

BOUTIQUE OFFICE/RETAIL FOR LEASE

516 GARRISON ROAD | FORT ERIE | Ontario

Colliers

- Under NEW Management
- \$14-\$16/^{SF} NET
- Immediate Availability
- Ground floor Offices from ±493^{SF} to ±1,493^{SF}

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GROWING

30,710 ($\pm 2.5\%$ increase)

population



Boutique Multi-Tenant Office & Retail Space for Lease in Prime Location Close to U.S.A. Border



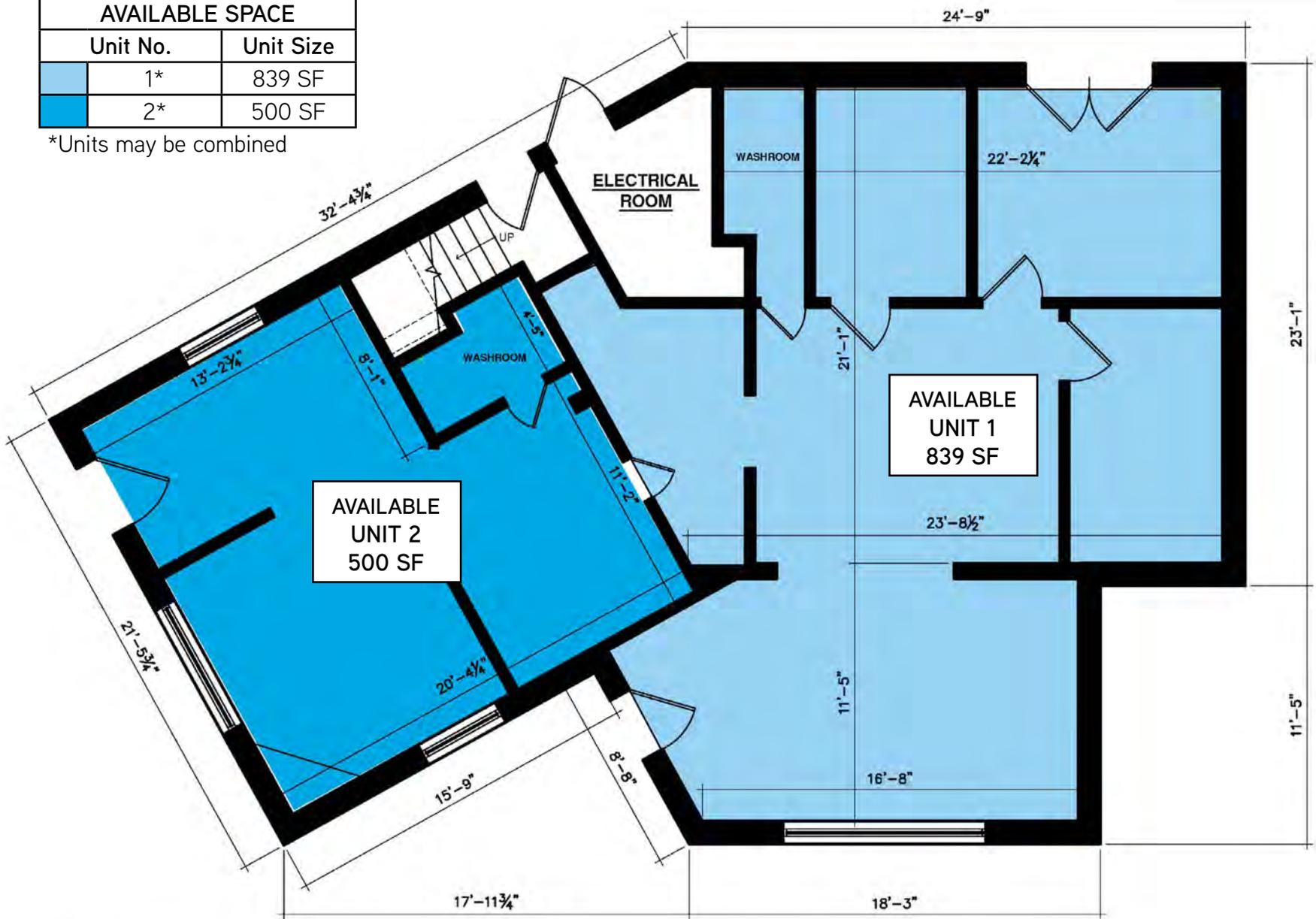
- > Two multi-tenant office/retail buildings offering Ground Floor space for lease.
- > Situated on Garrison Road, close to the U.S. international border.
- > Well maintained property with ample on-site parking.
- > Excellent QEW Highway access.
- > Centrally located in busy commercial trade area.
- > AADT 13,000 (2018)
- > ± 4 minutes to the U.S.A. border.
- > ± 493 sq. ft. to $\pm 1,493$ sq. ft. available.
- > Pylon sign available.

