



Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

PORT COLBORNE

Re: City Land Sale Vacant

The City of Port Colborne is listing the following residential building lot for sale.

You will find pertinent information listed below and in the attached documents.

Address: Between 232 and 226 (South of hydro poles) Knoll Street. Port Colborne, Ontario

Price: \$199,900

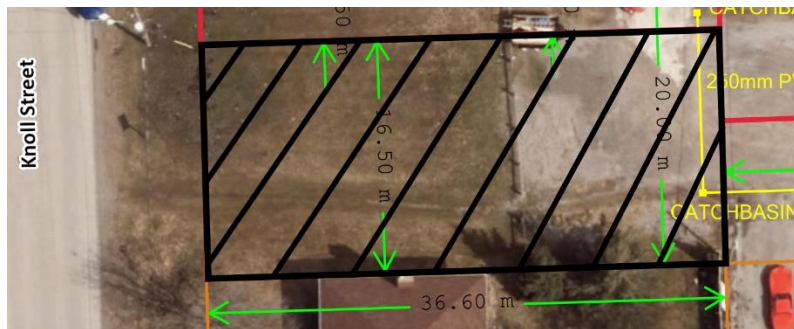
Zoning: Residential

City Stipulations:

“to prevent speculation and land banking, the City will require the purchaser to enter into a right to reconveyance agreement that stipulates that the owner must construct a building within a 2-year time frame, or the City has the right to re-acquire the property.”

Other Pertinent Information:

16.5 M wide and 36.6 m deep ((54' by 120')



For all contact, please work through.

Bill Becskereki
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Cell: 905 732 8690

Sherry Hoover
sherryh@royalpage.ca

Property Member Full

V/L KNOLL Street, Port Colborne, Ontario

Member Full
Incomplete / Land

Confidential for REALTORS® Only

MLS® #: 40287933
List Price: \$199,900/For Sale



Niagara/Port Colborne / Wainfleet/874 - Hwy 58/Main St.
Residential/

Tax Amt/Yr:	\$0/2022	Trans Type:	Sale
Zoning:	R1	DOM/CDOM	
Devel Chrg Pd:		Common Interest:	Freehold/None
Official Plan:		Lot Size Acres:	
Site Plan Apprv:		Acres Range:	< 0.5
		Frontage:	54.13
		Lot Dimensions:	54.13 x 120.07
		Lot Irregularities:	
		Lot Shape:	Rectangular

Seller: **The Corporation of the City of Port Colborne**

Remarks/Directions

Public: **Great infill lot! This newly created city owned 54' x 120' lot offers lots of space to build your brand new home in a great residential area. Walk to schools and shopping! Boundary survey will be available. The lot goes beyond the wooden barriers that are currently there and line up with the neighbour lot lines.**

REALTOR®: **Note that the lot has not yet been assessed for tax purposes and that the legal description will change.**

Directions to Property: **NORTH ON KNOLL OFF OF HWY 3/MAIN**
Cross St: **WOODSIDE DR**

Exterior

View: Fronting: **East**
School District: **District School Board of Niagara, Niagara Catholic District School Board**

Land Information

Utilities:		Sewer:	Sewer (Municipal)
Well Testing:		Location:	Urban
Lot Front (Ft):	54.13	Lot Depth (Ft):	120.07

Property Information

Legal Desc:	PART OF BORDEN AVE PL 792 HUMBERSTONE E/S OF KNOLL ST; PORT COLBORNE		
Zoning:	R1	Survey:	Boundary Only/
Assess Val/Year:	\$0/2022	Hold Over Days:	
PIN:	641400163	Occupant Type:	
ROLL:	0000000000000000	Deposit:	10000
Possession/Date:	Immediate/		

Marketing

Showing Requirements: **Go Direct**
Showings:
Showing Remarks: **GO DIRECT**
Sign on Prop: **Yes**
Possession: **Immediate**

Brokerage Information

List Date:	Expiration Date:	Int Bearing Bkg Trust Account:	Yes
Financing:	SPIS:	Contact After Expired:	No
Buyer Agency Compensation Remarks:	2% PLUS HST		
Assignment Of Listing:	Special Agreement: No		
Offer Remarks:	HST Applicable to Sale: Call LBO		
Original List Price:	OFFERS ANYTIME. NOTE THAT OFFERS WILL GO TO THE CITY COUNCIL MEETING SO MAY NEED A LONG IRREVOCABLE.		
List Brokerage:	ROYAL LEPAGE NRC REALTY	Brkge #:	905-834-9000
List Salesperson:	BILL BECSKEREKI, Salesperson	Direct #:	905-834-9000
Email:	billb@royalpage.ca	L/SP Cell:	
List Brokerage 2:	ROYAL LEPAGE NRC REALTY	Phone:	905-834-9000
List Salesperson 2:	SHERRY HOOVER, Salesperson	Phone:	905-834-9000
Email:	sherryh@royalpage.ca	L/SP2 Cell:	905-788-6055
Source Board:	Niagara		

Prepared By: **SHERRY HOOVER, Salesperson**
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Date Prepared: **06/29/2022**

Information deemed reliable but not guaranteed. CoreLogic Matrix