Concept Rendering Only

148-158 Niagara St., St. Catharines, ON

Site Plan Approved

For Sale

- **Proposed 9-storey Apartment Building Containing 182 Units**

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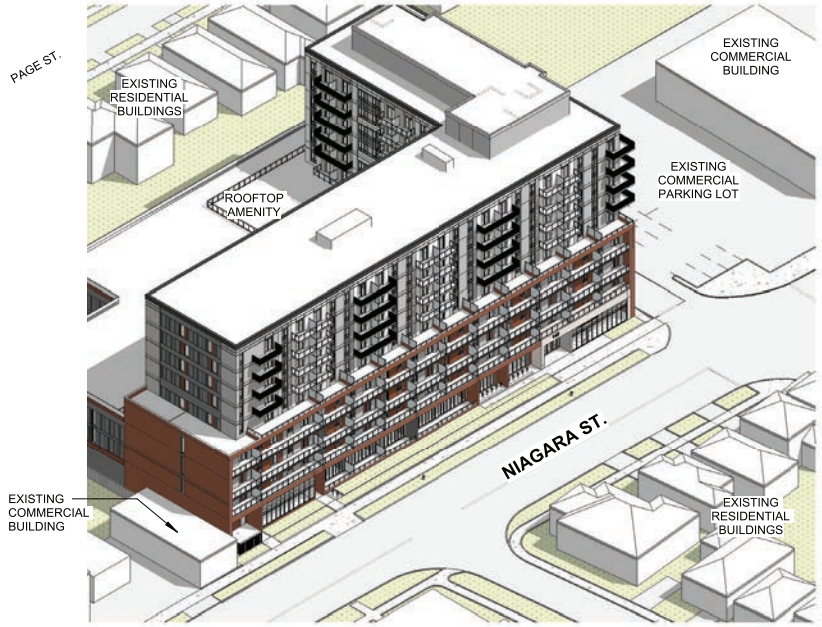
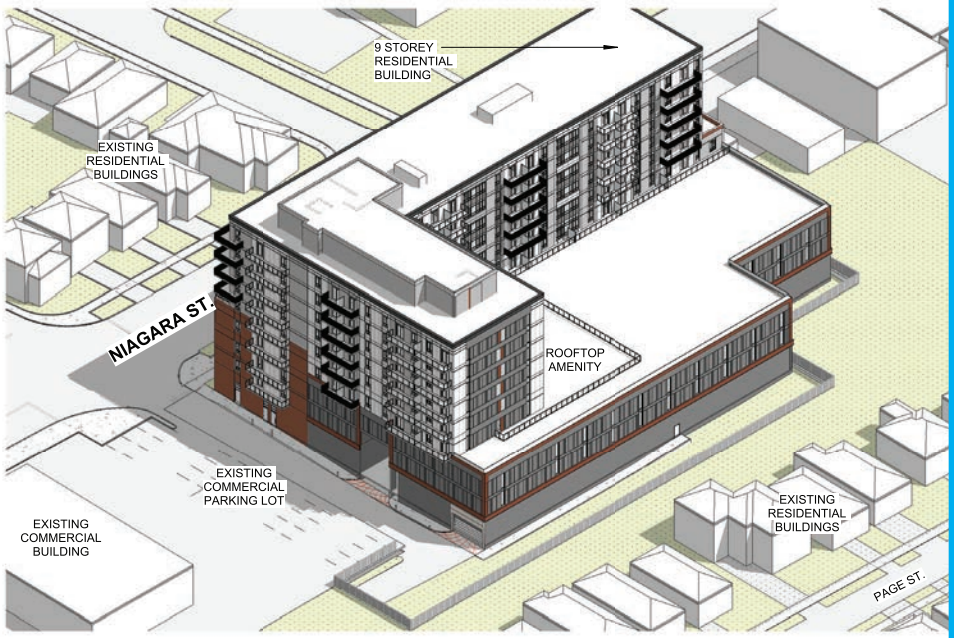
Accelerating success.

