

For Sale
\$210,000

382 Merritt Street
St. Catharines, Ontario



Commercial/Residential Building



OWNER IS RETIRING

This clean well maintained two storey Commercial/ Residential building was run as a successful business for over 50 years. Located on a high traffic main arterial road (Merritt Street) in well established area of St. Catharines which boast Commercial, Retail and Residential uses.

The prudent Buyer will see the potential of this property as either a perfect work/live scenario or as a good investment with potential rental income.

The commercial main floor space is +/- 1,554 sf of cleared open space with a 10ft drive in door for delivery and highly visible pylon sign.

The second floor spacious residential unit is +/- 1,156 sf with +/-258 sf of storage space which could be converted into an additional bedroom. The residential unit features living room, eat in kitchen (which needs updating), 2 bedrooms, walkout to deck, large combination dining room/family room and a fully fenced yard.



Douglas McNaughton
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Sales Representative

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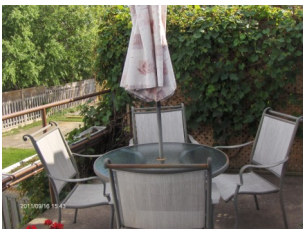


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All showing will be done during regular business hours Monday to Friday only with 48 hours notice.

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482 Merritt Street, St. Catharines



Municipal Address

Current Owner

List Price

Legal Description

Easements & Rights of Ways

Roll Number

Assessment (2011)

***Property Classification
(Present)***

Realty Taxes (2011)

Site Size

Building Size

Type of Property

Zoning By-Law

***Highest and Best Use
Improvements***

Municipal Services

Parking Stalls

482 Merritt Street
St. Catharines, Ontario
Dolores May Farrell

\$210,000

Plan 177, Lot 6

Unknown

262901003101900

\$202,720

471—Retail or office with residential unit(s) above or behind less than 10,000 sf gross building and (GBA) street or onsite parking, with 6 or less apartments, older downtown core

\$5,388.21

47,50 ft x 122 ft (±5,795 sf)

±2,900 sf

- Commercial area on main floor Residential Unit on 2nd floor

CR—Commercial/Residential

Current use

2 Storey building with commercial space and residential unit

All Municipal Services

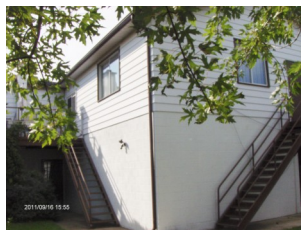
Internet phone

Cable

Hydro

Natural Gas

± 5



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