

\$3,500,000 - 1617-1679 North Service Road, St. Catharines (rural Port)

MLS® #X12110278

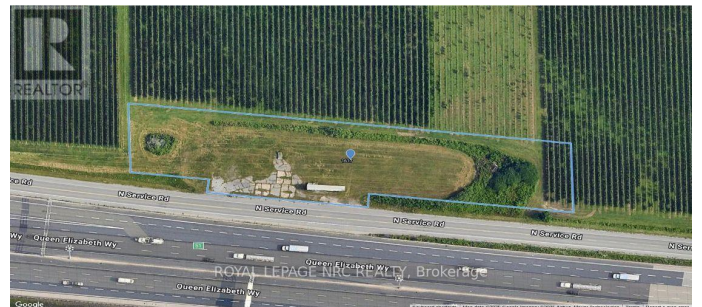
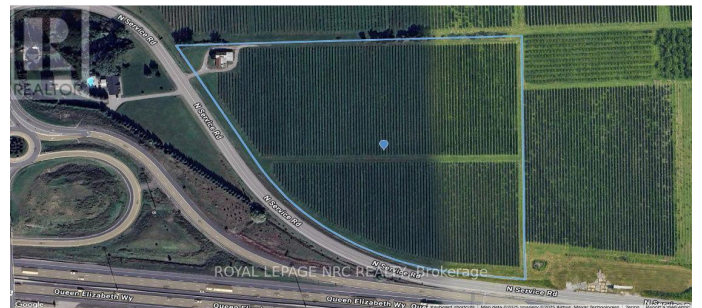
\$3,500,000

0 Bedroom, 0.00 Bathroom, 16 sqft

Agriculture on 15.66 Acres

440 - Rural Port, St. Catharines (rural Port), Ontario

Exceptional opportunity to acquire 15.66 acres of prime land in St. Catharines' Niagara wine region. This dual-parcel offering includes a 1.8-acre development-ready site (former gas station, remediation required) and a 13.86-acre income-generating vineyard with direct QEW frontage. Ideal for commercial, hospitality, or winery/agri-tourism development. High-visibility location just minutes from Niagara Falls, the US border, and the GTA. Flexible zoning allows for a range of uses, subject to municipal approvals. The vineyard features mature grape varietals, strong production potential, and a scenic setting perfect for a boutique winery or estate concept. A rare chance to secure both income and future development upside in one of Ontarios fastest-growing regions. (id:6289)



Essential Information

Listing #	X12110278
Price	\$3,500,000
Bathrooms	0.00
Square Footage	16
Acres	15.66
Type	Agriculture

Community Information

Address	1617-1679 North Service Road
Subdivision	440 - Rural Port
City	St. Catharines (rural Port)
Province	Ontario
Postal Code	L2R6P9

Amenities

Amenities	Highway
Features	Irregular lot size, Conservation/green belt

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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