The **Opportunity**



3 3D MASSING ISOMETRIC VIEW



4 3D MASSING ISOMETRIC VIEW

Concept Drawing Only

- **Conditionally site plan approved mixed-use development at 148–158 Niagara Street**
- **Proposed nine-storey residential building with 182 apartment units**
- **Includes a ground-floor commercial/retail unit**
- **Diverse residential mix featuring one-, two- and three-bedroom suites**
- **194 proposed parking spaces, including eight barrier-free spaces**
- **Strong development opportunity within an established urban corridor**

Conditional site plan approval remains subject to satisfying the City and Region's outstanding approval conditions

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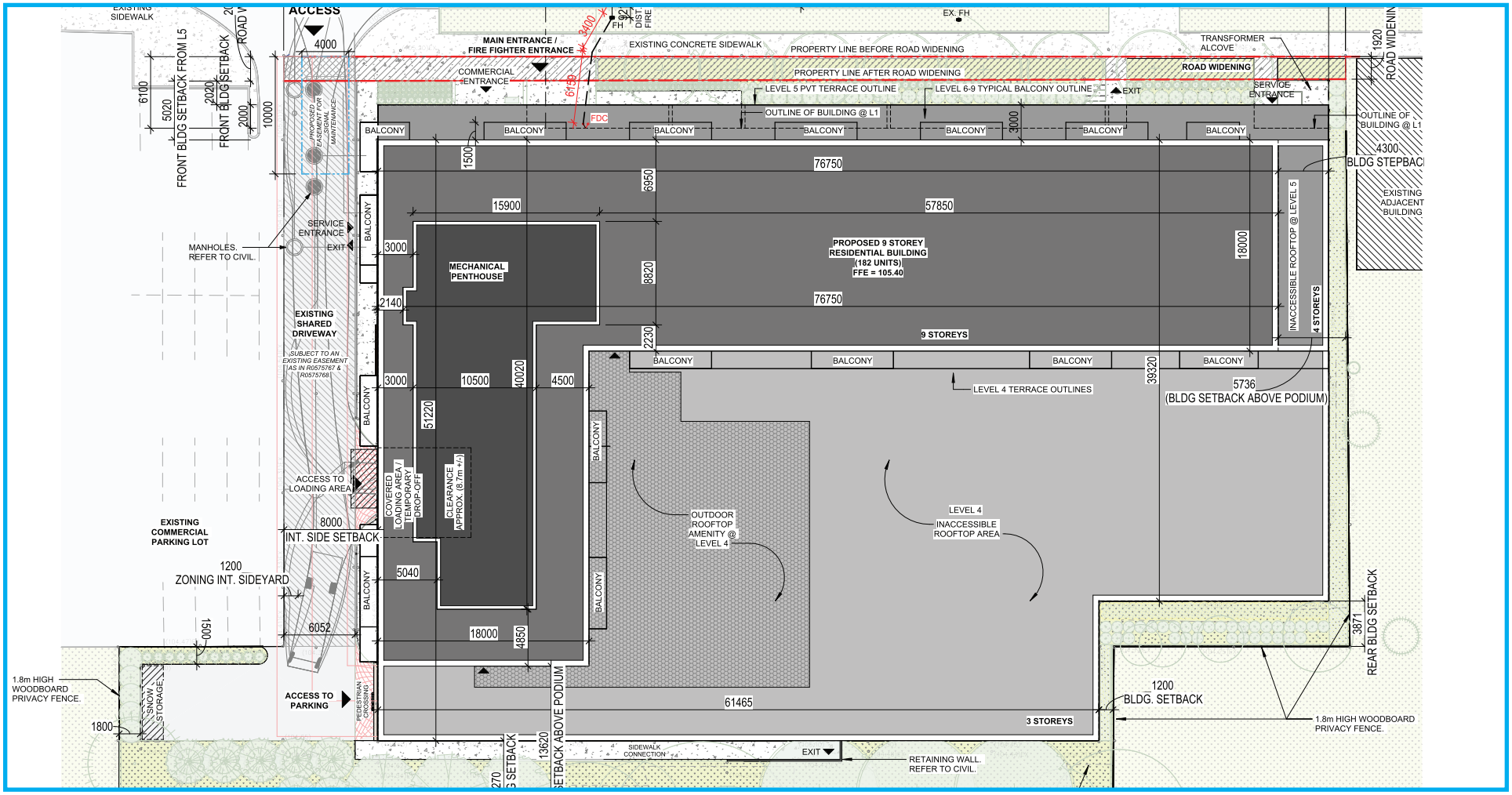
Site **Plan**



