



FOR SALE | **COMMERCIAL/RETAIL**
40 YMCA Drive, St. Catharines | ON

VIEW ONLINE

collierscanada.com/28835



Asking Price:

\$5,950,000

CONTACT US:

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Niagara Ltd., Brokerage

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www.collierscanada.com/niagara

FOR SALE | 40 YMCA Drive | St. Catharines | ON

Single Tenant Commercial Retail Building in Strong Retail Trade Area of St. Catharines

This ±23,011 sq. ft. commercial building on ±2.1 acres is close to all amenities and offers 113 paved surface parking spaces. Located in one of St. Catharines best & busiest Commercial Retail Corridors, adjacent to The Home Depot, Fairview Mall, Costco, IKEA P/U & Order Point, Zehr's & the YMCA, with Toys R'Us, Best Western St. Catharines, and Hampton Inn located nearby. Additional commercial operations in the area include Chapters, LCBO, Tim Horton's, Food Basics and Swiss Chalet. The site also offers fast, easy access to the QEW Highway. Long-term lease is in place with a National tenant, original term expiring in 2022 with 4 x 5-year renewal options.

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

IMMEDIATE NEIGHBOURHOOD

Surrounded by National Retail Tenants and the Largest Concentration of New & Used Car Dealerships in the City

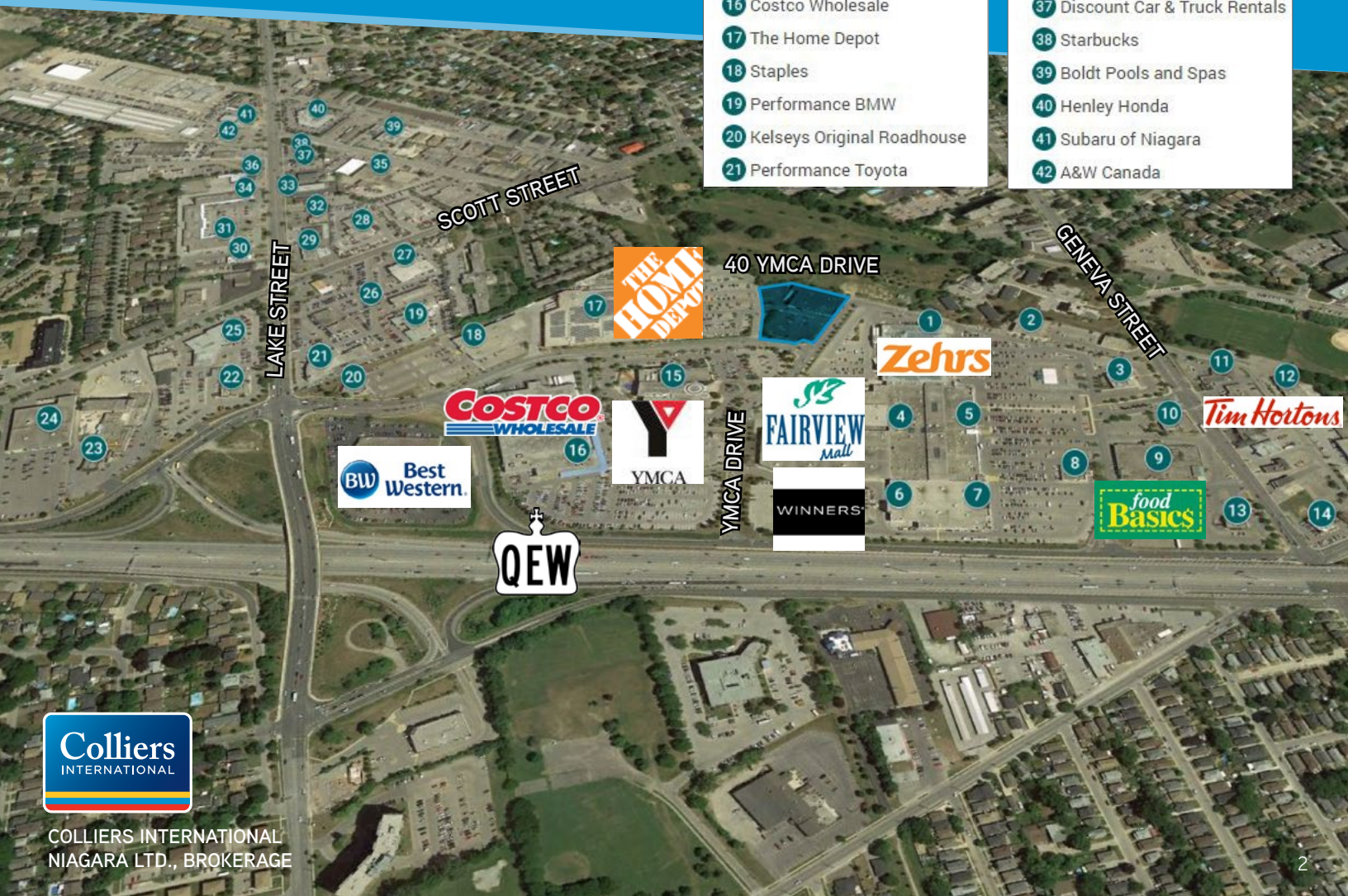
Located in one of St. Catharines best & busiest Commercial Retail Corridors, 40 YMCA Drive is adjacent to The Home Depot, Fairview Mall, Costco, IKEA P/U & Order Point, Zehr's & the YMCA, with Toys R'Us, Best Western St. Catharines, and Hampton Inn located nearby. Additional commercial operations in the area include Chapters, LCBO, Tim Horton's, Food Basics and Swiss Chalet.

