



53 Hartzel Rd., St. Catharines, ON

# Mixed Use Property For Sale

Along commercial corridor Hartzel Rd.

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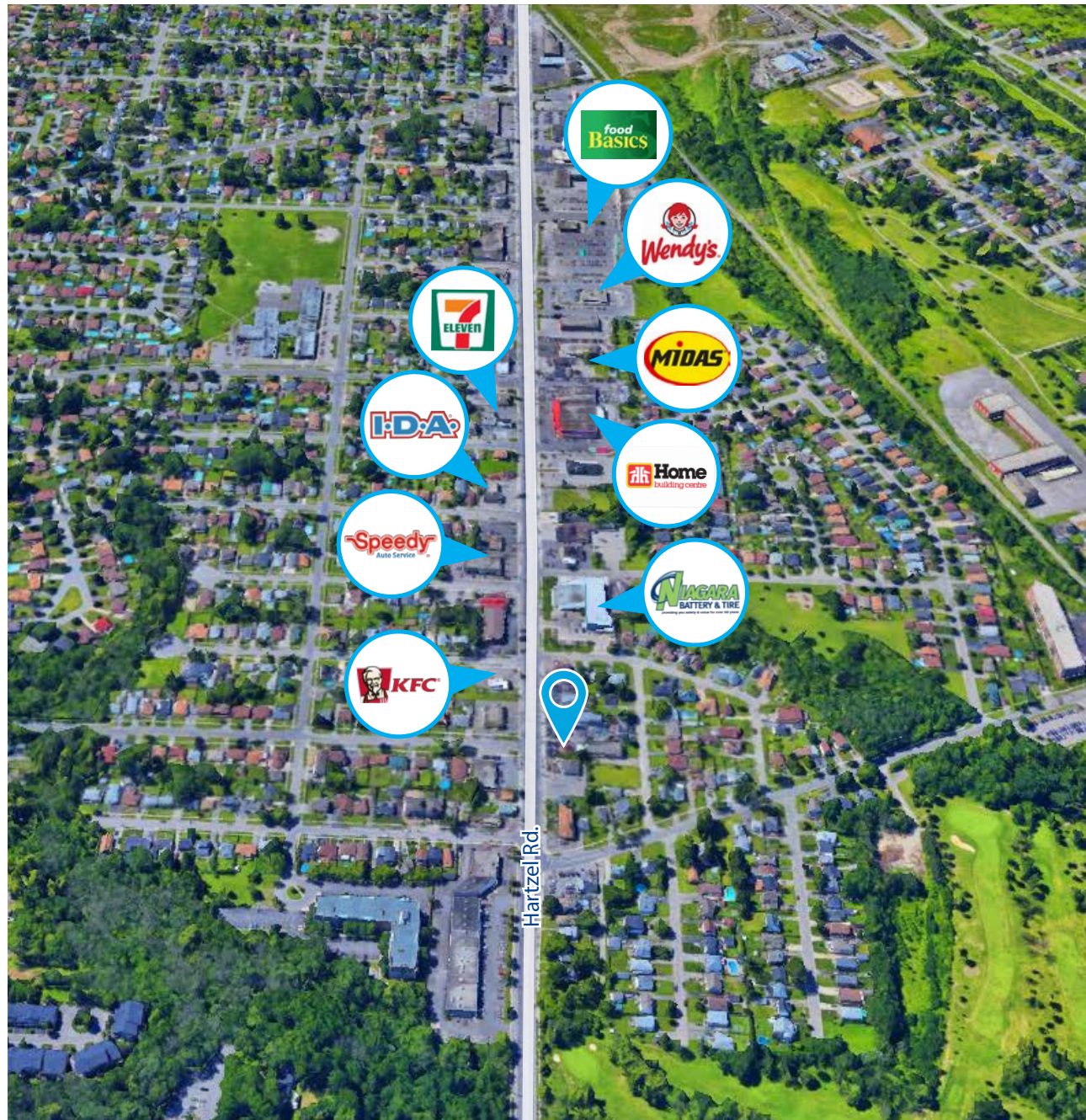
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# Highlights



Subject Property

- Excellent exposure on commercial corridor Hartzel Rd.
- Pylon signage opportunity
- Zoning allows for many permitted uses including retail, office, service commercial, automotive, restaurant, animal care and residential
- Work / live potential
- Ample outside surface parking and paved rear yard
- Many amenities close by
- Easy access to the QEW and HWY 406



