\$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)

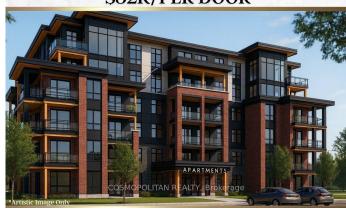
Essential Information

Listing # X12444391 Price \$2,500,000

Bathrooms 0.00

Square Footage 1







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 GRANDS AVAILABLE

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

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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

Listing Details

Listing Office COSMOPOLITAN REALTY





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