FOR SALE

136 JAMES STREET

St. Catharines, ON

Welcome to a new standard
of connected living.



Executive Summary

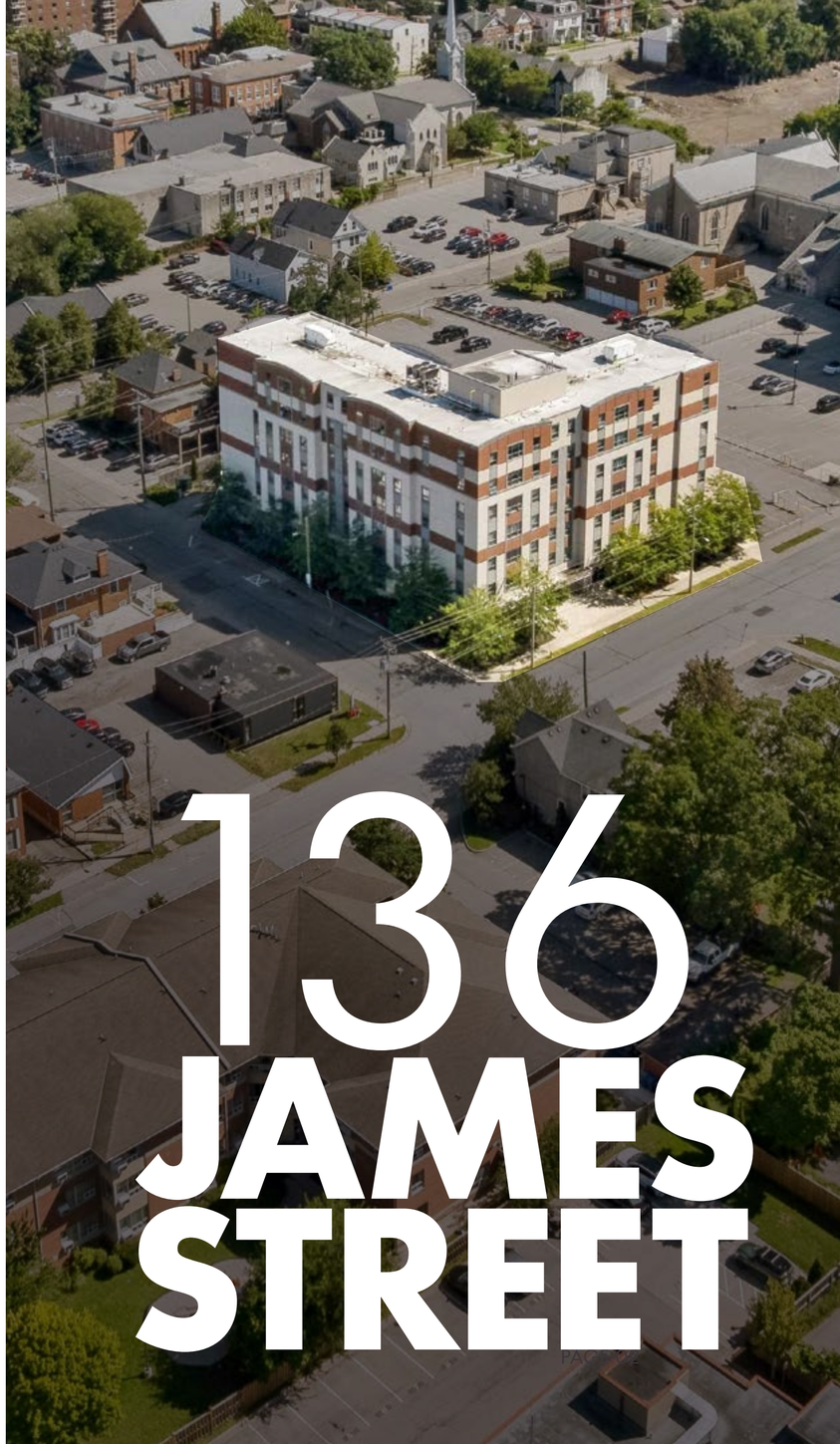
Scale, Convenience, and Purpose-Built Accommodation

