

# FOR LEASE



3255 SNYDER STREET | STEVENSVILLE | ON

## ±1,001 SF Ground Floor Retail in High Traffic location near Safari Niagara Anchored by an Avondale Convenience Store

LIST PRICE: **\$1,500/MONTH GROSS +**  
TMI + HST + Utilities



Colliers International Niagara Ltd., Brokerage  
82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4  
Tel: +1 905 354 7413 | Fax: +1 905 354 8798 | [collierscanada.com/niagara](https://collierscanada.com/niagara)

**ANDREW ROSELLI\***  
+1 905 327 7579 | [andrew.roselli@colliers.com](mailto:andrew.roselli@colliers.com)

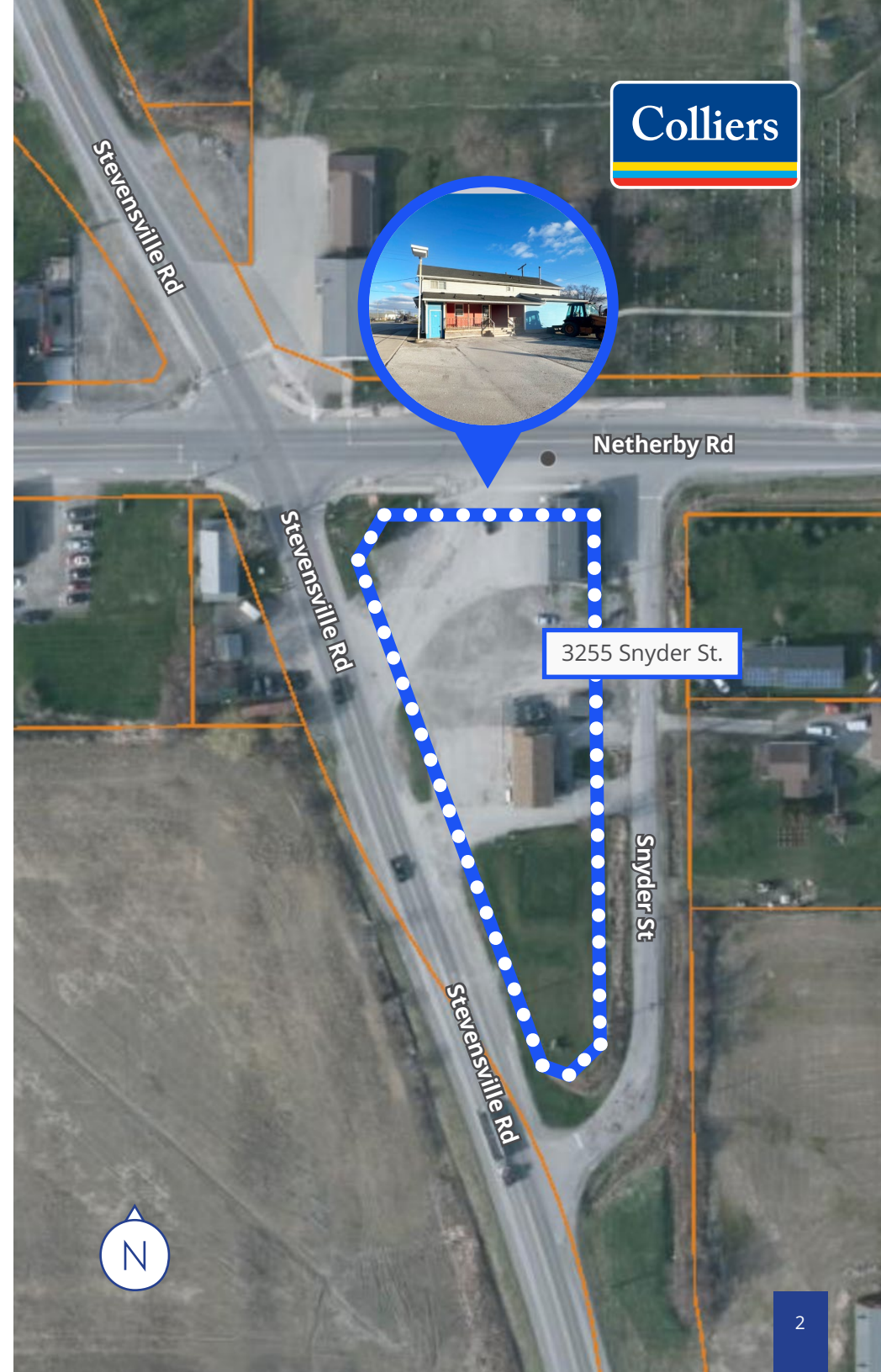
**RALPH ROSELLI\* SIOR**  
+1 905 329 4175 | [ralph.roselli@colliers.com](mailto:ralph.roselli@colliers.com)

*\*Sales Representative*

# Listing Specifications

3255 SNYDER STREET | STEVENSVILLE | ON

Civic Address	3255 Snyder Street, Fort Erie, ON
Location	SE Corner of Netherby Road & Stevensville Road
Available Area	Retail Area (Ground Floor): ±1,001 SF
Zoning	C2-197   General Commercial
Frontage	±380.80 ft.
Lease Price	\$1,500/MONTH GROSS LEASE + TMI + HST + Utilities
TMI	TBD
Comments	<ul style="list-style-type: none"><li>• Ground floor retail in mixed use property</li><li>• Great for a retail user</li><li>• AADT of 9,400 Vehicles going to/ from Safari Niagara</li><li>• Anchored by Avondale Convenience Store</li><li>• Ample on-site parking</li><li>• Excellent exposure &amp; access from Stevensville Road</li><li>• Advertising options available</li></ul>

