

2196 First St Louth
St. Catharines | ON

FOR SALE | ±0.5 ACRES

Development Opportunity Available

ASKING PRICE:

$375,000

Colliers International Niagara Ltd., Brokerage
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Accelerating success.

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	$375,000
Taxes (2026)	TBD
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**

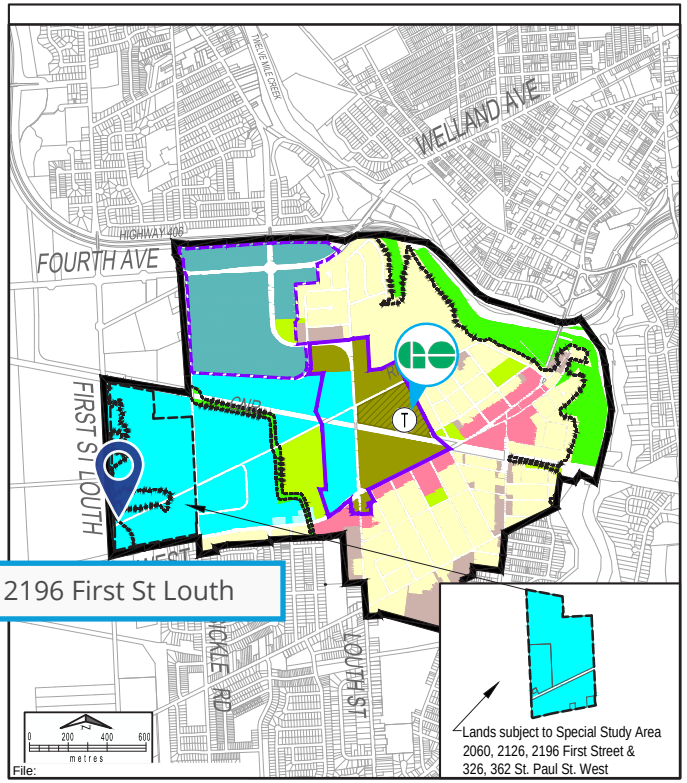


Draft **GO Transit Station Secondary Plan**

2196 First St Louth, St. Catharines, ON

Schedule "F" to Amendment No. 26 to The Garden City Plan
- West Planning District (Schedule E6/7) By-Law _____

GO Transit Station Secondary Plan (GTSSP)



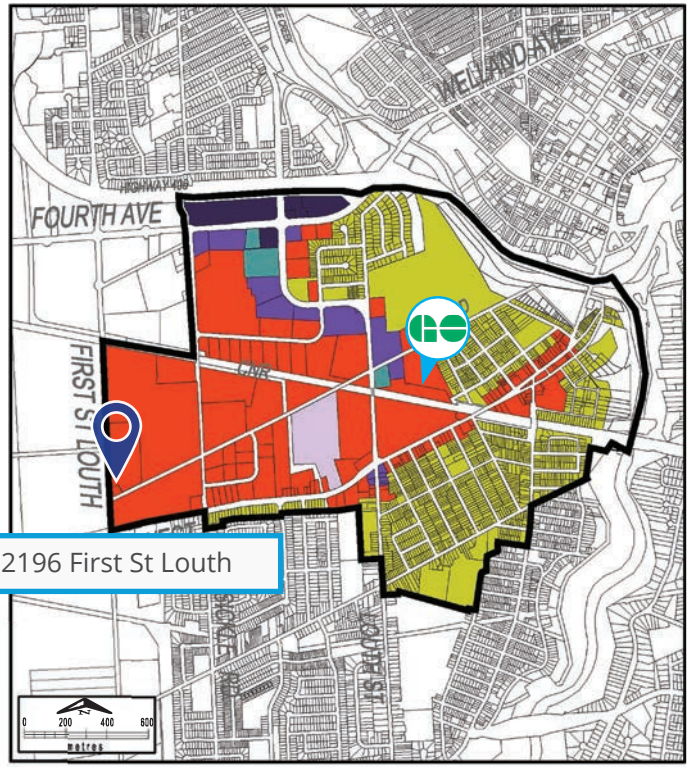
Land Use Designations

- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- General Employment
- Business Commercial Employment
- Parkland & Open Space
- Natural Areas
- Louth Centre Node
- West Transit Station Area
- Transit Station Site Overlay
- Major Transit Station
- Special Study Area
- Natural Area Extent Line
- GO Transit Station Secondary Plan Area

