 7413 | Fax: +1 905 354 8798  
[collierscanada.com/niagara](http://collierscanada.com/niagara)

ASKING PRICE:

**\$475,000**

**Greg Chew\***

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*\*Sales Representative*

# Listing Specifications



## 2196 First St Louth, St. Catharines, ON

|                |  |
|----------------|--|
| ARN / PIN      | 262902003602300 / 461560020                                |
| Lot Size       | ±0.499 Acres   |
| Zoning         | E2 - General Employment                                    |
| Secondary Plan | Employment Land with policy for future change to Mixed Use |
| Lot Dimension  | Frontage: ±146.73 ft.   Depth: ±186.4 ft.                  |
| Asking Price   | \$475,000  |
| Taxes (2022)   | \$5,165.82   |

- Comments
- **The Property is subject to a Special Study Area in the GO Transit Station Secondary Plan with policy for future change to Mixed Use Zoning**
  - **Close to major commercial node along Fourth Avenue including SmartCentres, Fourth Avenue West Plaza and 1st Place Plaza**
  - **Minutes to the Greater Niagara General Hospital, Ridley College and the Seymour-Hannah Sports and Entertainment Centre**
  - **Inside the Urban Boundary**



# Draft GO Transit Station Secondary Plan

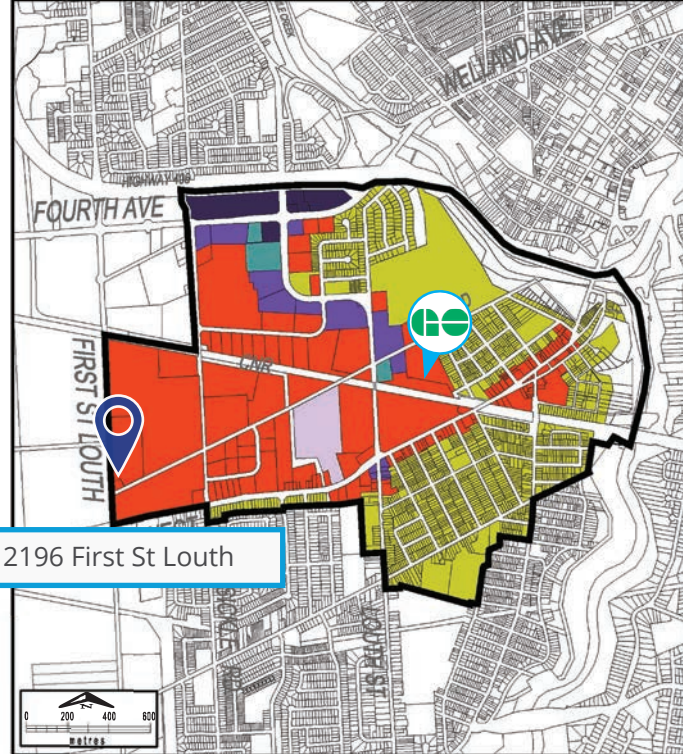
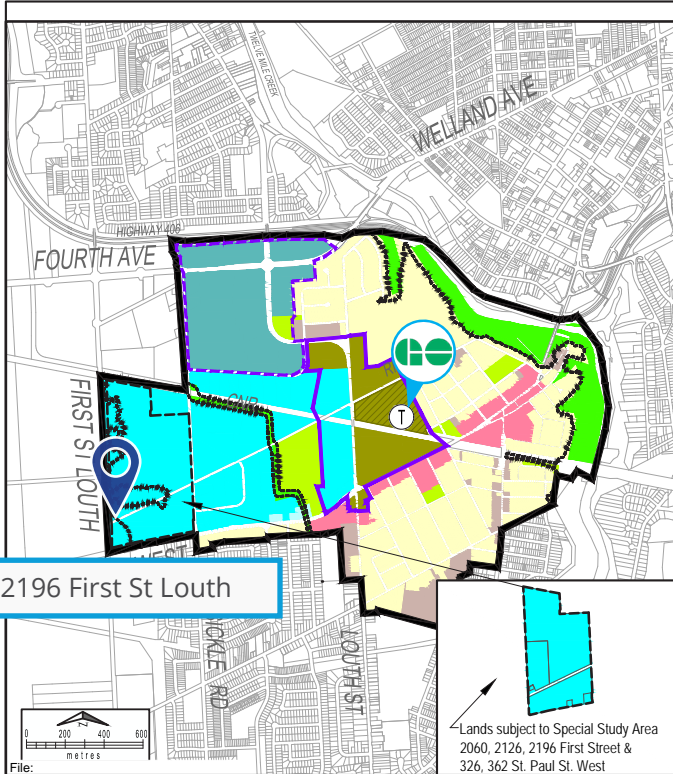


2196 First St Louth, St. Catharines, ON

Schedule F to Draft OPA No. 19

Schedule "F" to Amendment No. 26 to The Garden City Plan  
 - West Planning District (Schedule E6/7) By-Law \_\_\_\_\_  
 GO Transit Station Secondary Plan (GTSSP)

The Garden City Plan West Planning District -  
 GO Transit Station Secondary Plan (GTSSP) Schedule E6/7 - A



**Land Use Designations**

|   |                                |  |
|---|--------------------------------|--|
| Low Density Residential (20 to 32 units / ha)       | General Employment             | Louth Centre Node                      |
| Medium Density Residential (25 to 99 units / ha)    | Business Commercial Employment | West Transit Station Area              |
| High Density Residential (95 units / ha or greater) | Parkland & Open Space          | Transit Station Site Overlay           |
| Major Commercial                                    | Natural Areas                  | Major Transit Station                  |
| Community Commercial                                |                                | Special Study Area                     |
| Arterial Commercial                                 |                                | Natural Area Extent Line               |
| Mixed Use 1   |                                | GO Transit Station Secondary Plan Area |
| Mixed Use 2   |                                |  |
| Mixed Use 3   |                                |  |

