FOR SALE

~ 14.02 ACRES OF LAND

ST. CATHARINES, ONTARIO

EXECUTIVE SUMMARY

Jones Lang LaSalle Real Estate Services Inc. (herein referred to as “JLL” and/or the “Advisor”) has been retained by Rona Inc. (the “Vendor”) to offer for sale a premium commercially zoned parcel of land in St. Catharines, ON, municipally comprised of six (6) pin numbers (the “Property”).

St. Catharines is the largest city in Niagara Region with a 2024 population of ~ 139,000. Situated ~ 112 KM south of Toronto via the QEW with access to the US via the “Queenston-Lewiston Bridge (22 KM to the east) and or the Peace Bridge in Fort Erie (48 KM to the south).

The ~ 14.02-acre Property is designated “Commercial” in the Official Plan and zoned “C4 - Major Commercial”. The Property is well located in a major retail node on the west side of Vansickle Road between the Niagara Health - Marotta Family Hospital to the west, the “Smart Centres - St. Catharines West” power centre to the east; just south of Fourth Avenue. The retail node is anchored by Walmart, Canadian Tire, Real Canadian Superstore and further complimented by notable national tenancies such as BestBuy, Dollar Tree, Farm Boy, Princess Auto, Shoppers Drug Mart, The Brick, Golf Town and Tepperman’s Furniture, creating and ideal location for future commercial development.

PROPERTY DETAILS

Address:	36 Burbank Drive, St Catharines, ON
Price:	$11,000,000.00 on an “as is basis”
Lot Size:	~ 14.02 acres
Possession:	Immediate
Pin #’s:	Referenced in the Property Evaluation Material upon execution of the Confidential Agreement
Zoning:	C4 – Major Commercial with allowable uses such, as Shopping Centre, Retail Store (General/ Large format), Restaurant (Drive- in/Take-out), Drive-thru facilities.

Click here to view zoning

INVESTMENT HIGHLIGHTS

- High profile location in the Ridley Heights retail node on the west side of St. Catharines
- Ideal for developer or owner user
- Premium commercially zoned flat developable land
- Excellent shadow anchors in the neighbouring Smart Centre St. Catharines and 4th Avenue West shopping centres

NEIGHBOURING RETAILERS

ACCESSIBILITY MAP

The Queen Elizabeth Way (QEW) is a provincially maintained 400-series highway that bisects St. Catharines acting as the main route between Toronto, the Niagara Peninsula and Buffalo, New York with connections to the Lincoln Alexander Expressway and provincial highways 403, 406, 407 and 427.

DEMOGRAPHICS

	3 Km	5 Km	10 Km
Population	40,253	90,629	180,952
Daytime Population	47,938	97,858	185,184
Total Households	17,042	38,596	73,955
Avg. Household Income	$98,075	$98,787	$103,342
Median Age	38.9	41.6	42.5

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FREE & CLEAR OFFERING PROCESS

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to sell the Property.
- The Property will be offered for sale free and clear on an “as is basis”.
- Interested parties are required to execute and submit the JLL Confidentiality Agreement per the enclosed link for access to the confidential Property Evaluation Material data room.
- Offers of purchase and sale will be reviewed by Seller on an “as received basis” with the reserved right to set a “Call for Offers” date.

FOR MORE INFORMATION, PLEASE CONTACT:

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