Highlights

- **Proposed building footprint of approximately 44,789 SF**
- **Approximately 249,282 SF of gross floor area**
- **182 residential units, including one-, two- and three-bedroom layouts**
- **Approximately 27,871 SF of total indoor and outdoor amenity space**
- **Indoor amenity areas located on Levels 1 and 4 including proposed Level 4 rooftop outdoor amenity area**
- **Private balconies, patios and terraces throughout the development**
- **202 residential storage lockers and 84 bicycle parking spaces proposed**

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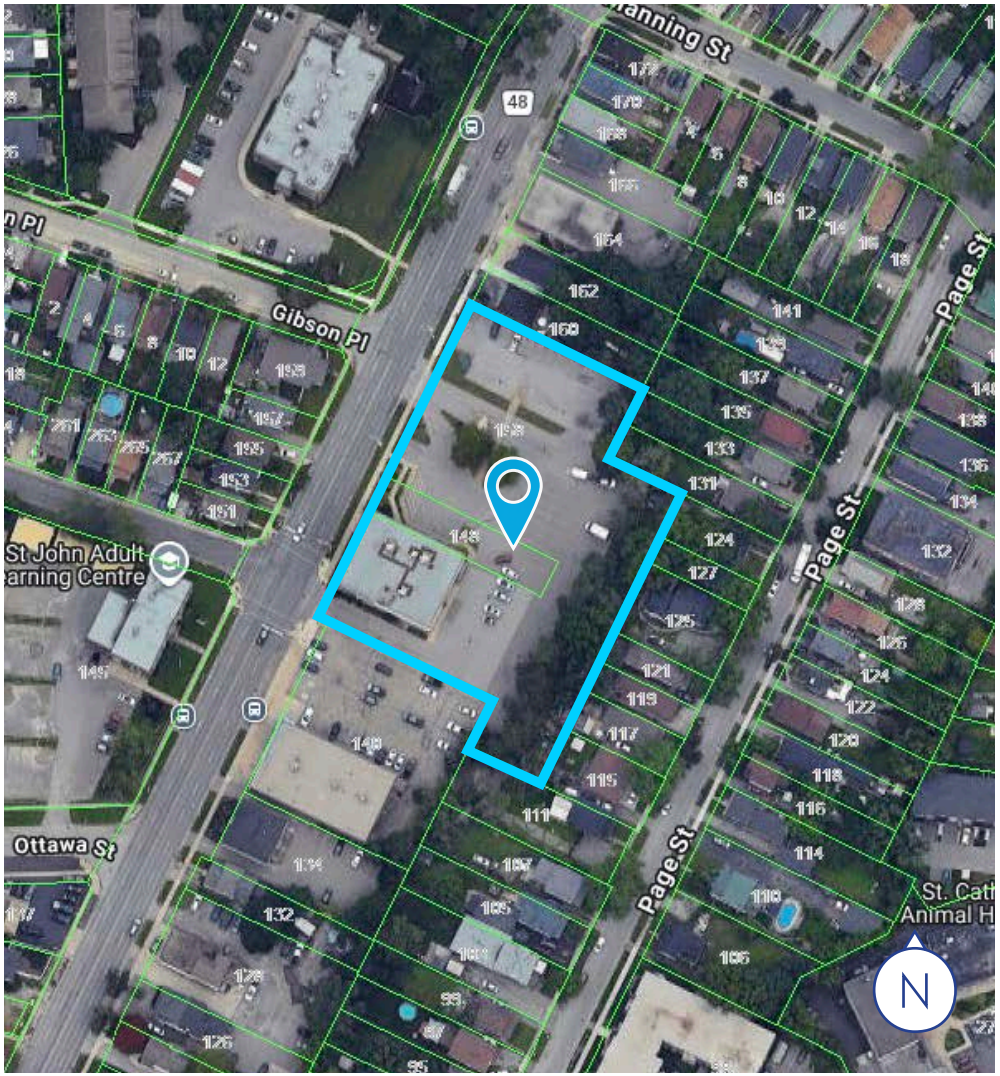
Property **Specifications**

