

**AVAILABLE
IMMEDIATELY**



191 Welland Ave.



Balfour St

Welland Ave

Geneva St

#A | 191 WELLAND AVENUE | ST. CATHARINES | ON

NEW BUILD! Commercial Space In A High Traffic Geneva Square Plaza Available For Lease

LEASE RATE: **\$18.00/SF NET + \$12.00/SF TMI**
+ HST + Utilities

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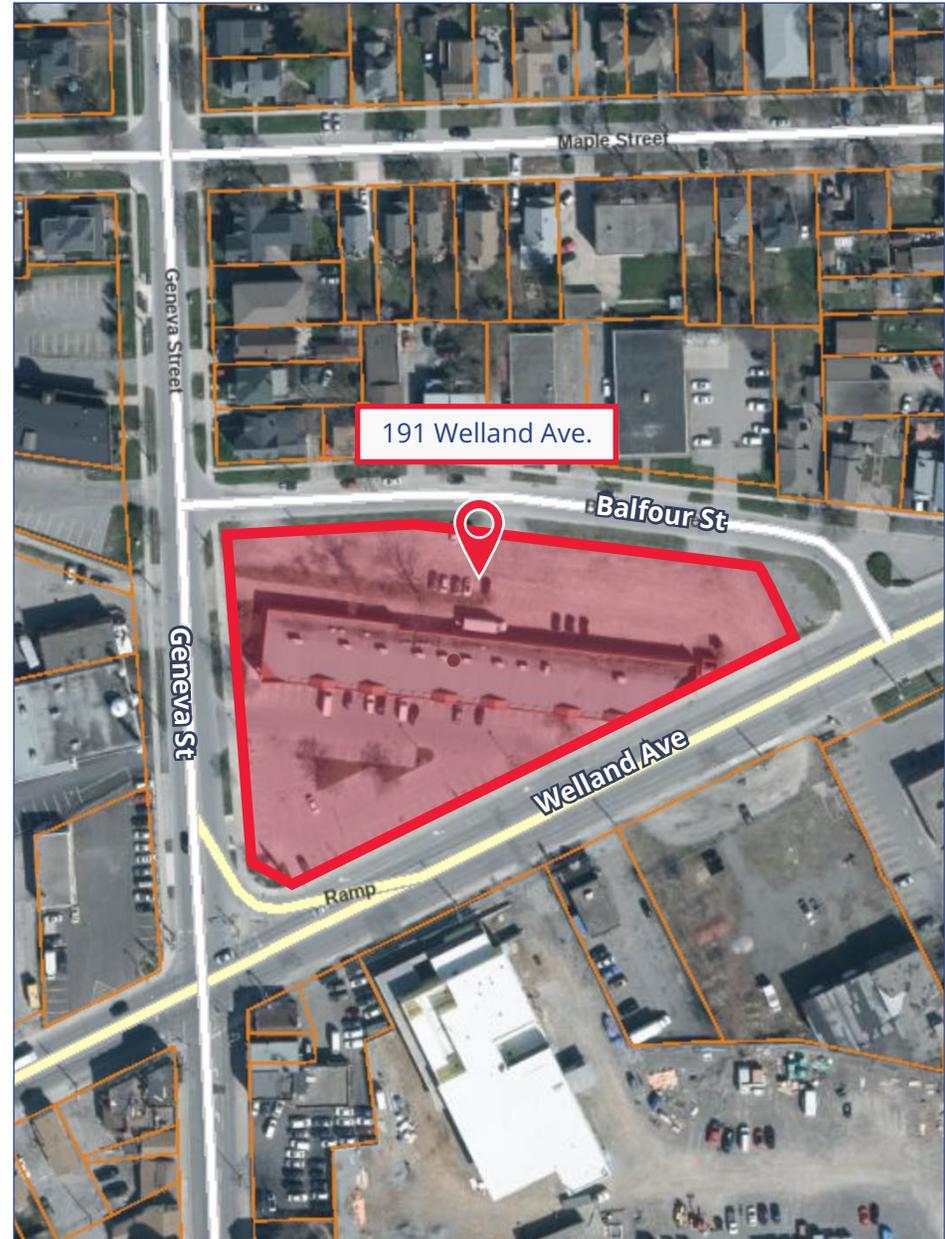
**Sales Representative **Broker of Record*

