

For Sale

Goodwill Industries Niagara
(Formerly Branch 24 Legion)
111 Church Street
St. Catharines, Ontario



List Price: \$2,000,000.00 | Diverse Use Building with the Space to Accommodate



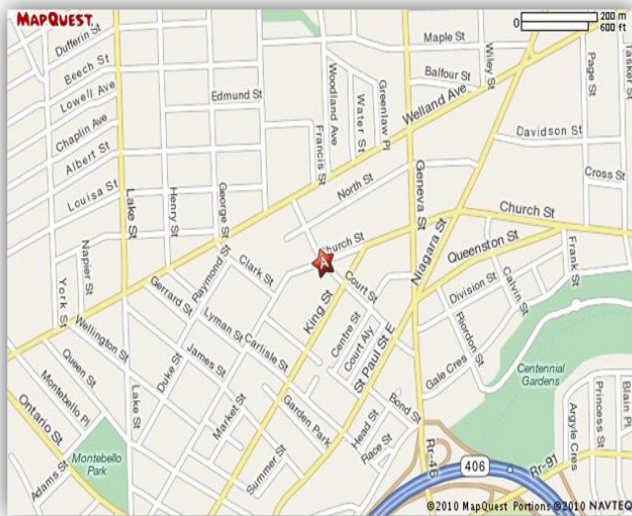
location

Intersection of Church Street and Court Street in Downtown St. Catharines

highlights

- The site has a highly visible corner lot location with access from Church, Court and North Streets.
- High traffic area.
- The two asphalt parking lots are a premium in St. Catharines, and also there are no zoning parking restrictions as it is located in the downtown core.
- Total wheelchair accessibility (ramps, elevator, washrooms)
- Currently demised into Multi-offices with separate security for each and some with private entrances.
- Zoning BC—Business Commercial

*Please contact Listing Agents
for our Detail Information Package*



Douglas B. McNaughton

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Royal LePage Niagara Real Estate Centre
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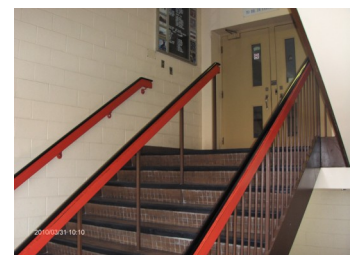
ZONING – BUSINESS COMMERCIAL (BC)

No person shall within any Business and Commercial District erect, alter or use any building, structure or premises in whole or in any part or use any land for any purposes other than one or more of the following uses:

- Any use permitted within a Residential 'B' District or a Residential 'C' District
- A retail shop or store
- An office in connection with a business or profession
- A garage used only for the storage of motor vehicles in connection with the business carried upon the same or adjoining premises
- A motor service station
- A bank
- A hotel
- An office for the printing or publishing of a newspaper
- A sales room or yard for motor vehicles
- An undertaker's establishment
- A restaurant
- A young Men's Christian Association or a Young Women's Association or other institution of a similar semi-public character, except for uses similar to a rehabilitation residence having more than 10 residence exclusive of staff
- A telephone exchange or telegraph office
- An auditorium
- A fire hall, a police station or municipal or government building
- Places of amusement, assembly or recreation, within wholly enclosed buildings including amusement arcades, theatres, bowling lanes, billiard parlors, curling rinks, skating rinks and arenas
- A dyeing or dry cleaning establishment
- A laundry
- A retail or private propane transfer facility
- A natural gas transfer facility
- Any use accessory to any of the foregoing uses

salient facts

owner	Goodwill Industries Niagara
municipal address	111 Church Street St. Catharines, ON
legal description	Pt Lot 280—282 CP PL 2 Grantham; St. Catharines
list price	\$2,000,000.00
taxes	\$5,005.00 (2010)
lot size	<ul style="list-style-type: none">• 174.84' x 245' (Irregular)• ± 1.1 acres
building size	<ul style="list-style-type: none">• ±30,000 sf• Brick building• Asphalt parking lot @ front side and rear
services	<ul style="list-style-type: none">• All Municipal Services• Internet phone• Cable• Natural Gas
fire protection	<ul style="list-style-type: none">• Hydrant• Monitored Alarm System• Smoke Detector
zoning	<ul style="list-style-type: none">• BC
property type	<ul style="list-style-type: none">• 735 Assembly, Community Hall• Office & Retail• Community and/or Assembly Hall



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