



FOR LEASE

**211 Church Street
St. Catharines, ON**
Free Standing Warehouse Building

Lease Price

\$12.50 /Sq Ft Gross
+ Utilities + HST



**Colliers International
Niagara Ltd., Brokerage**

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Listing Specifications

211 Church Street , St.Catharines, ON

Location	Church Street and Niagara Street
Total Area	+6,161 Sq Ft
Doors	Garage door can be installed
Zoning	M3 - High Density Mixed Use
Area Influences	<ul style="list-style-type: none">• St. Catharines Downtown• Close to QEW Highway entrance• Public Transit
List Price	\$12.50/Sq Ft Gross + Utilities + HST
Annual Taxes	\$7,500.00 (2021)
Comments	<ul style="list-style-type: none">• Great space for contractors• Free standing commercial building• Fenced compound• Plenty of parking• On the bus route• Proximity to QEW highway• Located in high traffic St. Catharines Downtown• Close to the new Niagara Regional Police Headquarters building

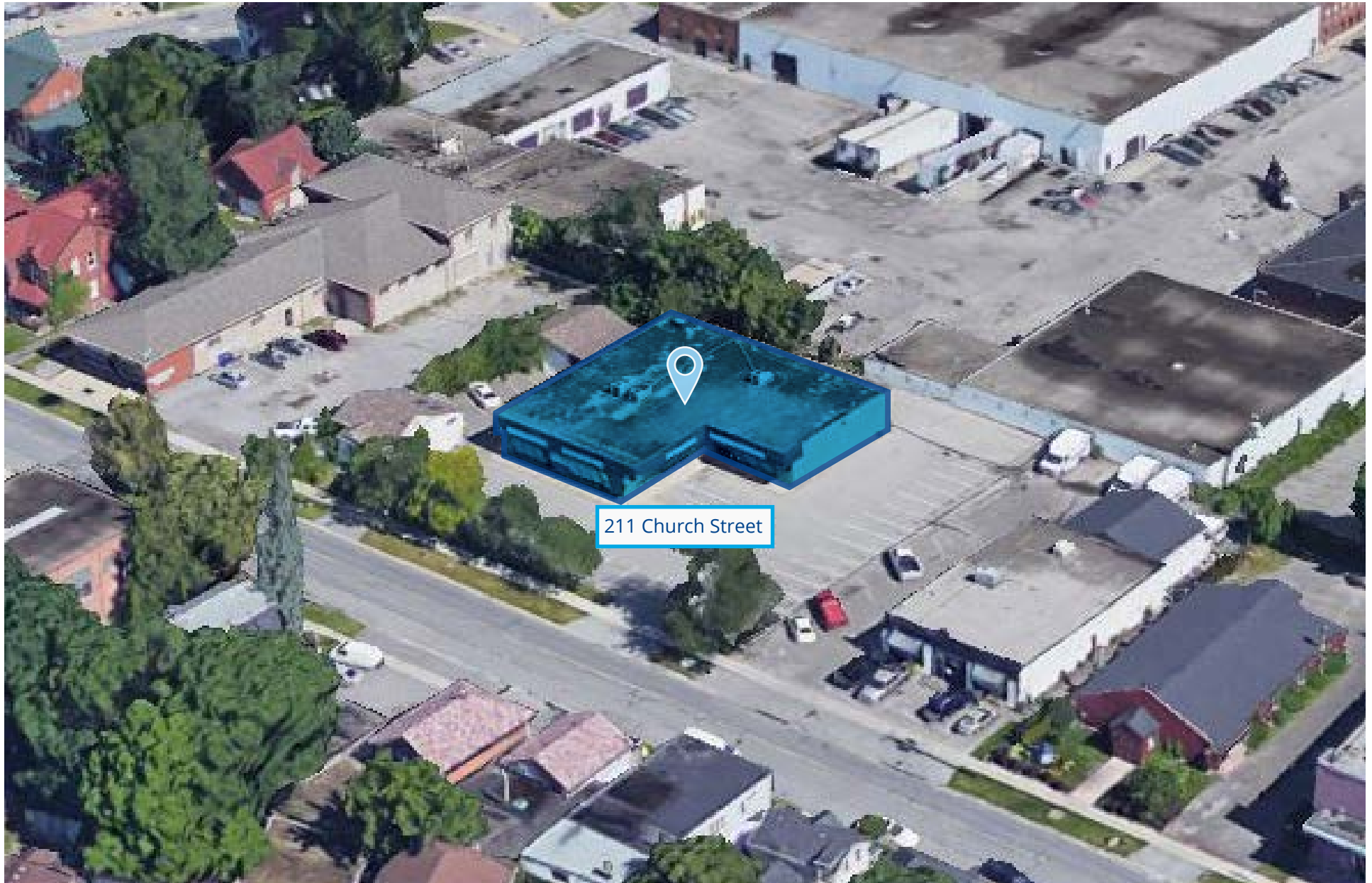
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Property Overview