Demographics

POPULATION		
	Average	% Change over 2011
2016 Census	30,710	+2.5%
HOUSEHOLD INCOME		
	Average	Median
2015 Statistics	\$75,758	\$60,800
OCCUPIED PRIVATE HOUSEHOLDS		
	Owner	Renter
2016 Census	10,365	2,825

AVAILABLE SPACE		
Unit No.	Unit Size	
1*	839 SF	
2*	500 SF	

*Units may be combined



1 WEST BUILDING
 ID.01 GROUND FLOOR
 SCALE: 3/16"=1'-0"



AVAILABLE SPACE	
Unit No.	Unit Size
 4*	1,493 SF
 6	493 SF

*Unit may be demised into two units



Property Details

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Location: NE Corner of Garrison Road & Walden Avenue

Site Area: ±0.65 Acres

Frontage: ±296 feet on Garrison Road

Lease Rate: \$14.00 to \$16.00 per Sq. Ft.

Addl. Rent: \$4.50 per Sq. Ft. (2020)

Zoning: C3 Highway Commercial Zone

Official Plan: Commercial

Gross Taxes (2019): ±\$17,121

Building Style: 2 x 2-storey buildings

Building Area: ±9,480 SF

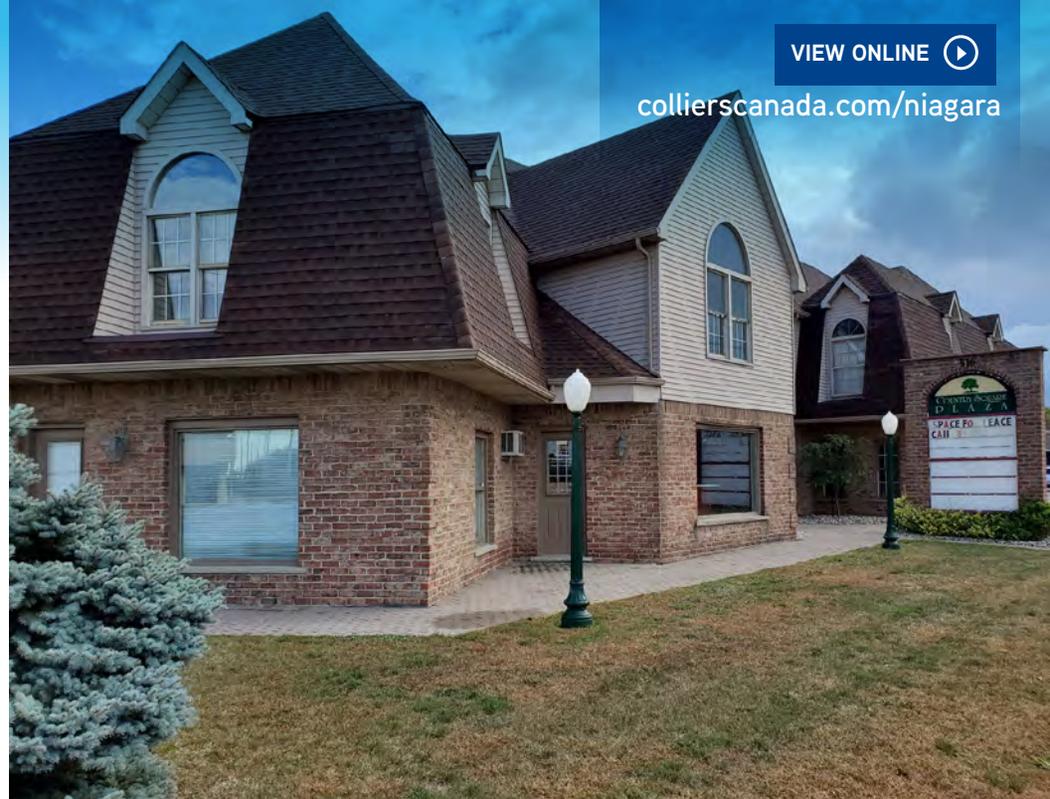
Clear Height: 8 ft. to 9 ft.