**Building Heights**

|                       |  |
|-----------------------|--|
| 11 Metres (3 Storey)  | GO Transit Station Secondary Plan Area |
| 16 Metres (4 Storey)  |  |
| 22 Metres (6 Storey)  |  |
| 35 Metres (10 Storey) |  |
| 54 Metres (16 Storey) |  |
| 68 Metres (20 Storey) |  |

CITY OF ST. CATHARINES  
 PLANNING AND BUILDING SERVICES  
 OFFICIAL PLAN MAY 7, 2018

HEIGHT OF BUILDINGS WILL GENERALLY NOT EXCEED THOSE ILLUSTRATED ON THIS SCHEDULE

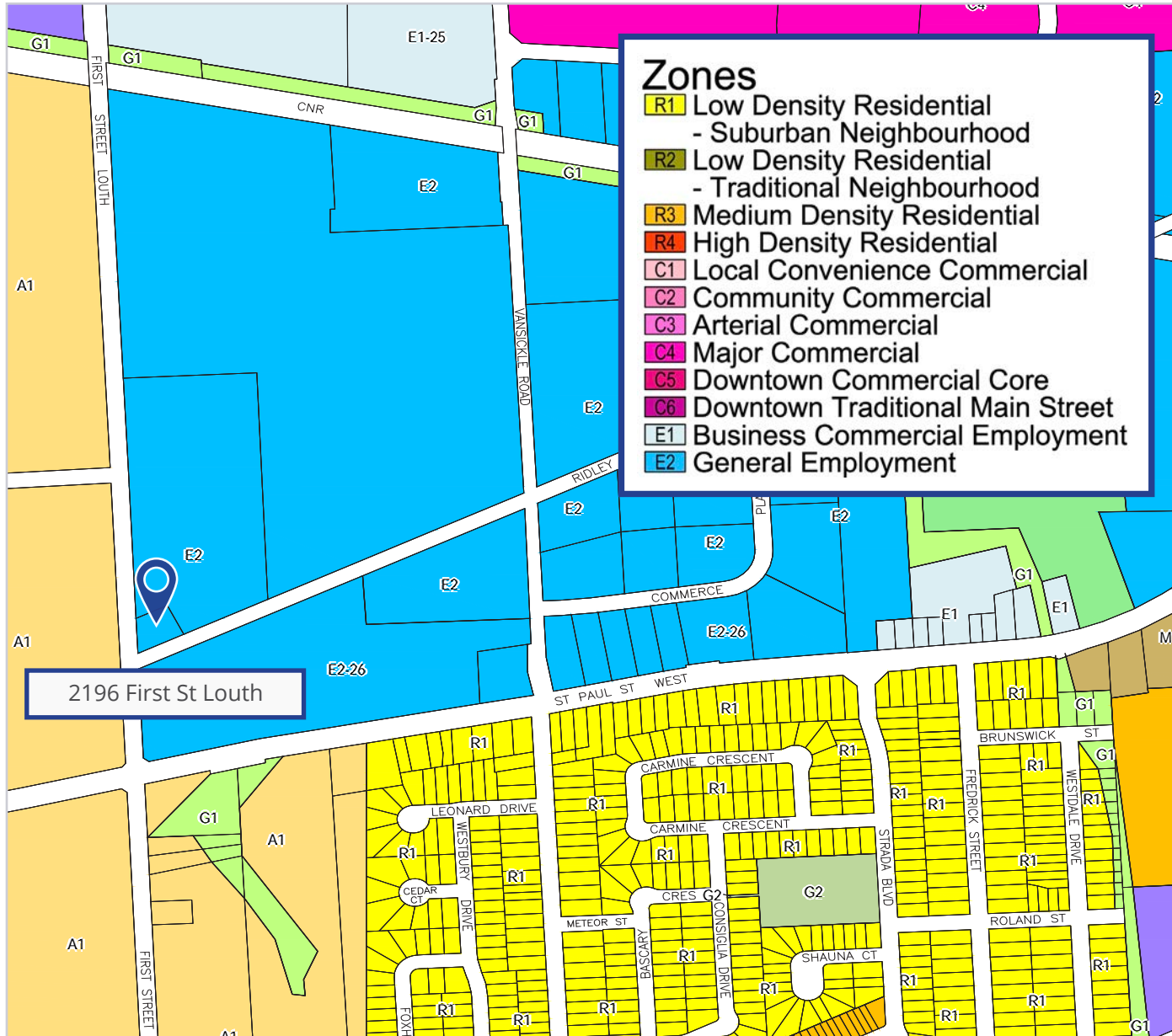
# Area Neighbours

2196 First St Louth, St. Catharines, ON



# Zoning E2 - General Employment

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## Permitted Uses

### PRINCIPLE USES

- Adult Oriented
- Entertainment Establishment
- Bulk Fuel Depot
- Car Wash
- Contractor's Yard
- Heavy Equipment Sales and Service
- Industry, Heavy
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Research Facility
- Transportation Depot

### ACCESSORY USES

- Animal Care Establishment
- Office
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

\$4.5B

Annual revenue

2B

Square feet managed

18,000

professionals

\$98B

Assets under management

65

Countries we operate in

51,000

lease/sales transactions

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[collierscanada.com](http://collierscanada.com)

*Statistics are for February 2023 and in U.S. dollars.*

*Number of countries include affiliates.*

## CONTACT:

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