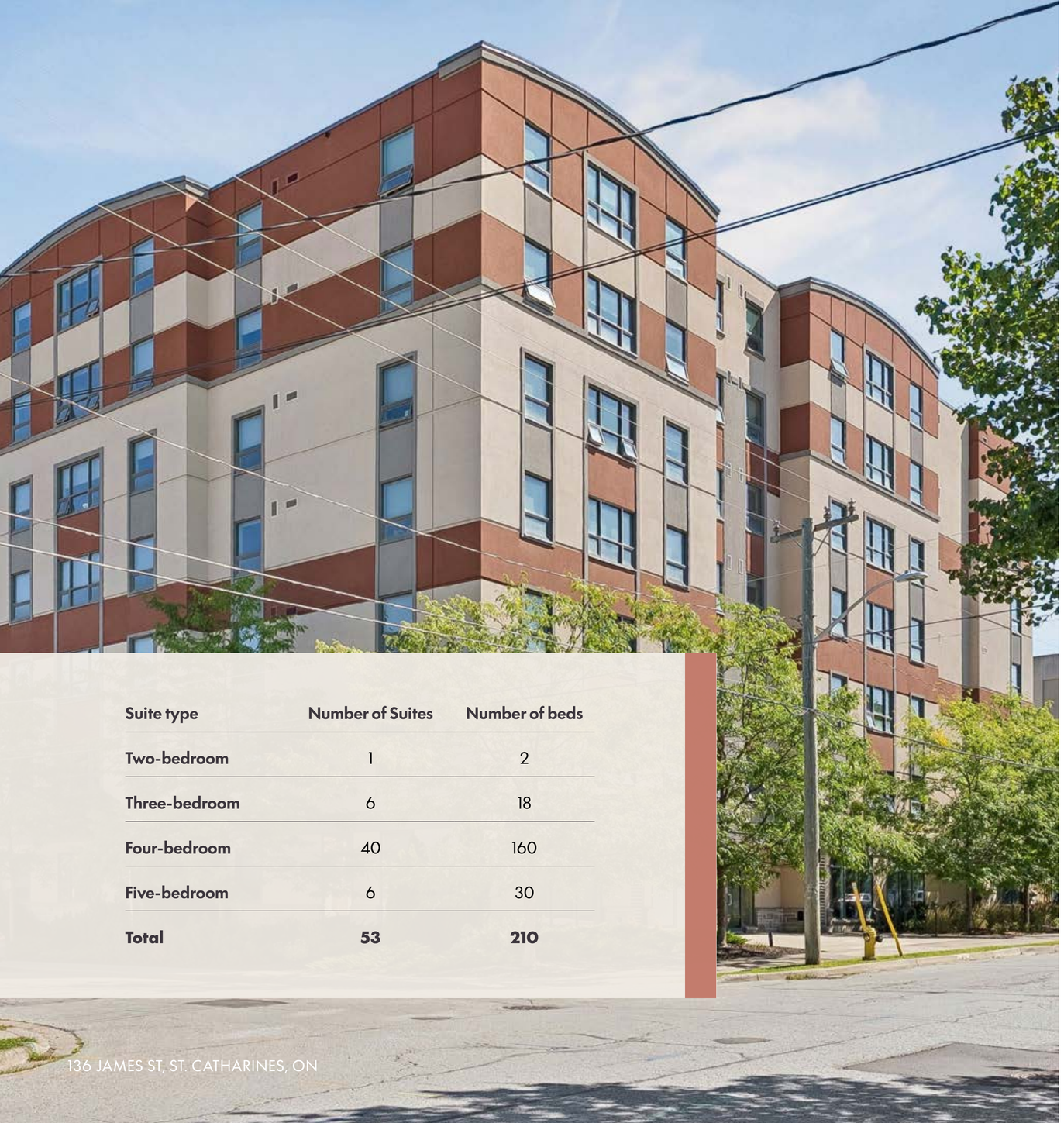
Colliers is pleased to present the opportunity to acquire **136 James Street**, a seven-storey, purpose-built off-campus student residence in downtown St. Catharines, Ontario Constructed in 2015–2016 and completed in the summer of 2016, the property comprises approximately 73,860 square feet on a 0.76-acre site, with 210 beds across 53 furnished suites.