Currently leased by National Tenant PetSmart, with lease expiry in January 2022 and 4 x 5-year renewal options.

**Financial information available to qualified buyers.*

- 1 Zehrs
- 2 LCBO
- 3 Swiss Chalet
- 4 Fairview Mall
- 5 Scotiabank
- 6 IKEA St. Catharines - Pick-up...
- 7 Chapters
- 8 CIBC Branch with ATM
- 9 Food Basics
- 10 Harvey's
- 11 Dairy Queen
- 12 Long & McQuade Musical In...
- 13 Tim Hortons
- 14 Eggsmart
- 15 Walker Family YMCA
- 16 Costco Wholesale
- 17 The Home Depot
- 18 Staples
- 19 Performance BMW
- 20 Kelseys Original Roadhouse
- 21 Performance Toyota

- 22 Montana's
- 23 Perkins Family Restaurant & ..
- 24 ToysRUs
- 25 John Bear Buick GMC
- 26 Performance Auto Group
- 27 Performance Acura Niagara
- 28 St. Catharines Nissan
- 29 Sleep Country Canada
- 30 Wendy's
- 31 That's Entertainment
- 32 Joe Feta's Greek Village
- 33 Pizza Hut
- 34 Tim Hortons
- 35 Manor Cleaners
- 36 Cosy Restaurant & Tavern
- 37 Discount Car & Truck Rentals
- 38 Starbucks
- 39 Boldt Pools and Spas
- 40 Henley Honda
- 41 Subaru of Niagara
- 42 A&W Canada



FOR SALE | 40 YMCA Drive | St. Catharines | ON



40 YMCA DRIVE, ST. CATHARINES



FAIRVIEW MALL PYLON SIGN



STORE INTERIOR



ADJACENT HOME DEPOT



CHECKOUT AREA



LOADING DOCK



COLLIERS INTERNATIONAL
NIAGARA LTD., BROKERAGE

PROPERTY DETAILS

PROPERTY LOCATION	40 YMCA Drive, St. Catharines, ON
LEGAL DESCRIPTION	PT LT 103 PL 330, PARTS 11,12,17 & 18 ON 30R-8870; ST. CATHARINES
P.I.N.	46236-0074
SITE SIZE	±2.094 acres
FRONTAGE	±193.44 ft.
BUILDING SIZE	±23,011 sq. ft.
CLEAR HEIGHT	±18' to 20'
TAXES	±113,987 (\$4.95/sq. ft.) 2018
OFFICIAL PLAN	Major Commercial
ZONING	C4 - Major Commercial
CURRENT USE	National Tenant Retail Pet Store
TENANT	PetSmart
LEASED AREA	±23,011 sq. ft.
LEASE END DATE	January 2022
OPTIONS TO EXTEND	4 x 5-year renewal options
PERMITTED USES	Animal Care Establishment Apartment Building (b) Car Wash Commercial Parking Structure (h) Cultural Facility (h) Day Care Apartment Dwelling Units (d) Emergency Service Facility (h) Hotel/Motel (h) Motor Vehicle Gas Station or Repair Garage (c) Nightclub Office (h) Place of Assembly/Banquet Hall (h) Place of Worship (h) Recreation Facility, Indoor Restaurant Retail Store Service Commercial Social Service Facility (h) Theatre (h) University/College (h)

A) ONLY PERMITTED ABOVE OR BELOW THE FIRST STOREY.