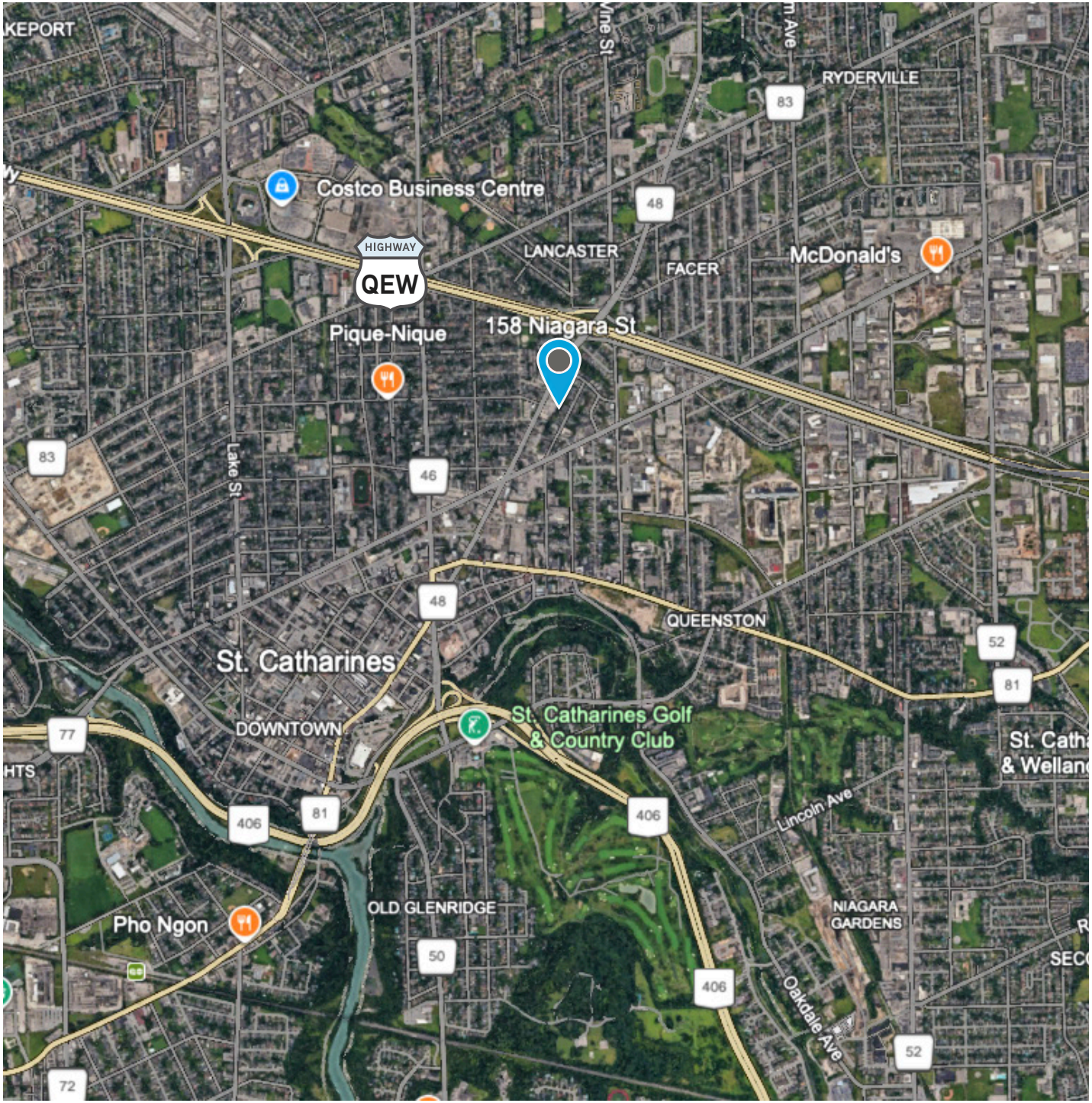
148-158 Niagara St., St. Catharines, ON

Location	South of Manning St. on the east side of Niagara St.
Overall Site Area	±1.579 Acres
Residential Units	182 - 98 1-bedroom, 30 1-bedroom-plus-den, 37 2-bedroom and 17 3-bedroom units
Stories	9
Building Footprint	±44,789 SF
Apartment Sizes	±512 SF - ±1,108 SF
Parking Spaces	194
Bycicle Spaces	84
Storage Lockers	202
Zoning	M3 - High Density Mixed Use
Price	$5,950,000



Location
Overview

- **Prominent Niagara Street location in St. Catharines' Central Planning District**