The residence offers a mix of two-, three-, four-, and five-bedroom suites, combining individual bedrooms with shared kitchens and living areas. Furnished accommodation, in-suite laundry, stainless steel appliances, and an inclusive utility and internet offering create a convenient residential experience designed around the needs of students living off campus.

The building's amenity package includes a fitness centre, lounge, and common rooms, complemented by elevator access, electronic entry controls, security surveillance, and individually locking bedrooms. Approximately 32 surface parking spaces and bicycle storage provide additional convenience for residents.

Situated at the corner of James Street and Raymond Street, the property places residents within walking distance of restaurants, shops, banking, and community amenities. Its proximity to the Downtown Bus Terminal supports access to public transportation, while Highway 406 provides connections to the broader Niagara region and the QEW.





Suite type	Number of Suites	Number of beds
Two-bedroom	1	2
Three-bedroom	6	18
Four-bedroom	40	160
Five-bedroom	6	30
Total	**53**	**210**

136 JAMES ST, ST. CATHARINES, ON

Property Overview

136 James Street, St. Catharines, Ontario

Property Type	Purpose-built off-campus student residence
Building height	Seven storeys
Construction	Constructed 2015–2016; reportedly completed summer 2016
Site area	Approximately 0.76 acres
Gross building area	Approximately 73,860 SF
Residential suites	53
Total beds	210
Surface parking	32 spaces
Zoning	M2-93 — Medium/High Density Mixed Use
Suite format	Furnished bedrooms with shared kitchen, living, and bathroom facilities
In-suite laundry	Stackable washer and dryer
Building amenities	Fitness centre, lounge, and common rooms

Investment

Highlights



136 JAMES ST, ST. CATHARINES, ON

Purpose-Built Student Housing Completed in 2016

Constructed specifically as an off-campus student residence, the property combines shared residential suites with amenities tailored to student living. Its purpose-built configuration and 2016 completion provide a distinct offering for purchasers seeking an established student accommodation asset with existing residential and amenity infrastructure.

Meaningful Scale Within a Single Property

The property comprises 210 beds across 53 suites, providing substantial accommodation capacity within one seven-storey building. This concentration allows ownership to coordinate leasing, maintenance, resident communications, and building services from a single location. For an existing student housing operator, the acquisition offers an opportunity to add meaningful scale within the Niagara market.

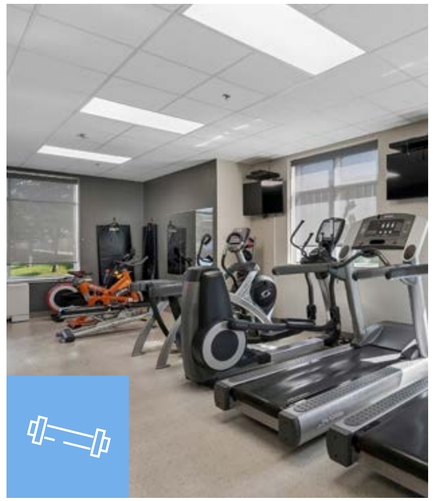
Downtown Location with Access to Transit and Services

Located at James Street and Raymond Street, the residence benefits from proximity to everyday shopping, dining, banking, and public amenities. The nearby Downtown Bus Terminal supports a lifestyle centred on public transportation, while on-site parking accommodates residents who drive. The location combines access to downtown services with connections to destinations throughout St. Catharines and Niagara.