B) MUST BE LOCATED ON THE SAME LOT AS COMMERCIAL USES, TO A MAXIMUM 15% LOT COVERAGE.

C) MOTOR VEHICLE SALES / RENTAL SERVICE CENTRES ARE NOT PERMITTED.

D) DWELLING UNITS ARE ONLY PERMITTED ABOVE, TO THE REAR AND/OR BELOW NON-RESIDENTIAL USES.

E) ONLY PERMITTED WITH OTHER USES TO A MAXIMUM 10% OF TOTAL SITE GLFA.

F) ALSO PERMITTED IN UPPER STOREYS IF IN CONJUNCTION WITH A FIRST FLOOR NON-RESIDENTIAL USE.

G) APARTMENT BUILDINGS ONLY PERMITTED NORTH OF CARLISLE STREET.

H) CONSTITUTES A NON-COMMERCIAL USE.

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CITY INFO

Investment opportunity in the Garden City, St. Catharines, Ontario.



\$63,001
Median Total
Household
Income
(2015)



**Median
Age 46**



Pop. 133,113
2016
(+1.3%)



QEW Hwy.
Access
<5 mins.



**Public
Transit
Bus**



GO Transit
<5 kms.



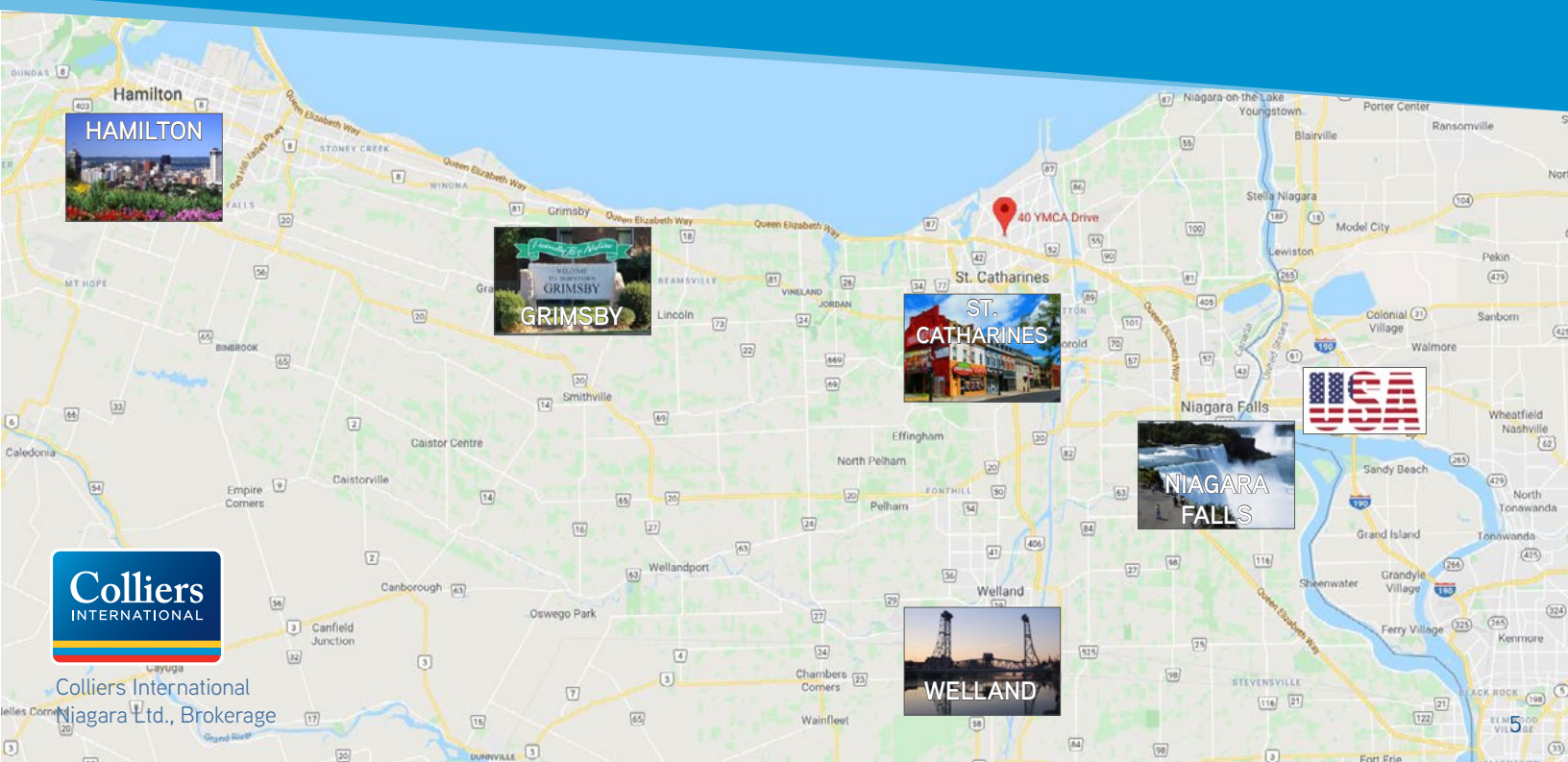
THE AREA

40 YMCA Drive, St. Catharines is located in the north central sector of the Niagara Region and close to Downtown St. Catharines, which has seen more than \$2B in recent investments to infrastructure, business development and cultural renaissance.

