

**For Sale**  
**\$400,000**  
**Power of Sale**

**450 Eastchester Avenue**  
**St. Catharines, Ontario**



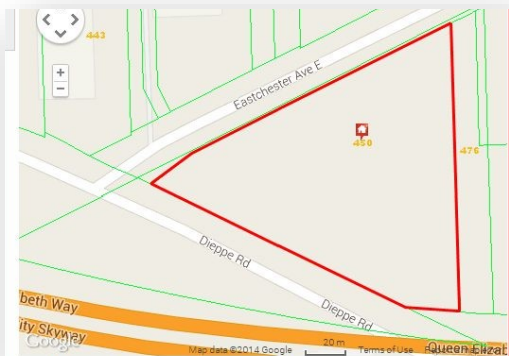
## ***Vacant Land in Industrial Area***

### ***Highlights***

- Zoning E2
- ± 2.53 acres
- 2013 Taxes \$14,977
- Prime corner location
- High traffic area
- Quick access to QEW
- Hydro
- Municipal Services
- Cleared and flat site
- Paved road
- Shopping nearby
- Public transportation nearby

### ***Location***

Corner of Eastchester Ave E and Dieppe Rd



### ***Permitted Uses under new St. Catharines Zoning By-Law***

#### ***E2 - Employment***

- ◆ Adult Oriented Entertainment Establishment
- ◆ Bulk Fuel Depot
- ◆ Car Wash
- ◆ Contractor's Yard
- ◆ Heavy Equipment Sales and Service
- ◆ Industry, Heavy & Light
- ◆ Motor Vehicle Gas Station
- ◆ Motor Vehicle Repair Garage
- ◆ Research Facility
- ◆ Transportation Depot
- ◆ Animal Care Establishment
- ◆ Office
- ◆ Recreation Facility, Indoor
- ◆ Retail Store
- ◆ Restaurant
- ◆ Service Commercial



### **Douglas McNaughton**

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