



3 Church Street
St. Catharines, Ontario

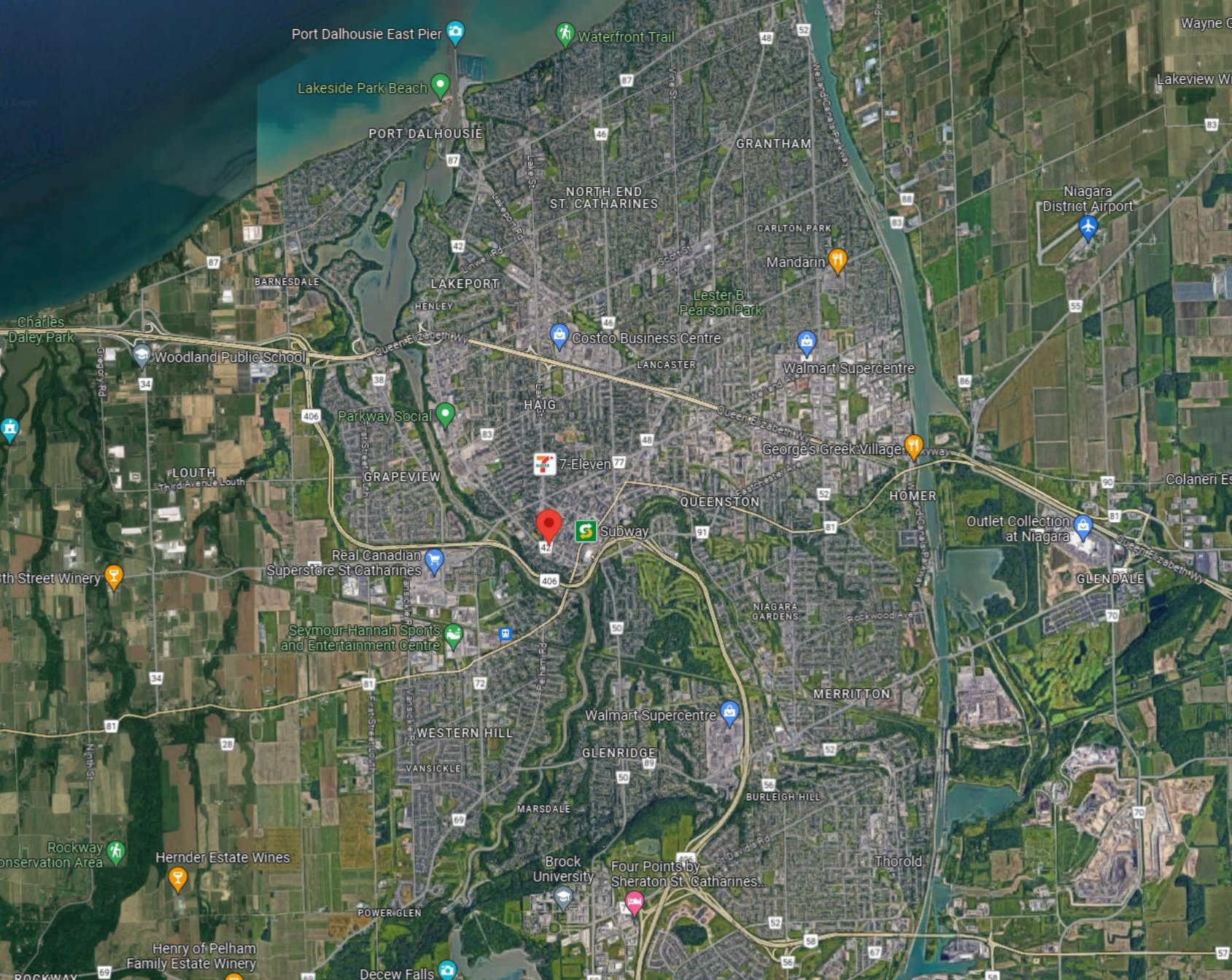
Executive Summary

Re/max Gold Realty Inc has been exclusively retained to represent the seller in marketing and negotiating a sale transaction for the properties at 3 Church St, 45 William St and 47 William St in St Catharines, ON. The property represents an opportunity to acquire three buildings with 21 units hosting six bachelors, 9 - one bedroom and 6 – two-bedroom units.

The building is situated in the bustling downtown area of St. Catharines, surrounded by various commercial and retail establishments with proximity to major transportation hubs, public transportation, and easy access to highways, enhancing accessibility for customers and employees.

This asset offers an attractive investment opportunity for individuals or organizations seeking to capitalize on the thriving local market and strategic location. Its prime position within the bustling downtown area, coupled with its versatile potential uses, makes it an appealing prospect for long-term hold





Location

- 3 Church Street is located in the heart of Downtown St. Catharines in the Niagara Region in Ontario.
- Walking distance to all amenities, including restaurants, convenience stores, and transit terminal in Downtown St. Catharines.
- Located next to Montebello Park, a beautiful green space in Downtown St. Catharines.
- Easy access to Highway 406 and the QEW.



3 Church Street
Very Walkable

Walk Score
72

Transit Score
61

Bike Score
76

Saliant Facts

- Property addresses:
 - 3 Church St, St Catherines, ON – 6 Units
 - 45 William St, St Catharines, ON – 6 Units
 - 47 Williams St, St Catharines, ON – 9 Units
- Legal Description:
 - LT 1047 CP PL 2 GRANTHAM; ST. CATHARINES
- Lot Size
 - Area: 7104.17 Sq Ft
 - Perimeter: 337.93 Ft
 - Measurements: 74.45 Ft X 90.61 Ft X 75.14 Ft X 100.22 Ft
- Assessment Information
 - ARN 262904000606700
 - PIN 462170114
 - Assessed Value: \$1,103,000
 - Assessed Year 2023
 - Property Code 340 – Multi-Residential with seven units or more self-contained units

St. Catharines

- St. Catharines is located in the Niagara Region of Ontario.
- Strategically situated in the Niagara Peninsula.
- 1h 30 min drive to Toronto
- 45 min drive to Hamilton
- 18 min drive to Niagara Falls
- 20 min drive to US border crossing
- 45 min drive to Buffalo, NY



Property Images













For more information

- Please use the link below to sign and NDA to gain access to the data room and detailed financial information of the asset.



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For more information

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