Identified as an Urban Growth Centre by the Ontario government, recent developments include \$186 million in QEW Highway infrastructure improvements, the \$759 million Niagara Health System St. Catharines hospital, Brock University's \$111.4 million Cairns Family Health & Bioscience Research Complex and \$42 million Marilyn I. Walker School of Fine & Performing Arts, the \$62 million FirstOntario Performing Arts Centre, the \$45 million Meridian Centre, and the \$93 million Burgoyne Bridge.

DISTANCE TO±

QEW Highway Access	<5 min. drive
Downtown	5 min. drive
406 Highway Access	10 min. drive
Niagara Falls	17 min. drive
U.S.A. Border - Rainbow Bridge	18 min. drive
Fort Erie	31 min. drive
U.S.A. Border - Peace Bridge	32 min. drive
Hamilton	46 min. drive
Pearson Int'l Airport	1 hr. 21 min. drive
Downtown Toronto	1 hr. 40 min. drive



Colliers International
Niagara Ltd., Brokerage

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413 offices in 68 countries on 6 continents

United States: 109

Canada: 43

Latin America: 18

Asia Pacific: 54

EMEA: 85

\$3.3B

US* in annual
revenue

\$26B

assets under
management

2B

square feet
under management

68

countries
established in

17,000+

professionals
and staff

69,000

lease/sales
transactions

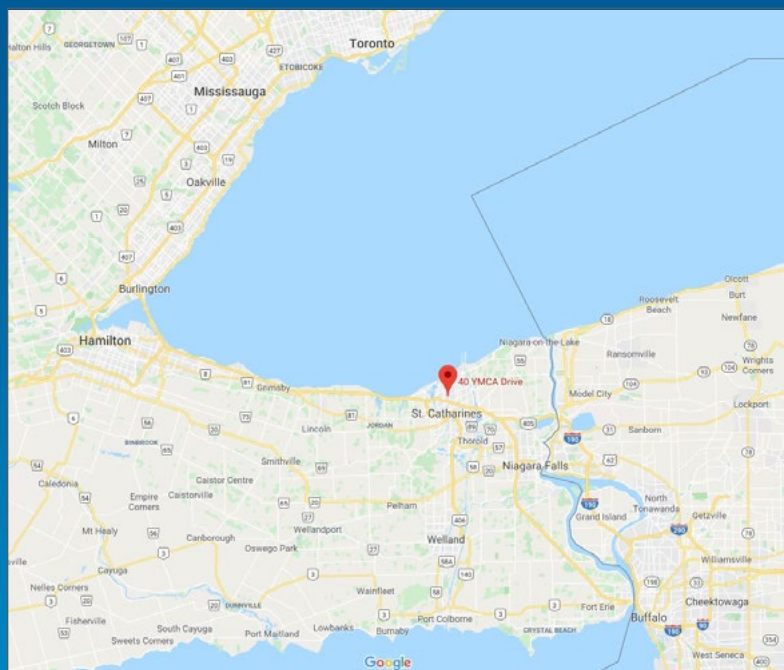
*All statistics are for 2018, are in U.S. dollars and include affiliates.