- **Situated near the Niagara Street and Russell Avenue intersection**
- **Excellent exposure along a major commercial and residential corridor**
- **Convenient access for residents, commercial occupants and visitors**
- **Mixed-use planning designation supports continued neighbourhood intensification**
- **Positioned within an established area offering nearby services and amenities**



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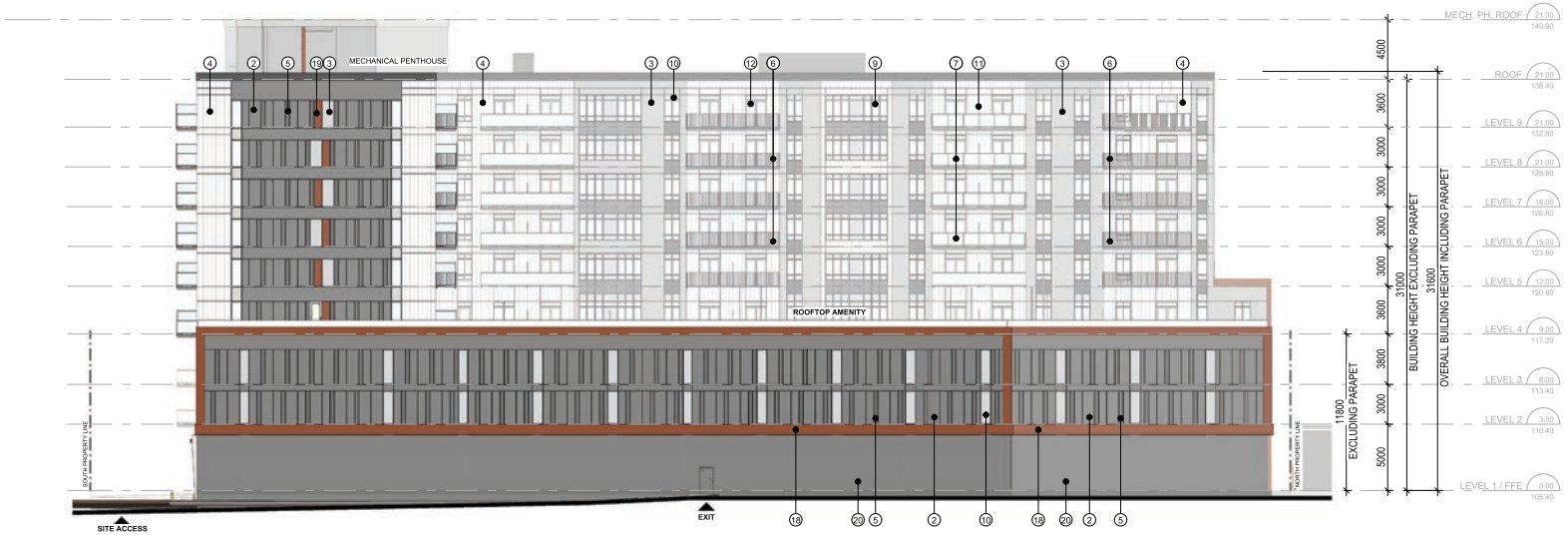
Building **Elevations**