Unit A Details



#A | 191 WELLAND AVE. | ST. CATHARINES | ON

Location	Corner of Geneva Street & Welland Avenue
Unit Sizes	Unit A: ±2,748 SF
Lease Rate	\$18.00/SF NET + TMI + HST + Utilities
TMI (2024)	\$12.00/SF TMI
Zoning	C2 - Community Commercial
Comments	<ul style="list-style-type: none">• NEW BUILD commercial space• Busy plaza in St. Catharines• Ample Parking• Plaza tenants include Subway, Dental Clinic, Avondale and more• Shell units will be given to tenants, w/ brand new HVAC

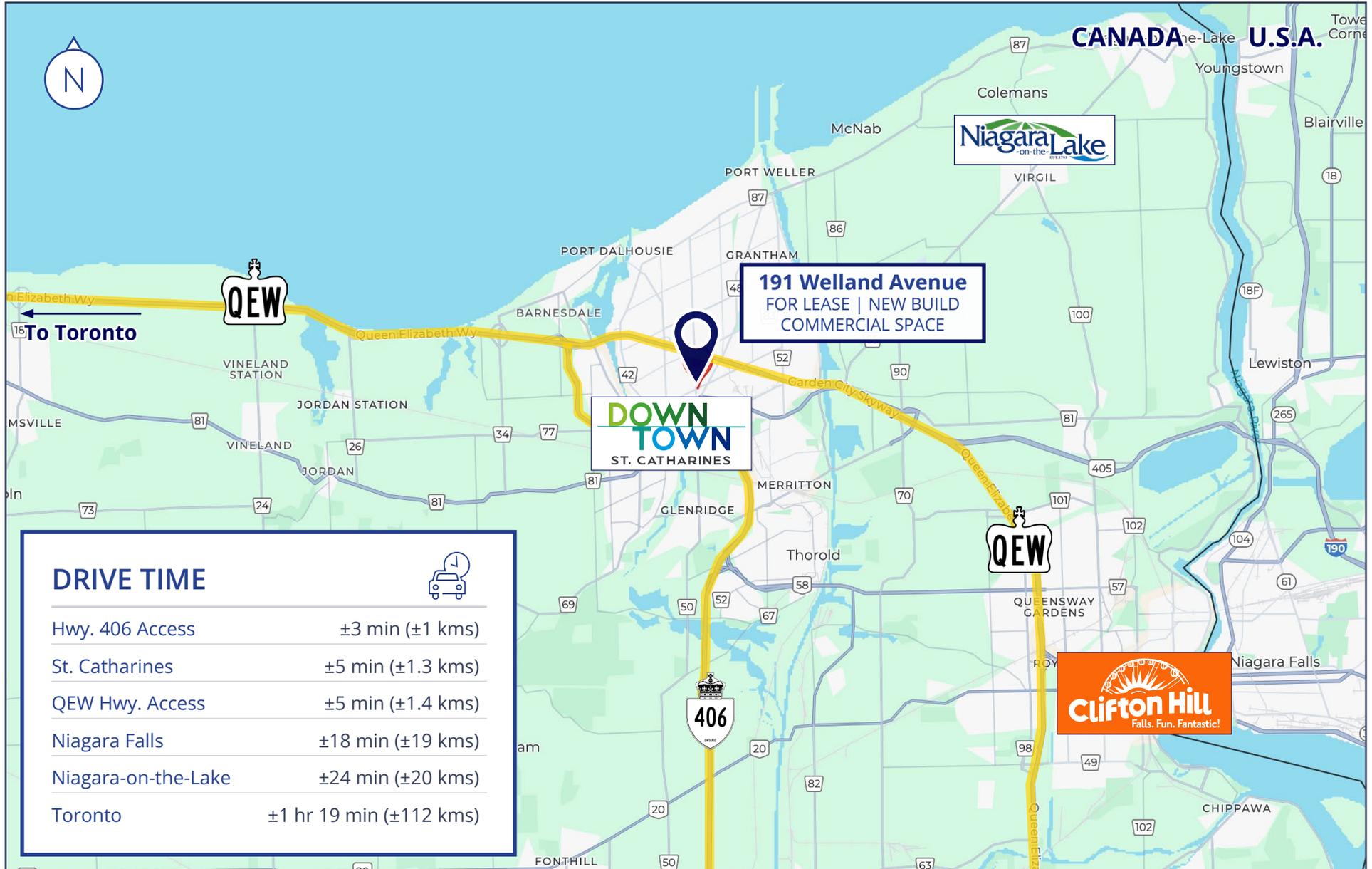


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Location Overview

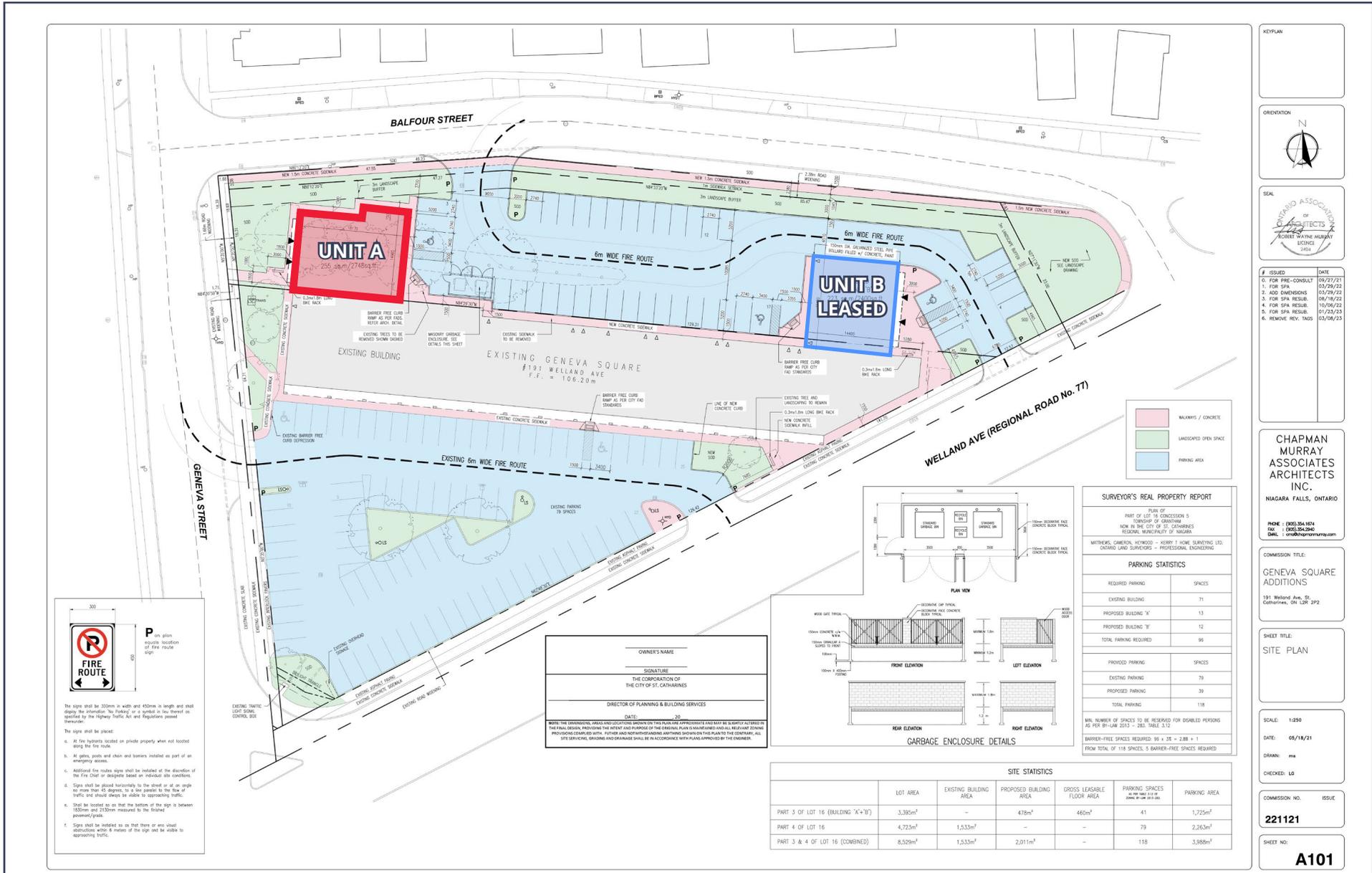


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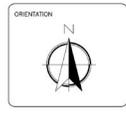