211 Church Street , St.Catharines, ON

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Exterior Photos

211 Church Street , St.Catharines, ON

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Interior Photos

211 Church Street , St.Catharines, ON

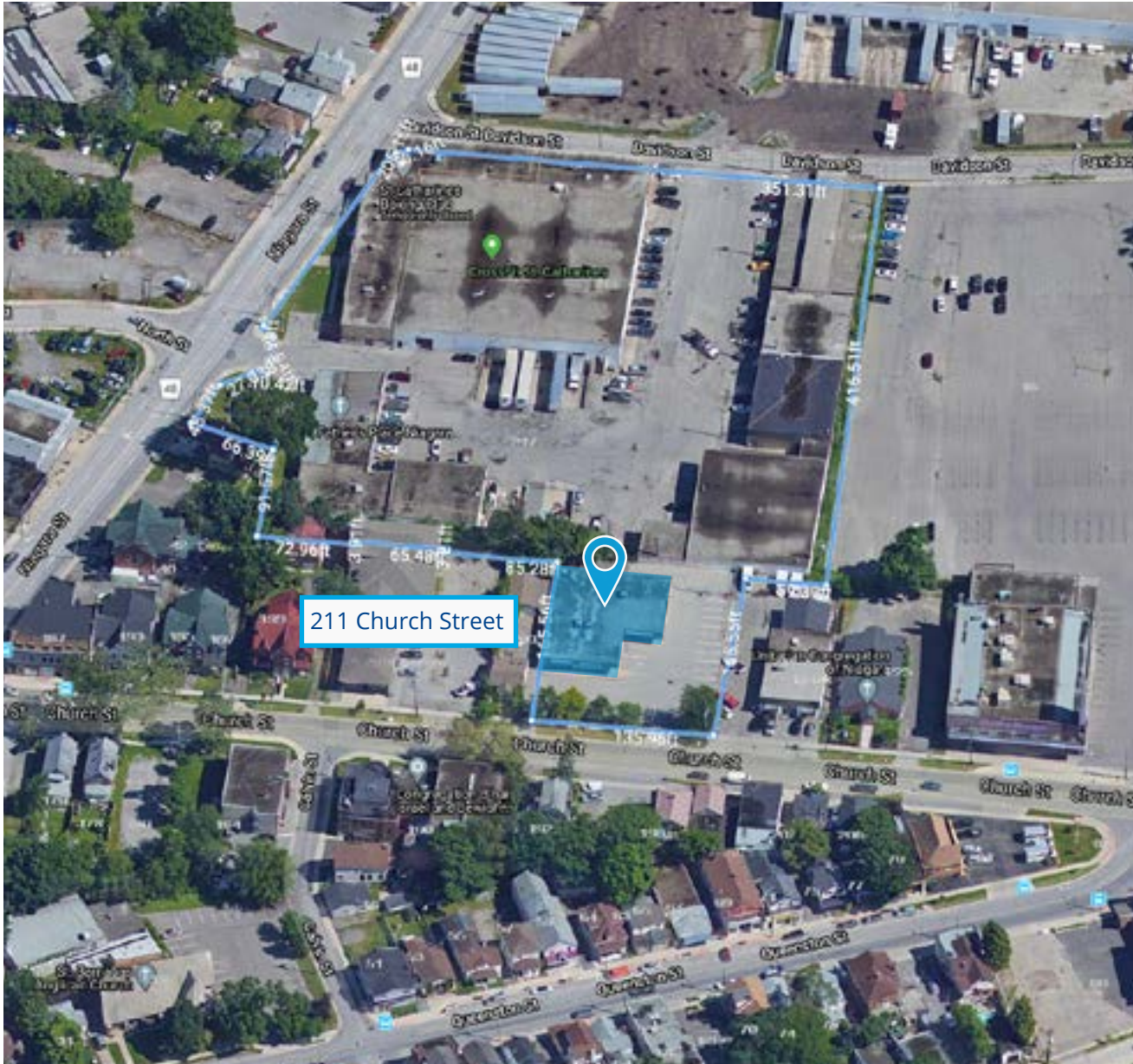
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Zoning M3

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M3 - High Density Mixed Use (Permitted Uses)

- Service Commercial
- Social Service Facility
- Retail Store
- Office
- Animal Care Establishment
- Apartment Building
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel/Motel
- Long Term Care Facility
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- School, Elementary
- School, Secondary
- Theatre
- Townhouse
- University/College

Area Neighbours

211 Church Street , St.Catharines, ON

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187 Church St

eco Cremation&Burial
Services Inc.

211 Church Street

For Lease

219 Church St

St. John Ambulance

235 Church St

Knights of Columbus

203 Church St

Start Me Up Niagara
Work Action Centre

81 Queenston St

U-Haul (Truck rental)

208 Church St

Spicy Thai Restaurant

184 Church St

Salvation Army

190 Church St

Congregation B'nai Israel and
Jewish Community Centre

67 Queenston St

St Vincent De Paul Society
Store (Thrift store)

VIEW ONLINE 

collierscanada.com/niagara

\$4.1B

Annual revenue

2B

Square feet managed

17,000+

professionals

\$51B

Assets under management

64

Countries we operate in

53,000

lease/sales transactions

*Statistics are for year-end 2021 and in U.S. dollars. Number of countries include affiliates.

*Sales Representative **Broker ***Broker of Record

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Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 64 countries, our 17,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients.

For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of \$4.1 billion and more than \$50 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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