Established Amenity and Access-Control Infrastructure

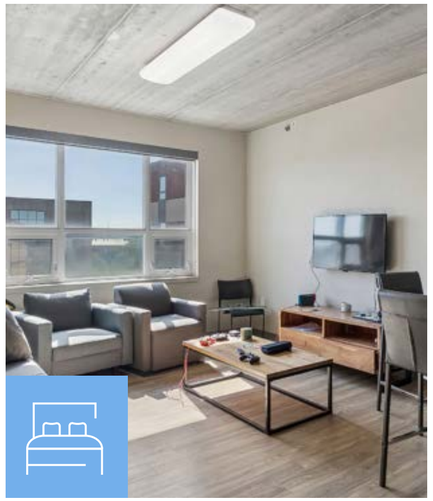
A fitness centre, lounge, and common rooms extend the residential experience beyond individual suites, providing space for exercise, study, and social interaction. Electronic building access, individually locking bedrooms, and security surveillance complement the accommodation offering. These existing features provide an operator with amenities and systems to support leasing and day-to-day management.

Onsite Amenities



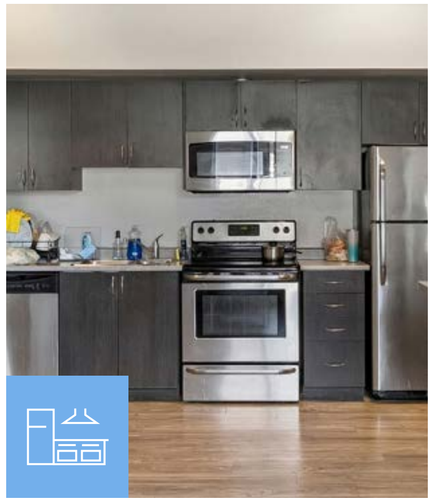
FITNESS & SOCIAL SPACES

An on-site fitness centre provides residents with a convenient place to exercise without leaving the building. A resident lounge and common rooms offer additional spaces to socialize, study, and unwind, extending the living experience beyond individual suites and encouraging a sense of community.



FULLY FURNISHED ACCOMMODATION

Furnished bedrooms include a double bed with storage, desk, chair, armoire, and window blinds, allowing residents to settle in with fewer move-in requirements. Shared living areas feature seating, a coffee table, and a smart television, creating comfortable spaces for roommates to gather.



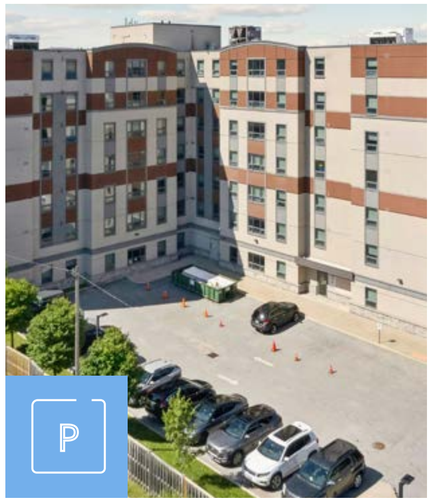
WELL-EQUIPPED KITCHENS & IN-SUITE LAUNDRY

Shared kitchens feature stainless steel appliances, dishwashers, and barstool seating, supporting convenient meal preparation and dining at home. Stackable washers and dryers within the suites give residents direct access to laundry facilities without relying on a communal laundry room.



