

\$2,999,000 - 173 St. Catharines Street, West Lincoln (smithville)

MLS® #X12341667

\$2,999,000

0 Bedroom, 0.00 Bathroom, 2 sqft
Vacant Land on 1.61 Acres

057 - Smithville, West Lincoln (smithville),
Ontario

Rare shovel-ready residential infill development opportunity in the heart of Smithville, Ontario, just steps from downtown and a wealth of amenities. Seller is willing to consider a vendor take-back mortgage of up to 50%. Fully approved with zoning, site plan approval, development agreement, and draft plan of condo approval in hand, this project is ready to go. Designed for 20 condominium townhouses or a purpose-built rental development with 2 units per townhouse (40 units total), as permitted under Section 3.2.1 of the West Lincoln Zoning By-Law. Situated on a major street, within walking distance of restaurants, grocery stores, LCBO, churches, walking trails, and parks, this prime location offers both convenience and strong market appeal. A comprehensive due diligence package, including reports and studies, is available. With the Niagara Regions population expected to grow by 27.6% to 610,000 by 2041, demand for quality housing continues to rise, making this an exceptional investment opportunity in a rapidly expanding community. (id:6289)



Essential Information

Listings #	X12341667
Price	\$2,999,000

Bathrooms	0.00
Square Footage	2
Acres	1.61
Type	Vacant Land

Community Information

Address	173 St. Catharines Street
Subdivision	057 - Smithville
City	West Lincoln (smithville)
Province	Ontario
Postal Code	L0R2A0

Amenities

Features	Irregular lot size
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Listing Details

Listing Office	COLDWELL BANKER POWER REALTY
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