About Colliers International Group Inc.

Colliers International (NASDAQ, TSX, CIGI) is a leading global real estate services and investment management company. With operations in 68 countries, our 14,000 enterprising people (17,000+ including affiliates) work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners, and investors.

For more than 20 years, our experienced leadership team, owning more than 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2018, corporate revenues were \$2.8 billion (\$3.3 billion including affiliates), with more than \$26 billion of assets under management. Learn more about how we accelerate success at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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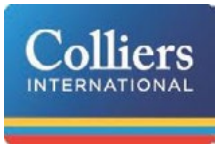
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Accelerating success.



PRINCIPAL CONFIDENTIALITY AGREEMENT

("Confidentiality Agreement")

RE: 40 YMCA Drive, St. Catharines, ON (The "Property")

We are requesting confidential and proprietary information (the "Information"), which has not been disclosed to the general public, for use in evaluating a potential purchase of the Property (the "Purpose"). We acknowledge the listing agent, Colliers International Niagara Ltd., Brokerage ("Colliers"), will provide us, our affiliates, directors, officers, employees, agents, professional advisors and/or consultants (collectively, our "Representatives") with the Information.

In consideration of the provision of such Information, we agree as follows:

1. To treat all Information supplied to us as strictly confidential and to ensure that such Information shall be solely used in accordance with the Purpose defined above.
2. We undertake not to copy or circulate any of the Information provided to any party other than to our Representatives. We undertake to inform our Representatives of the confidential nature of the Information and that they are bound by the terms and conditions of this Agreement and that they will be responsible and liable for any damages arising from any breach of this Agreement.
3. We and our Representatives shall not, at any time, disclose or otherwise make available to any third-party any of the Information supplied to us. This undertaking extends to all discussions, negotiations, or other facts that may arise with respect to any possible transaction in this regard.
4. Although you believe the Information to be valid and accurate, we acknowledge that you make no representation or warranty, expressed or implied, as to the accuracy or completeness of the Information supplied by Colliers, or representatives of the Company and we agree that you will have no liability to us resulting from our use of the Information.
5. We will indemnify and hold Colliers harmless from any and all losses or damages (including legal costs) which arise directly from the unauthorized disclosure or use of the Information by us or our Representatives in any way which is contrary to the terms of this Agreement. It is agreed that monetary damages would not be a sufficient remedy for any breach of this Agreement and we agree that Colliers shall be entitled to injunctive relief, specific performance, or any other appropriate equitable remedies for any such breach. Any of such remedies shall not be deemed to be the exclusive remedy for any breach of this Agreement but shall be in addition to other remedies available at law or in equity to Colliers.
6. It is mutually agreed that this Agreement shall be interpreted and enforced in accordance with the laws of the Province of Ontario and any applicable Canadian Federal laws, and that any legal proceedings in connection with this agreement shall be heard in the courts of the Province of Ontario.
7. This Agreement shall be in full force and effect for a period commencing on the date hereof and expiring on the second anniversary of the date hereof.
8. This Agreement constitutes the entire agreement between us and Colliers with respect to the subject matter hereof and supersedes all prior agreements and or discussions relating to the subject matter hereof. This Agreement may only be amended by further written agreement between the parties.
9. We accept the Information provided and to be provided concerning the Property, subject to the conditions set out in this Agreement. We acknowledge that any Information relating to a third-party is the confidential information of such party and acknowledge that party's rights at law in respect of the protection and privacy of such information.
10. In the event that the Property is sold to another party or withdrawn from the market and we receive a written request from the Vendor, we agree to return and/or delete all information provided and any notes or copies made thereof. We also agree not to use the information provided in any way detrimental to the Vendor or any parties assisting the Vendor.

ACCEPTED AND AGREED TO THIS _____ Day of _____ 2019

Purchaser Registration Information:

Signature: _____

We have the authority to bind the Corporation

Full Address: _____

Name (Print) _____

Company: _____

Phone Number: _____

Title: _____

Email Address: _____

Purchaser's Broker Contact Information:

Signature: _____

We have the authority to bind the Corporation

Full Address: _____

Name (Print) _____

Brokerage: _____

Phone Number: _____

Title: _____

Email Address: _____