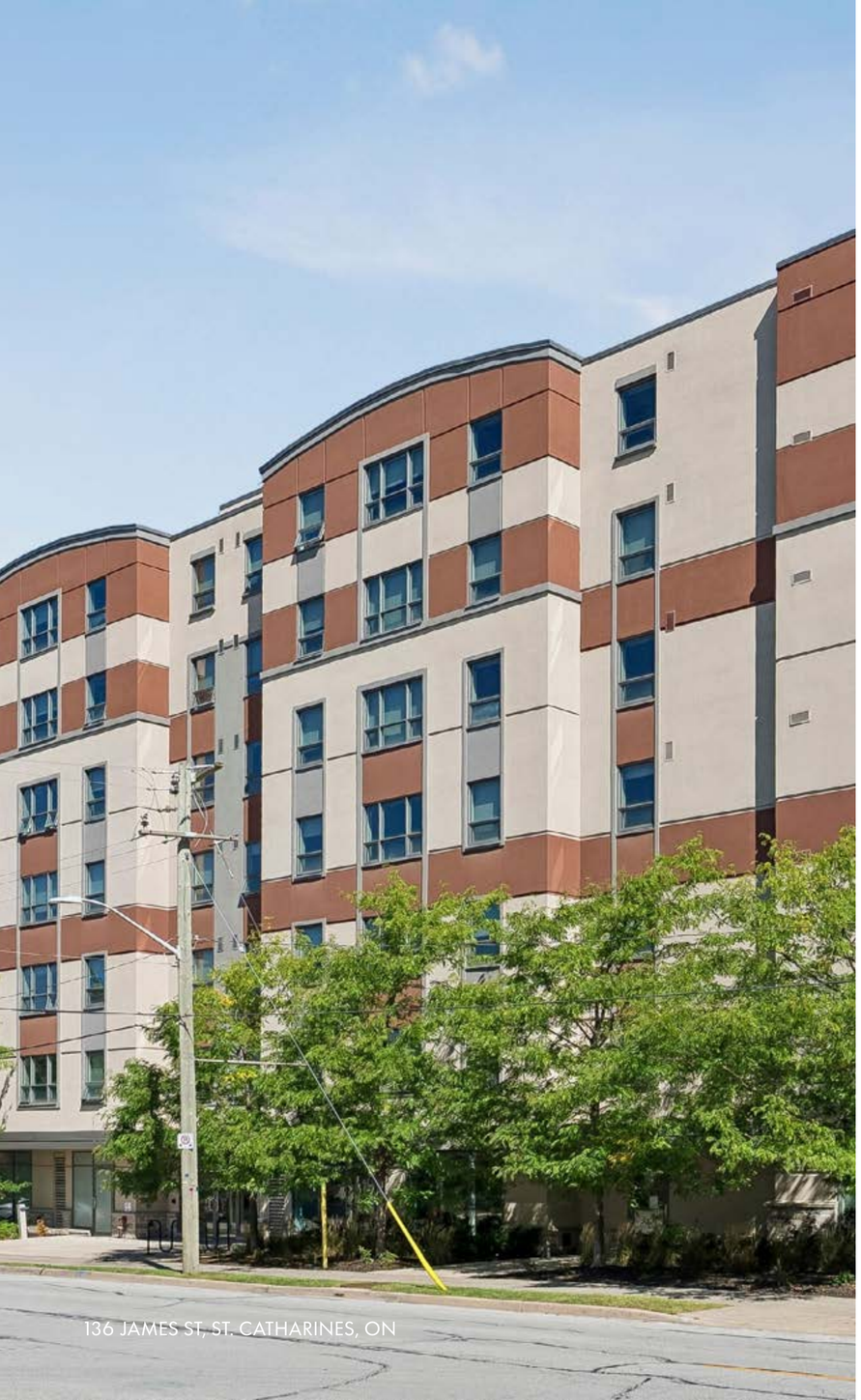
CONTROLLED ACCESS & RESIDENT PRIVACY

Electronic key fob entry and security surveillance support controlled access to the building, while individually locking bedrooms provide residents with privacy within the shared suite configuration.