1 **SOUTH ELEVATION**
1 : 200

4 **WEST ELEVATION**
1 : 200

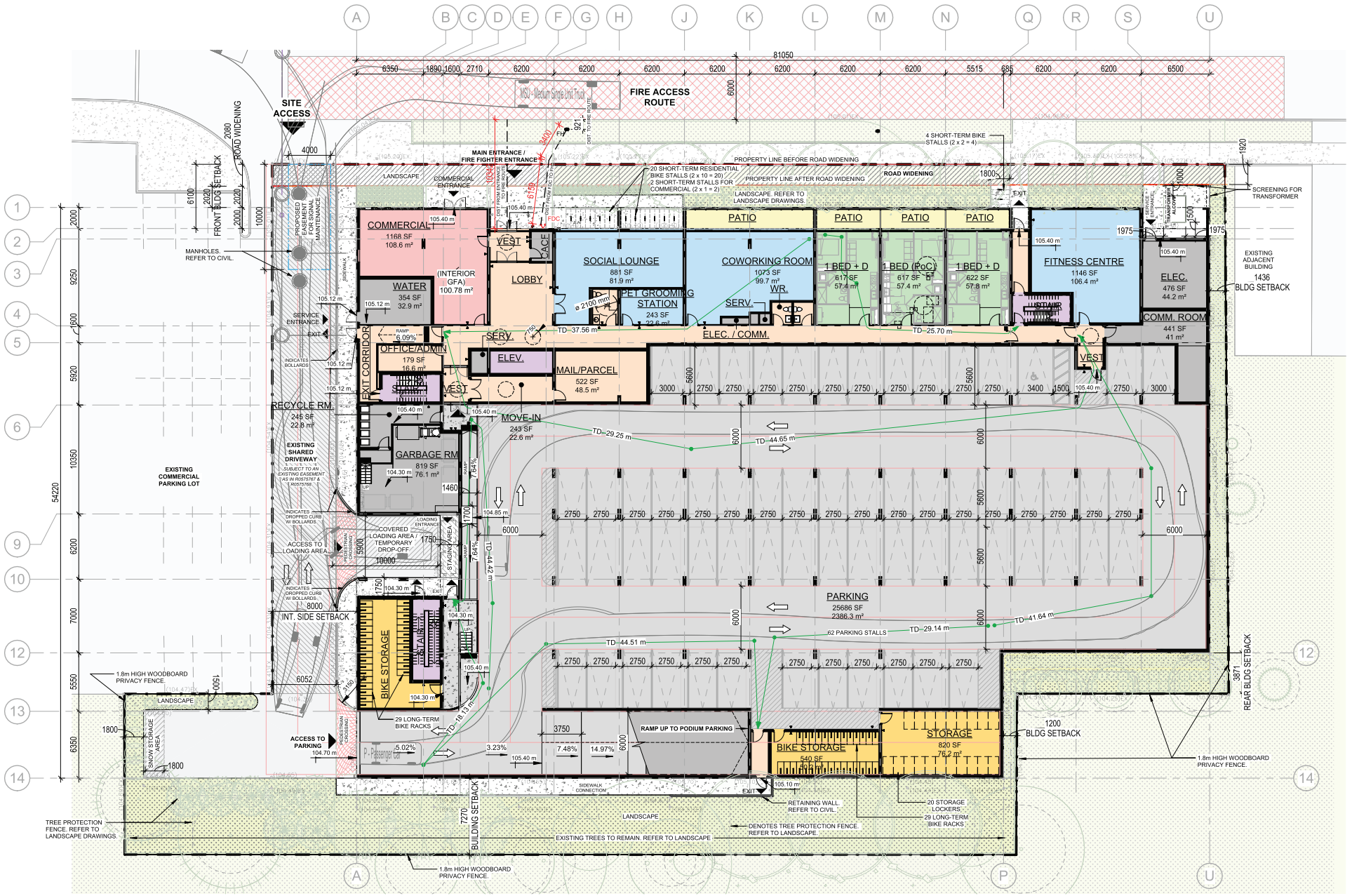
Building **Elevations**

1 **NORTH ELEVATION**
1 : 200



2 **EAST ELEVATION**
1 : 200

1st Floor **Floor Plan**

