

# BOUTIQUE OFFICE/RETAIL FOR LEASE

516 GARRISON ROAD | FORT ERIE | Ontario

Colliers

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

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# GROWING

30,710 (±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 ±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





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

\*Unit may be demised into two units



# Property Details

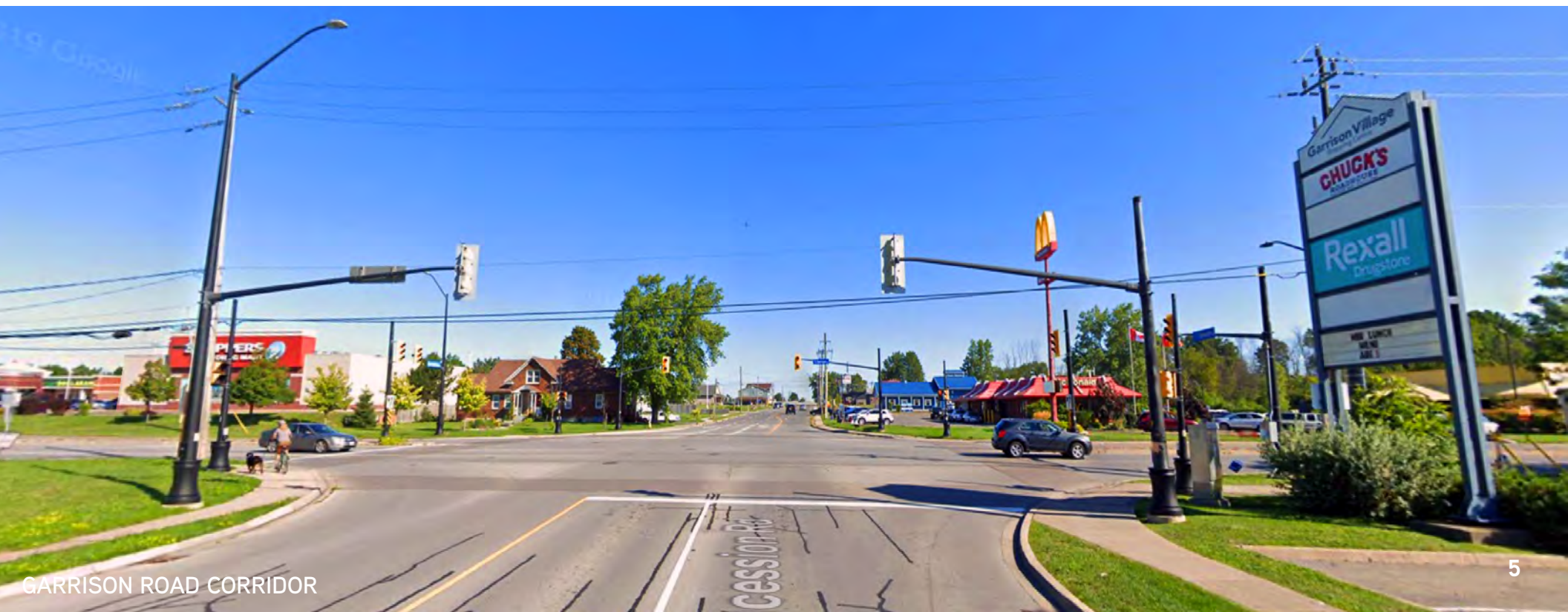
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Location:	NE Corner of Garrison Road & Walden Avenue
Site Area:	±0.65 Acres
Frontage:	±296 feet on Garrison Road
Lease Rate:	\$14.00 to \$16.00 per Sq. Ft.
Addl. Rent:	\$4.50 per Sq. Ft. (2020)
Zoning:	C3 Highway Commercial Zone
Official Plan:	Commercial
Gross Taxes (2019):	±\$17,121
Building Style:	2 x 2-storey buildings
Building Area:	±9,480 SF
Clear Height:	8 ft. to 9 ft.



FORT ERIE RACE TRACK (±2KM)



GARRISON ROAD CORRIDOR



# Property Photos

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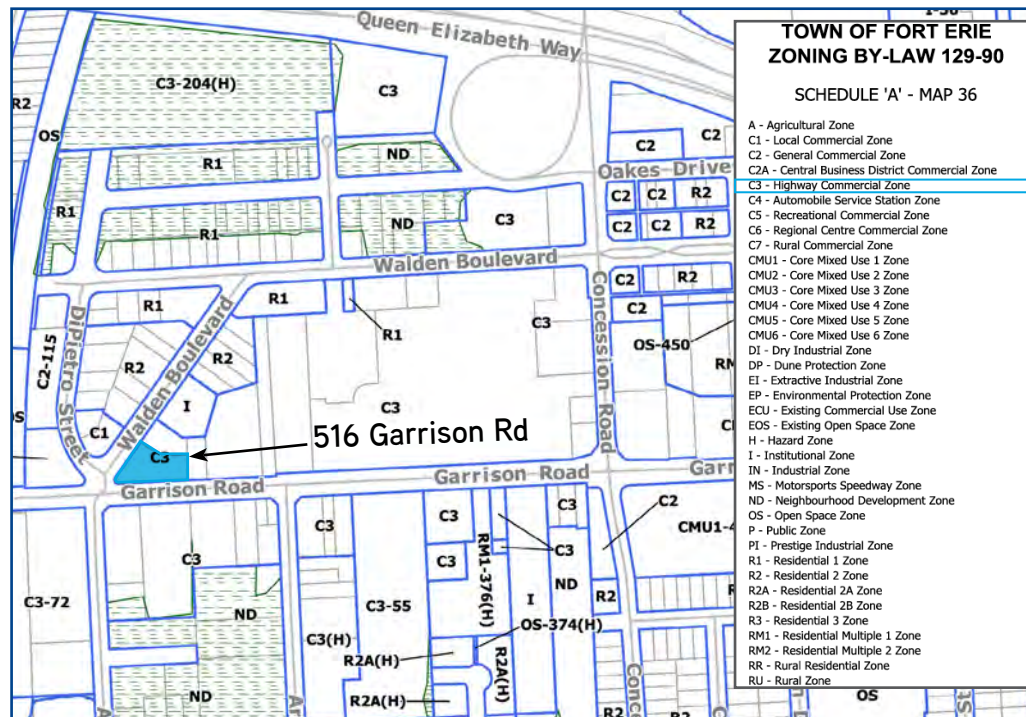






## Zoning: C3 - Highway Commercial

## 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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