Property Photos

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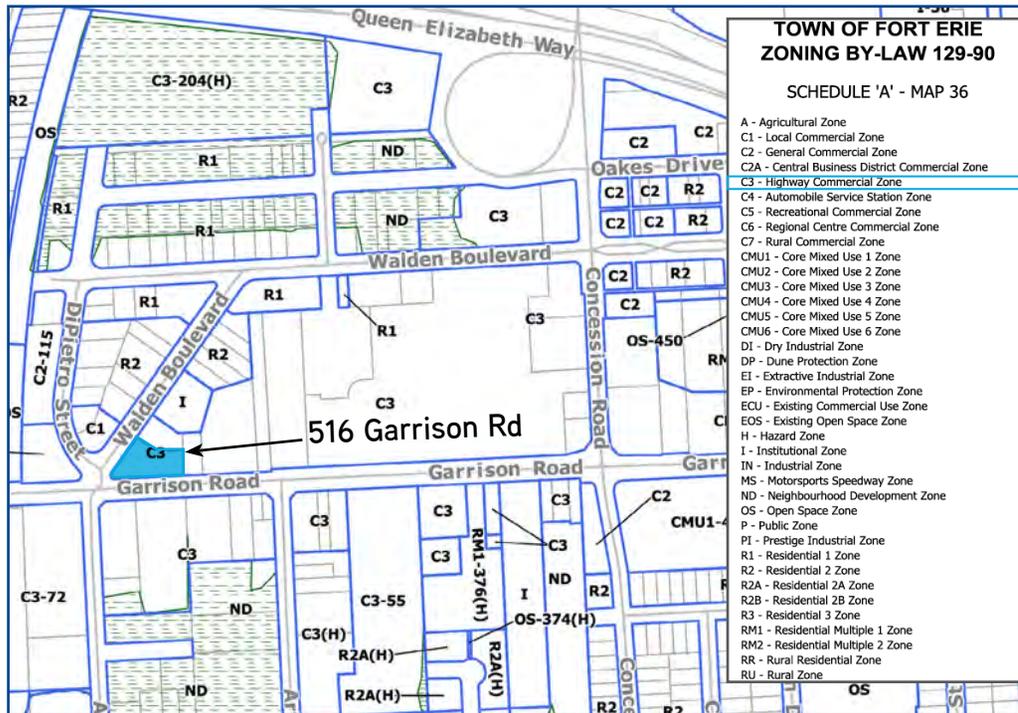
OPPORTUNITY

to be in the centre of a vibrant trade area



Zoning: C3 - Highway Commercial

Permitted Uses



- Bake Shops
- Banks & Financial Institutions
- Brewer's Retail outlets
- Building supply sales
- Car wash
- Catering establishments
- Clinic
- Dairy
- Day nursery
- Dry cleaning outlets
- Dry cleaning plants
- Eating Establishments
- Equipment Rentals and Servicing
- Farm supply and service establishments
- Farm product market
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor stores
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Professional & business offices
- Public Libraries
- Parking garages
- Public transportation depots including bus/rail stations
- Retail stores
- Service shops
- Spa Services
- Supermarket
- Taverns
- Taxi establishments
- Vehicle sales/rental Establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales & Rental Establishments

443 offices in 67 countries on 6 continents

United States: 159
Canada: 48
Latin America: 20
Asia Pacific: 45
EMEA: 114

\$3.3B

US* in annual
revenue

\$40B

assets under
management

2B

square feet
under management

67

countries
established in

18,000+

professionals
and staff

54,000

lease/sales
transactions

*All statistics are for 2020, are in U.S. dollars and include affiliates.

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

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