

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## RESIDENTIAL LAND FOR SALE

BBSREALTY.COM

**\$1,899,999**  
ASKING PRICE

**\$3,106.03**  
TAXES (2025)

**0.97**  
ACRES



3D RENDERING

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

33 Rockwood Avenue is an excellent medium-density infill development opportunity. A fantastic 0.97 acre property with site plan approval for a 3-story (13m high) building with up to 38 units. The development is prime for a purpose-built rental project, purchaser to design to suit, for a mix of two bedroom units and one bedroom units for maximum rental income or condo sale. This property offers a comparatively quick "to market" time horizon in an established residential neighborhood, superbly located within walking distance close to commercial corridor and lifestyle amenities.

#### **Shawn Bailey**

**Sales Representative  
Vice President, Private Capital Investment**

Direct: 647.500.8732

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



#### **HAMILTON OFFICE**

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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

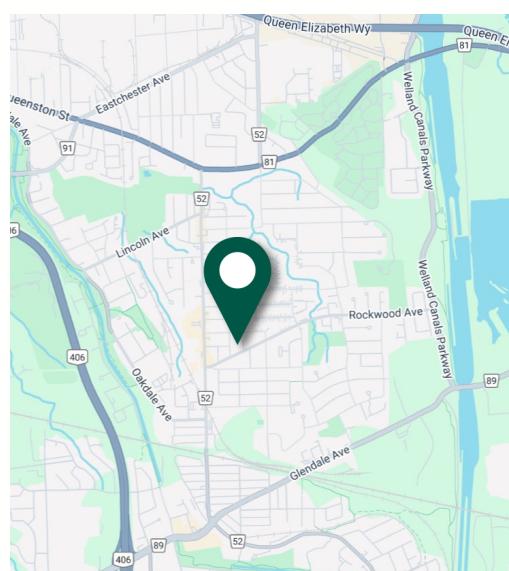
33 Rockwood Avenue is an excellent medium-density infill development opportunity. A fantastic 0.97 acre property.



## PROPERTY DETAILS

LOT FRONT	100.87 ft
LOT DEPTH	337.55 ft
LOT SHAPE	Irregular
NEIGHBORHOOD	Secord Woods
SITE PLAN APPROVAL	Yes
ZONING	R3

- Site plan approval for a 3-story (13m high) building with up to 38 units
- The development is prime for a purpose-built rental project, purchaser to design to suit, for a mix of two bedroom units and one bedroom units for maximum rental income or condo sale
- This property offers a comparatively quick "to market" time horizon in an established residential neighborhood, superbly located within walking distance close to commercial corridor and lifestyle amenities



## HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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.