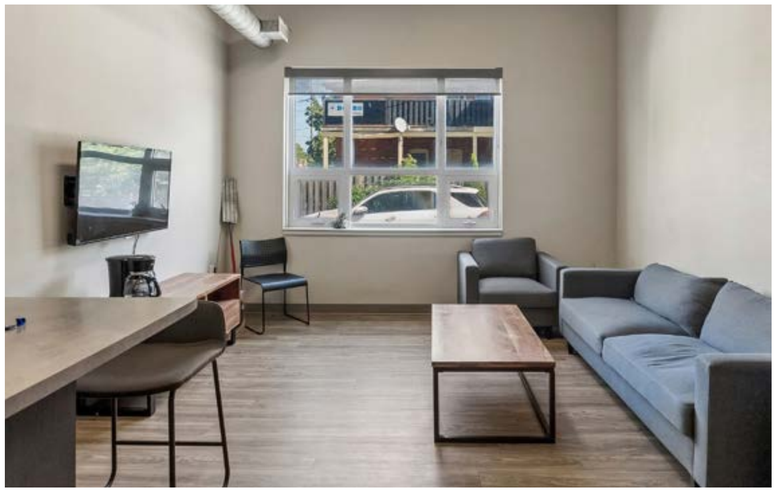


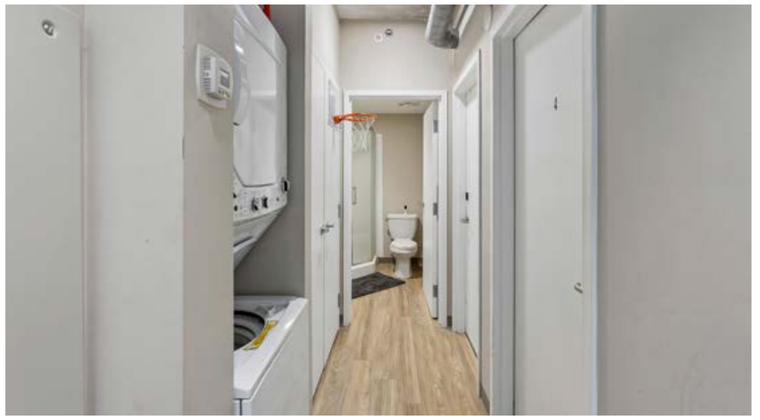
PARKING, BICYCLE STORAGE & ELEVATOR ACCESS

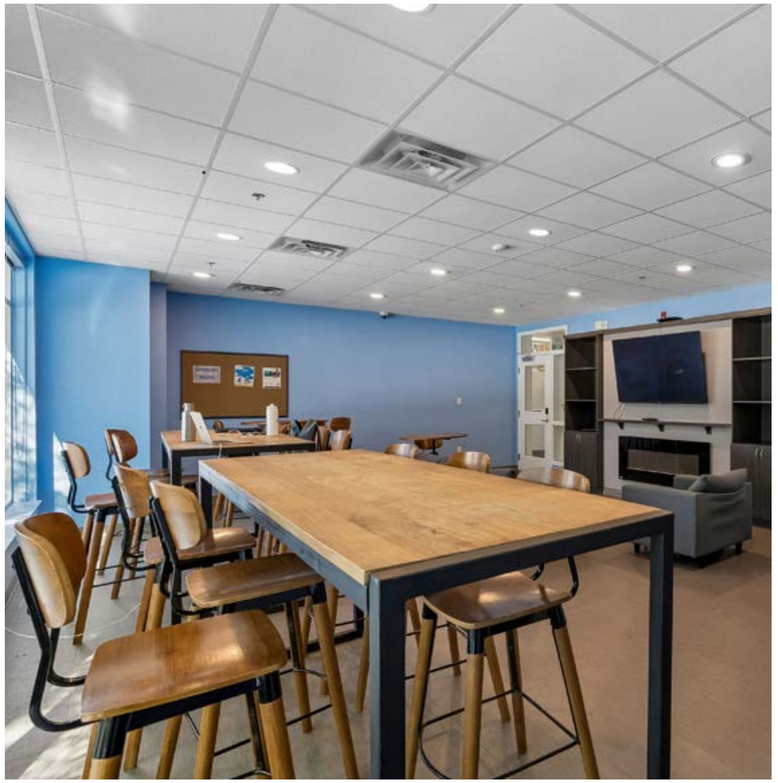
Approximately 32 surface parking spaces and on-site bicycle storage accommodate a range of transportation preferences. Elevator service provides convenient access throughout the seven-storey residence.