Property Site Plan

191 WELLAND AVE. | ST. CATHARINES | ON



KEYPLAN



#	ISSUED	DATE
0.	FOR PRE-CONSULT	09/27/21
1.	FOR SPA	03/29/22
2.	ADD DIMENSIONS	03/16/22
3.	FOR SPA RESUB.	08/16/22
4.	FOR SPA RESUB.	10/06/22
5.	FOR SPA RESUB.	01/23/23
6.	REMOVE REV. TAGS	03/08/23

CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC.
NIAGARA FALLS, ONTARIO

PHONE : (905) 354-1674
FAX : (905) 354-2840
EMAIL : info@cmamurray.com

COMMISSION TITLE:
GENEVA SQUARE ADDITIONS
191 Welland Ave., St. Catharines, ON L2R 2P2

SHEET TITLE:
SITE PLAN

SCALE: 1:100
DATE: 05/18/21
DRAWN: ms
CHECKED: LG

COMMISSION NO. ISSUE
221121

SHEET NO.:
A101

P on plan depicts location of fire route sign.

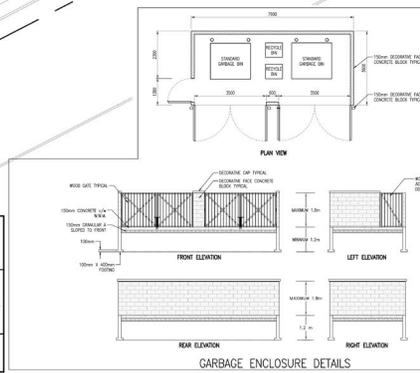
The signs shall be 300mm in width and 450mm in length and shall display the information "No Parking" or a symbol in the format as specified by the Highway Traffic Act and Regulations (where applicable).

The signs shall be placed:

- at the highway located on private property when not located along the fire route;
- at gates, poops and chain and barriers installed as part of an emergency access;
- Additional fire route signs shall be installed at the direction of the fire chief or designee based on individual site conditions;
- Signs shall be placed horizontally to the street or at an angle no more than 45 degrees, to a line parallel to the flow of traffic and should always be visible to approaching traffic;
- shall be located so as that the bottom of the sign is between 100mm and 210mm measured to the finished pavement/grade;
- Signs shall be installed so as that there are no visual obstructions within 4 meters of the sign and be visible to approaching traffic;

OWNER'S NAME
SIGNATURE
THE CORPORATION OF THE CITY OF ST. CATHARINES
DIRECTOR OF PLANNING & BUILDING SERVICES
DATE: 20

NOTE: THE DIMENSIONAL AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATIVE AND MAY BE SLIGHTLY ADJUSTED ON THE FINAL DESIGN. PROVIDING THE METHOD AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL NEIGHBOURHOOD PROVIDING COMPLIANT WITH. FURTHER AND NEIGHBOURHOOD ANYTHING SHOWN ON THIS PLAN TO THE CONTRACTOR. ALL SITE OPERATIONS, SHADING AND SHADING SHALL BE IN ACCORDANCE WITH THE APPROVED BY THE ENGINEER.



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF CONVECTION 5
CONVECTION OF GROUND
NOW IN THE CITY OF ST. CATHARINES
REGIONS MUNICIPALITY OF NIAGARA

MATTHEWS, GERRISON, HEWWOOD - KERRY T HOWE SURVEYING LTD.
ONTARIO LAND SURVEYORS - PROFESSIONAL ENGINEERING

PARKING STATISTICS	
REQUIRED PARKING	SPACES
EXISTING BUILDING	71
PROPOSED BUILDING 'A'	13
PROPOSED BUILDING 'B'	12
TOTAL PARKING REQUIRED	96
PROVIDED PARKING	SPACES
EXISTING PARKING	79
PROPOSED PARKING	39
TOTAL PARKING	118

