

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## RESIDENTIAL LAND FOR SALE

BBSREALTY.COM

**\$2,179,000**  
ASKING PRICE

**\$2,494.95**  
TAXES (2024)

**0.97**  
ACRES



### 33 Rockwood Avenue, St. Catharines, ON

33 Rockwood Avenue represents a unique medium-density infill development opportunity. A fantastic 0.97 acre property with site plan approval for a 3-story, 35-unit (17 two-bed / two-bath units and 18 one-bed / one-bath units, with all units featuring additional den space) condo building but would make excellent purpose built rental project.

#### Shawn Bailey

Sales Representative

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Email: [bailey@bbsrealty.com](mailto:bailey@bbsrealty.com)

#### HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

# RESIDENTIAL LAND FOR SALE

This property offers a comparatively quick "to market" time horizon in an established residential neighborhood. An abundance of excellent amenities and lifestyle features within walking distance make this site desirable for condo buyers and tenants.



PROPERTY DETAILS	
ASKING PRICE	\$2,179,000.00
TAXES (2024)	\$2,494.95
SIZE	0.97 acres
LOT FRONT	100.87 ft
LOT DEPTH	337.55 ft
LOT SHAPE	Irregular
NEIGHBORHOOD	Secord Woods
SITE PLAN APPROVAL	Yes
ZONING	R3



## PROPERTY DETAILS

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- Fantastic 0.97 acre property with site plan approval for a 3-story, 35-unit (17 two-bed / two-bath units and 18 one-bed / one-bath units, with all units featuring additional den space) condo building
- Would make excellent purpose built rental project
- Comparatively quick "to market" time horizon in an established residential neighborhood
- Abundance of excellent amenities and lifestyle features within walking distance make this site desirable for condo buyers and tenants



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