136 JAMES ST, ST. CATHARINES, ON











Area Overview

A Prime Position in Niagara's Urban Core



Situated in the heart of downtown St. Catharines, **136 James Street** benefits from a highly walkable and amenity-rich location within Niagara Region's largest urban centre. The property is surrounded by a diverse mix of retail, dining, entertainment, and service offerings, providing convenient access to everyday necessities and lifestyle amenities.

The area is well connected by local transit routes and major transportation corridors, offering efficient access throughout St. Catharines, Niagara Region, and the Greater Toronto Area. Residents enjoy proximity to the city's vibrant downtown core, cultural attractions, parks, and waterfront amenities, contributing to a dynamic urban living environment.

As downtown St. Catharines continues to evolve through ongoing investment and revitalization, the James Street corridor benefits from a strong mix of residential, commercial, and institutional uses, supporting long-term demand and enhancing the area's appeal as a desirable place to live, work, and connect.





Area Demographics

A Growing Market Supported by Strong Fundamentals

2026 RESULTS	5KM RADIUS	15KM RADIUS
2026 Total Population	137,665	290,069
2031 Projected Total Population	138,128	297,640
Average Household Income	$110,878	$121,256
Median Age	41	42
Employment Rate	91%	92%

Source: Colliers | Hydra 2026

*Stats are within a 15km radius of 136 James Street

TOP OCCUPATION TYPE

- Sales and Service
- Business, Finance and Administration
- Trades, Transport/Equipment Operators
- Education, Law and Social, Community and Government Services

TOP INDUSTRIES

- Health Care and Social Assistance
- Retail Trade
- Accommodation and Food Services
- Manufacturing

Amenities Overview

Connected to the Best of Downtown St. Catherines

Positioned in the heart of downtown St. Catharines, **136 James Street** offers immediate access to a diverse mix of retail, restaurants, cafés, entertainment venues, professional services, and community amenities. The property's central location provides convenient connectivity to transit, major highways, educational institutions, and key employment hubs, making it an attractive destination within one of Niagara Region's most established urban centres.