Schedule _F to Draft OPA No. 19

The Garden City Plan

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



Building Heights

- 11 Metres (3 Storey)
- 16 Metres (4 Storey)
- 22 Metres (6 Storey)
- 35 Metres (10 Storey)
- 54 Metres (16 Storey)
- 68 Metres (20 Storey)

GO Transit Station Secondary Plan Area

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

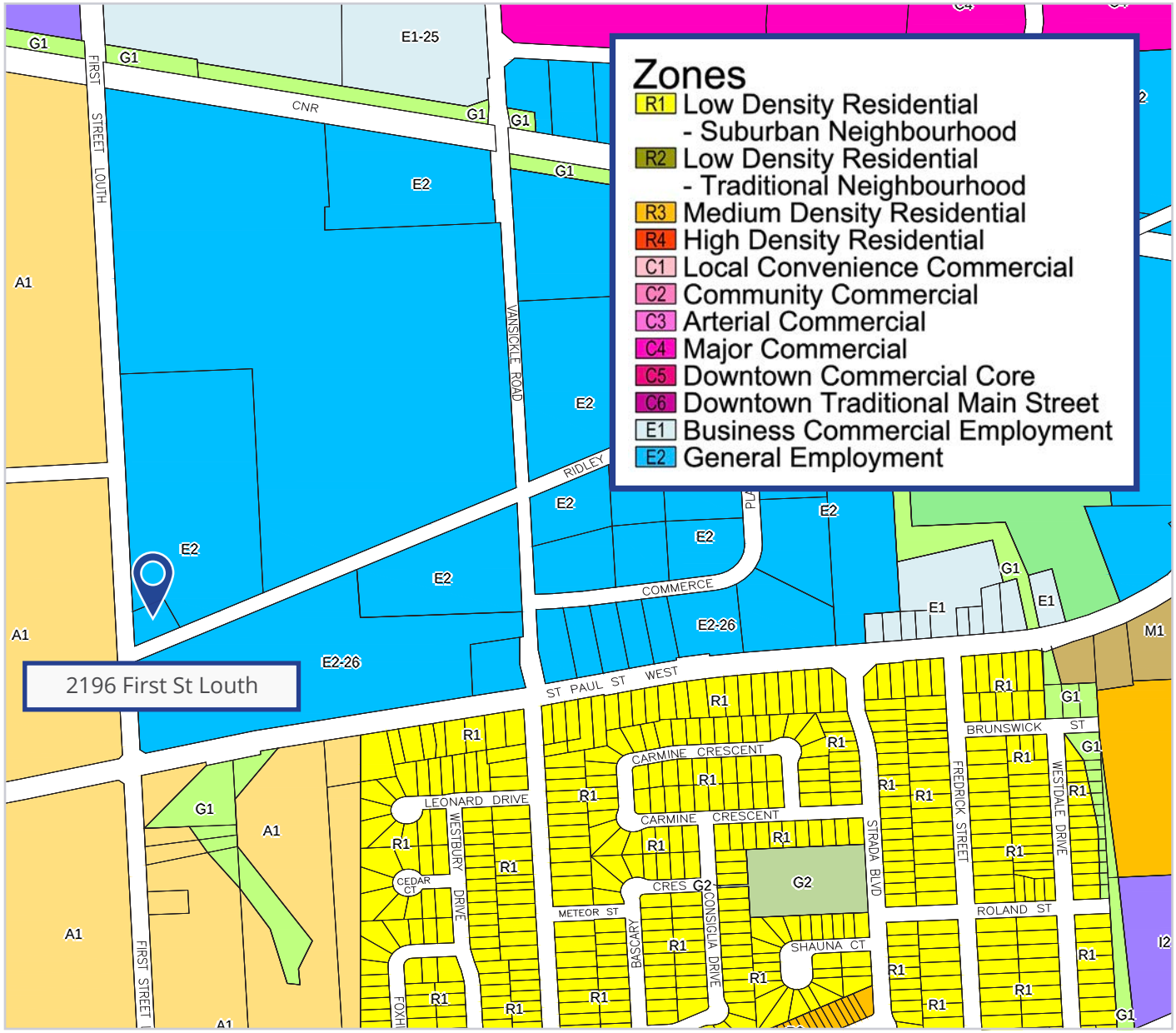
Area **Neighbours**

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

Statistics are for February 2023 and in U.S. dollars.
Number of countries include affiliates.

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