

\$2,500,000 - 395 Elm Street, Port Colborne (sugarloaf)

MLS® #X12444391

\$2,500,000

0 Bedroom, 0.00 Bathroom, 1 sqft
Vacant Land on 1.14 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Attention Builders! Ready-to-build 78-unit apartment site in booming Niagara. Draft approved, CMHC Financing Eligible, minutes to downtown, beaches, and new \$3.6B hospital. Rare \$32K/ per door opportunity- act fast! An exceptional opportunity for builders and developers to secure a fully draft site plan approved apartment project in Port Colborne, one of Niagara's fastest-growing communities. This 1.14-acre downtown commercial site is approved for a 6-storey, 78-unit building (approx. 76,000 sq.ft. GFA) with 86 parking spaces and a modern mix of 1- and 2-bedroom layouts. Qualifying for CMHC financing, the project allows investors to maximize leverage and long-term stability. Port Colborne is on the rise, with nearly 25% population growth projected by 2031, the new \$3.6B South Niagara Hospital opening in 2028, and a booming tourism economy with 70+ cruise ship visits in 2025. At just \$2,500,000 (~\$32,051/door), this rare, shovel-ready site offers approvals, incentives, and unmatched growth potential in one package. (id:6289)

Essential Information

Listing #	X12444391
Price	\$2,500,000
Bathrooms	0.00
Square Footage	1

78-UNIT APARTMENT DEVELOPMENT DRAFT SITE PLAN APPROVED \$32K/PER DOOR



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SITE DETAILS - 395 ELM ST, PORT COLBORNE

PROPOSED RENDERING

**DRAFT SITE APPROVAL IS COMPLETED FOR
A 6 STOREY 78 UNIT BUILDING**

- ✓ **FRONTAGE APPROX. 183.04 FT X DEPTH (IRREGULAR)
343.01 FT & 232.63 FT**
- ✓ **TOTAL SITE AREA : 49,686.16 FT² (1.141 AC)**
- ✓ **ZONING: DOWNTOWN COMMERCIAL (DC) ZONE**
- ✓ **DEVELOPMENT DRAFT SITE PLAN APPROVED**
- ✓ ***SEVERAL MUNICIPAL & REGION GRANTS AVAILABLE**

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PROPOSED RENDERING

- ✓ **Development Type: 6-storey apartment building**
- ✓ **Total Units: 78**
- ✓ **Total Gross Floor Area (GFA): Approximately 75,864 sq.ft.**
- ✓ **Unit Mix:**
 - 1 Bedroom Units: 20
 - 2 Bedroom Units: 58
- ✓ **Parking: 86 parking spaces**

Acres	1.14
Type	Vacant Land

Community Information

Address	395 Elm Street
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K4P3

Amenities

Amenities	Highway, Public Transit
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Listing Details

Listing Office	COSMOPOLITAN REALTY
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