12+ **Restaurants**

12+ **Parks**

7+ **Fitness**

6+ **Banks**

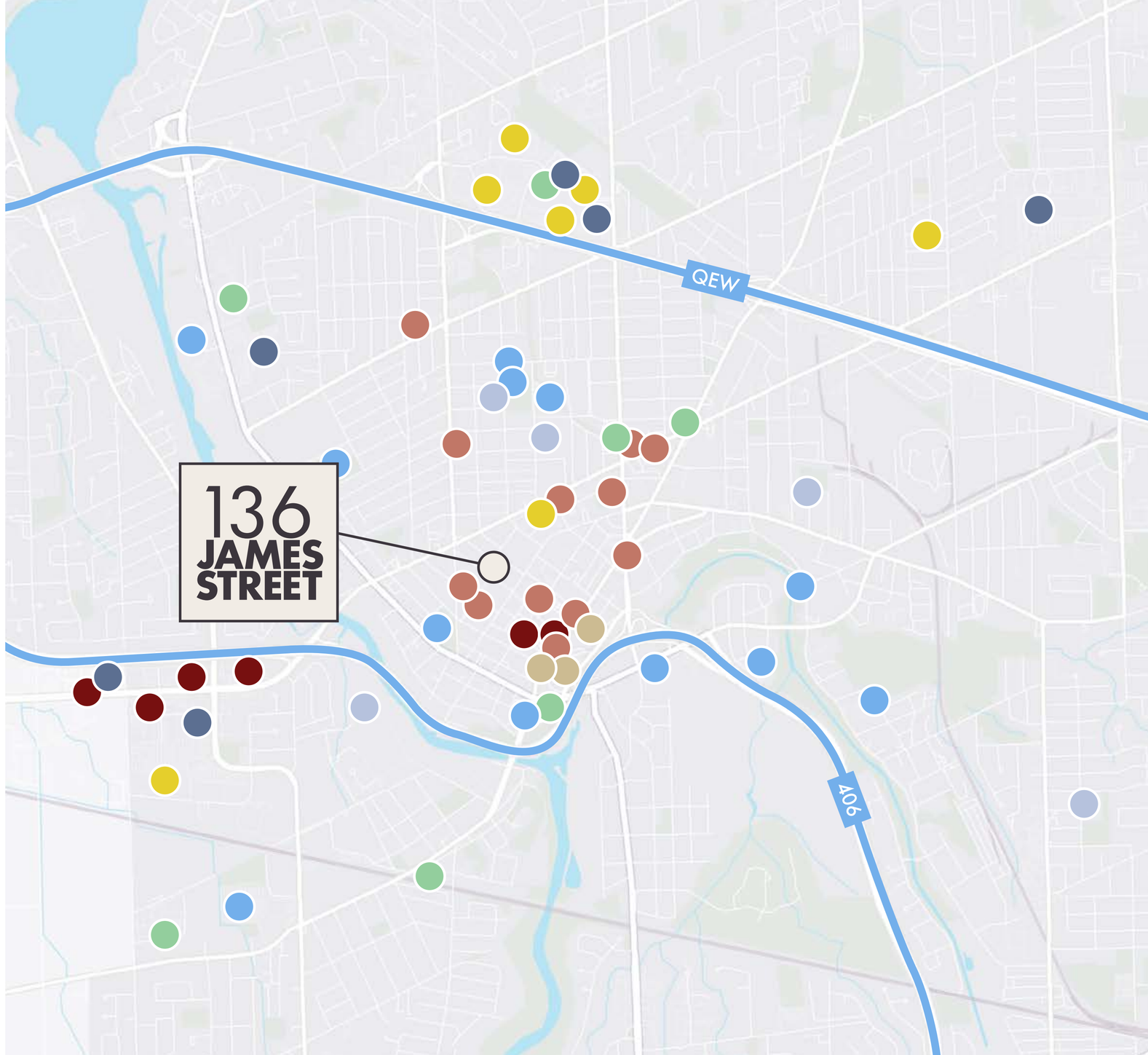
6+ **Shopping**

6+ **Grocery**

5+ **Schools**

3+ **Entertainment**

136 JAMES ST, ST. CATHARINES, ON





Location Overview

Seamlessly Connected Across Niagara and Beyond

136 James Street benefits from a highly connected downtown location with immediate access to Niagara Region Transit services and convenient connections to GO Transit and VIA Rail at St. Catharines Station. The property provides efficient regional access via Highway 406 and the QEW, connecting residents to Niagara Falls, Hamilton, the GTA, and the U.S. border. St. Catharines GO Station is located approximately 3 km from the property and offers GO bus and seasonal GO train service throughout the Greater Golden Horseshoe.

DRIVE TIMES

TRANSIT	
St. Catharines Bus Terminal	2 Min
St. Catharines GO/VIA Station	5 Min

AIRPORTS	
Niagara District Airport (YCM)	15 Min
ohn C. Munro Hamilton Int. Airport (YHM)	55 Min
Toronto Pearson Intl. Airport (YYZ)	75 Min
Billy Bishop Toronto City Airport (YTZ)	80 Min

REGIONAL DESIGNATIONS	
Niagara Falls	20 Min
Niagara-on-the-Lake	20 Min
Hamilton	45 Min
Downtown Toronto	75 Min
Niagara College (Daniel J. Patterson Campus)	10 Min
Brock University	10 Min

MAJOR ROADS	
HWY 406	4 Min
QEW Interchange	6 Min

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