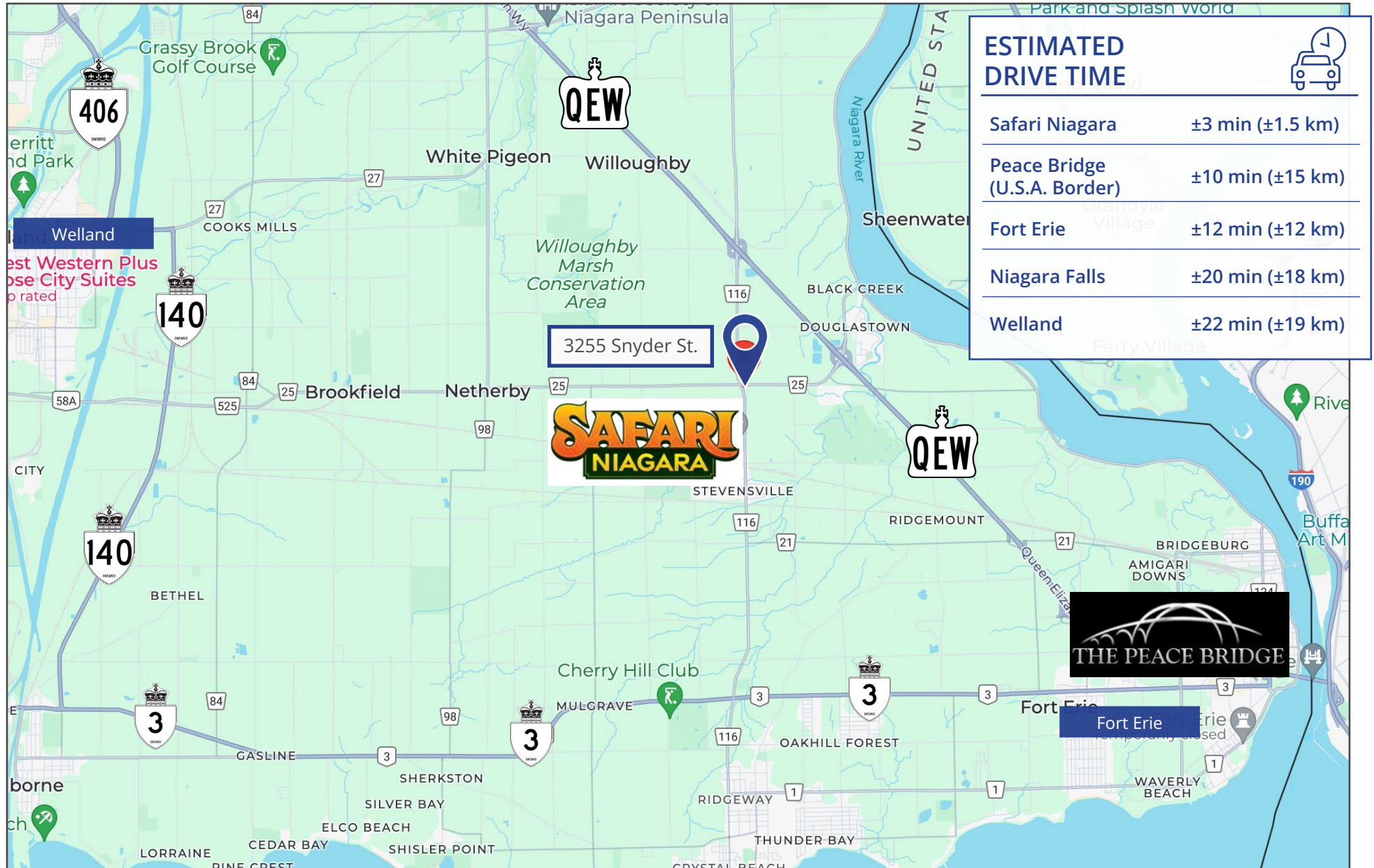




# Location Overview

3255 SNYDER STREET | STEVENSVILLE | ON

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# Exterior Photos

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# Interior Photos

3255 SNYDER STREET | STEVENSVILLE | ON



# Interior Photos

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# Zoning C2-197 | General Commercial

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## Permitted Uses

### (a) Commercial Uses

- Animal hospitals in wholly enclosed buildings
- Assisted Living House
- Automobile Service Stations
- Bake shops
- Banks and Financial Institutions
- Brewers' Retail outlets
- Building supply sales
- Business or professional offices
- Candy kitchens
- Car washes
- Catering establishments
- Clinics
- Commercial schools
- Custom brokers
- Custom workshops
- Day Nursery
- Department stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor Control Board of Ontario outlets
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops

- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Post offices
- Printing establishments
- Private or commercial clubs
- Public Libraries
- Public parking garages
- Public parking lots
- Public transportation depots including bus stations and rail stations
- Religious, fraternal or public institutions
- Retail stores
- Service shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Taxi establishments
- Undertaking establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

### (b) Dwelling units

### (c) Uses, buildings and structures accessory to any permitted commercial use.



# Area Neighbours

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**3255 Snyder Street**  
FOR LEASE | RETAIL AREA (GROUND FLOOR)



Netherby Rd

Netherby Rd

Townline Rd



Winger Rd

College Rd





\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

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### CONTACT:

**ANDREW ROSELLI\***

+1 905 327 7579 | [andrew.roselli@colliers.com](mailto:andrew.roselli@colliers.com)

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