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# Exterior Photos



53 Hartzel Rd., St. Catharines, ON



# Property Lines



# Property Overview

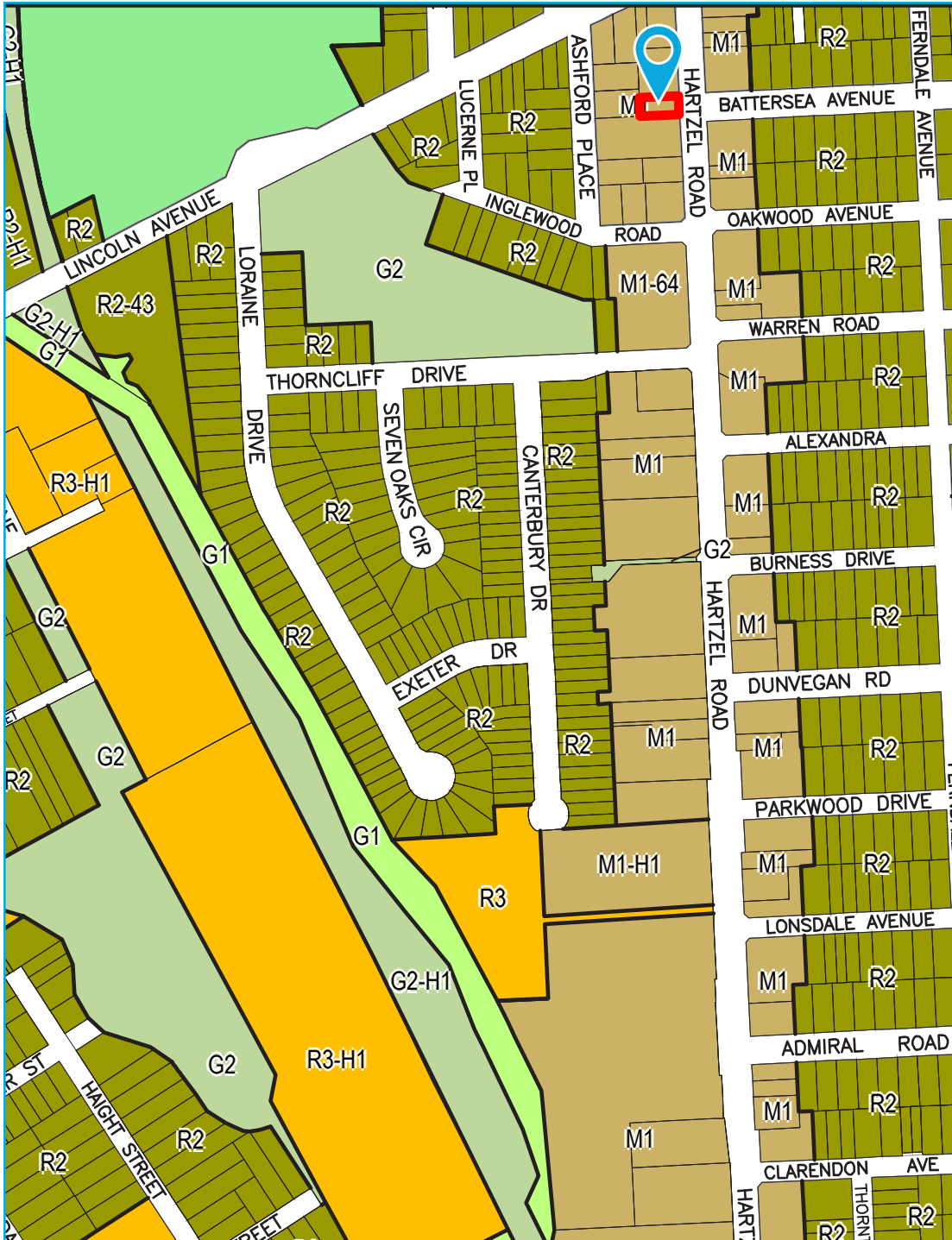
Civic Address	53 Hartzel Rd., St. Catharines, ON, L2P 1M6
Legal Description	PT LT 409-410 TP PL 93 GRANTHAM AS IN RO235594 (2NDLY); ST. CATHARINES
Price	\$295,000
Taxes	\$2,958.01 (2022)
Building Size	1,043 SF
First Floor	Kitchen, Living Room, Bathroom, Office
Second Floor	Two Bedrooms
Lot Size	0.1 Acres
Frontage	44.98 FF
Zoning	M1 - Medium Density Mixed Use
Location	Hartzel Rd. at the end of Battersea Rd. south of Queenston St.



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# Location Overview





# Zoning - M1

## Medium Density Mixed Use

Uses	Zone		
	M1	M2 <sup>(d)</sup>	M3 <sup>(d)</sup>
Animal Care Establishment	M1	M2 <sup>(d)</sup>	M3 <sup>(d)</sup>
Apartment Building	M1	M2	M3
Car Wash	M1 <sup>(e) (f)</sup>		
Cultural Facility	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Day Care	M1	M2 <sup>(d)</sup>	M3 <sup>(d)</sup>
Dwelling Unit, Apartment	M1	M2	M3
Dwelling, Detached		M2	
Dwelling, Duplex		M2	
Dwelling, Fourplex	M1	M2	M3
Dwelling, Quadruplex		M2	
Dwelling, Semi-Detached		M2	
Dwelling, Triplex	M1	M2	M3
Emergency Service Facility	M1	M2	M3
Hospital	M1	M2	M3
Hotel / Motel	M1	M2	M3
Long Term Care Facility	M1	M2	M3
Office	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Motor Vehicle Gas Station	M1 <sup>(e)</sup>		
Motor Vehicle Repair Garage	M1 <sup>(e)</sup>		
Place of Assembly/Banquet Hall	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Place of Worship	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Private Road Development	M1	M2	M3
Recreation Facility, Indoor	M1	M2 <sup>(d)</sup>	M3 <sup>(d)</sup>
Restaurant	M1 <sup>(c)</sup>	M2 <sup>(c) (d)</sup>	M3 <sup>(c) (d)</sup>
Retail Store	M1 <sup>(b)</sup>	M2 <sup>(a)</sup>	M3 <sup>(a)</sup>
School, Elementary	M1	M2	M3
School, Secondary	M1	M2	M3
Service Commercial	M1 <sup>(c)</sup>	M2 <sup>(c) (d)</sup>	M3 <sup>(c) (d)</sup>
Social Service Facility	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Theatre	M1	M2 <sup>(d)</sup>	M3 <sup>(d)</sup>
Townhouse	M1	M2	M3
University/College	M1	M2	M3



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