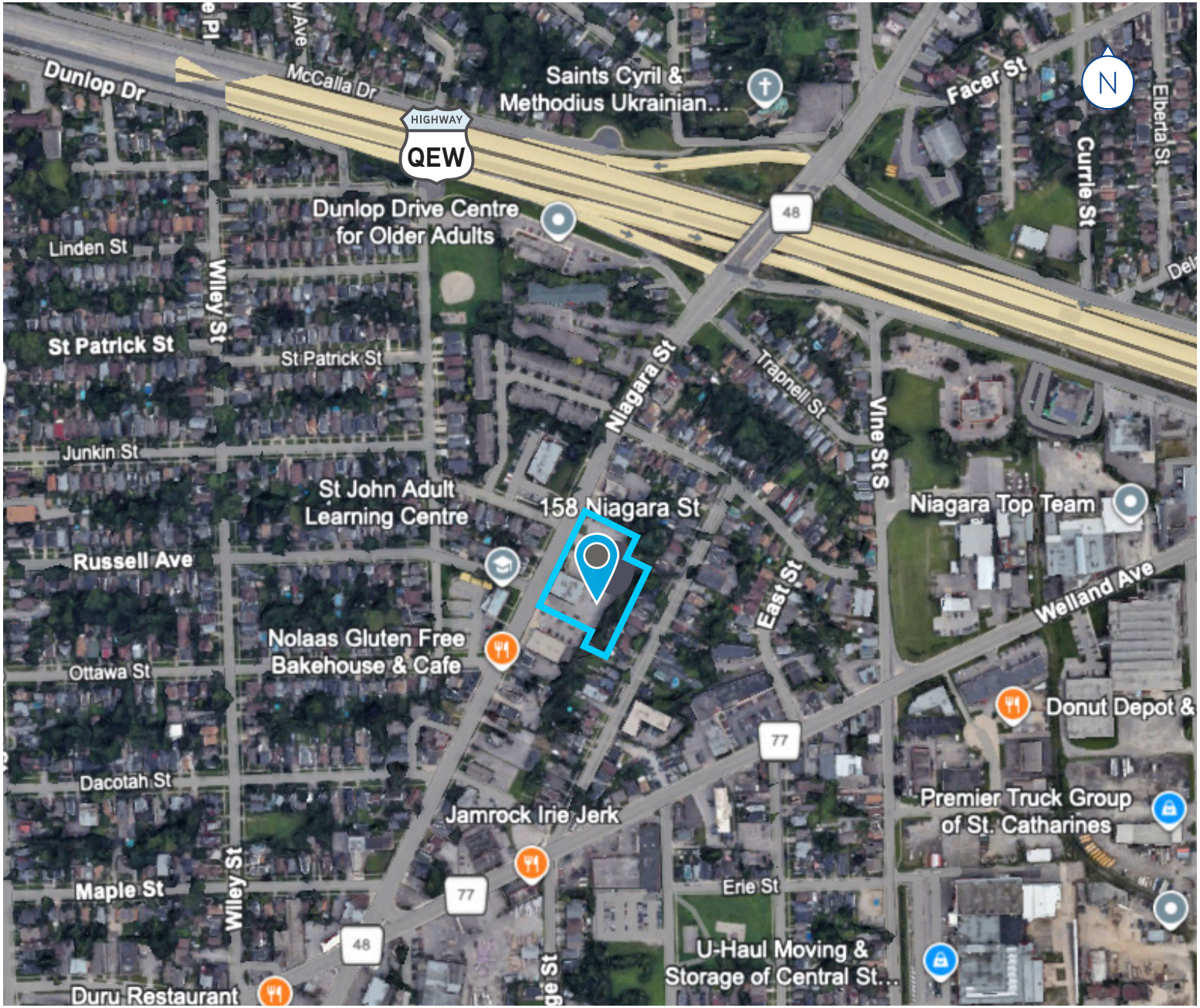


1 **LEVEL 1 FLOOR PLAN**
1 : 200

Typical 6th-9th Floor **Floor Plan**

1 **LEVELS 6 TO 9 TYPICAL FLOOR PLAN**
1 : 200

Local **Area**



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