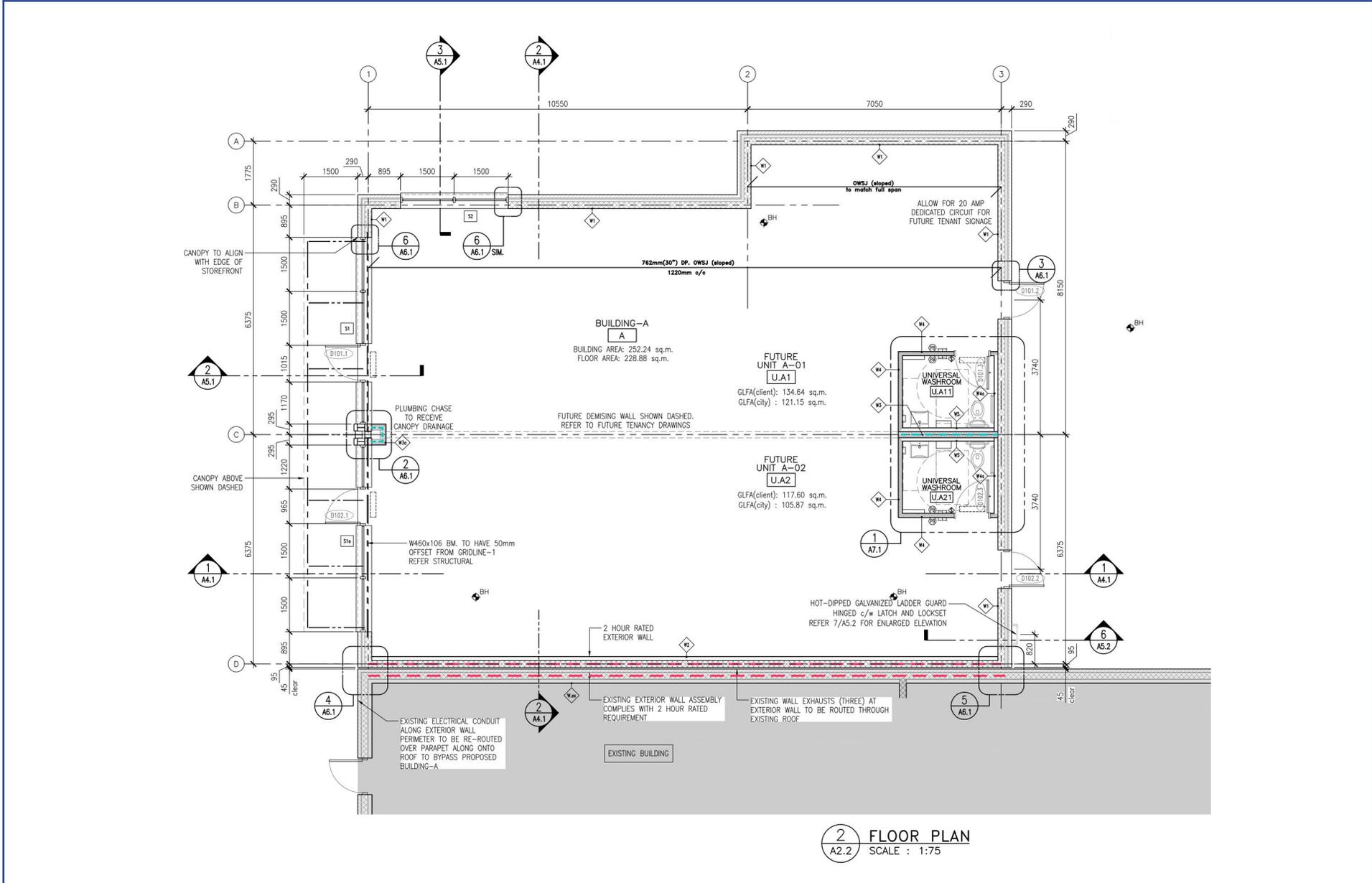
MIN. NUMBER OF SPACES TO BE RESERVED FOR DISABLED PERSONS AS PER BY-LAW 2013 - 263, TABLE 3.12
BARRIER-FREE SPACES REQUIRED: 96 x 3x = 288 + 1
FROM TOTAL OF 118 SPACES, 5 BARRIER-FREE SPACES REQUIRED

	LOT AREA	EXISTING BUILDING AREA	PROPOSED BUILDING AREA	GROSS LEASABLE FLOOR AREA	PARKING SPACES (AS PER TABLE 3.12 OF BY-LAW 2013)	PARKING AREA
PART 3 OF LOT 16 (BUILDING 'A' + 'B')	3,385m ²	-	478m ²	460m ²	41	1,725m ²
PART 4 OF LOT 16	4,723m ²	1,533m ²	-	-	79	2,263m ²
PART 3 & 4 OF LOT 16 (COMBINED)	8,509m ²	1,533m ²	2,011m ²	-	118	3,988m ²

Unit A Floor Plan

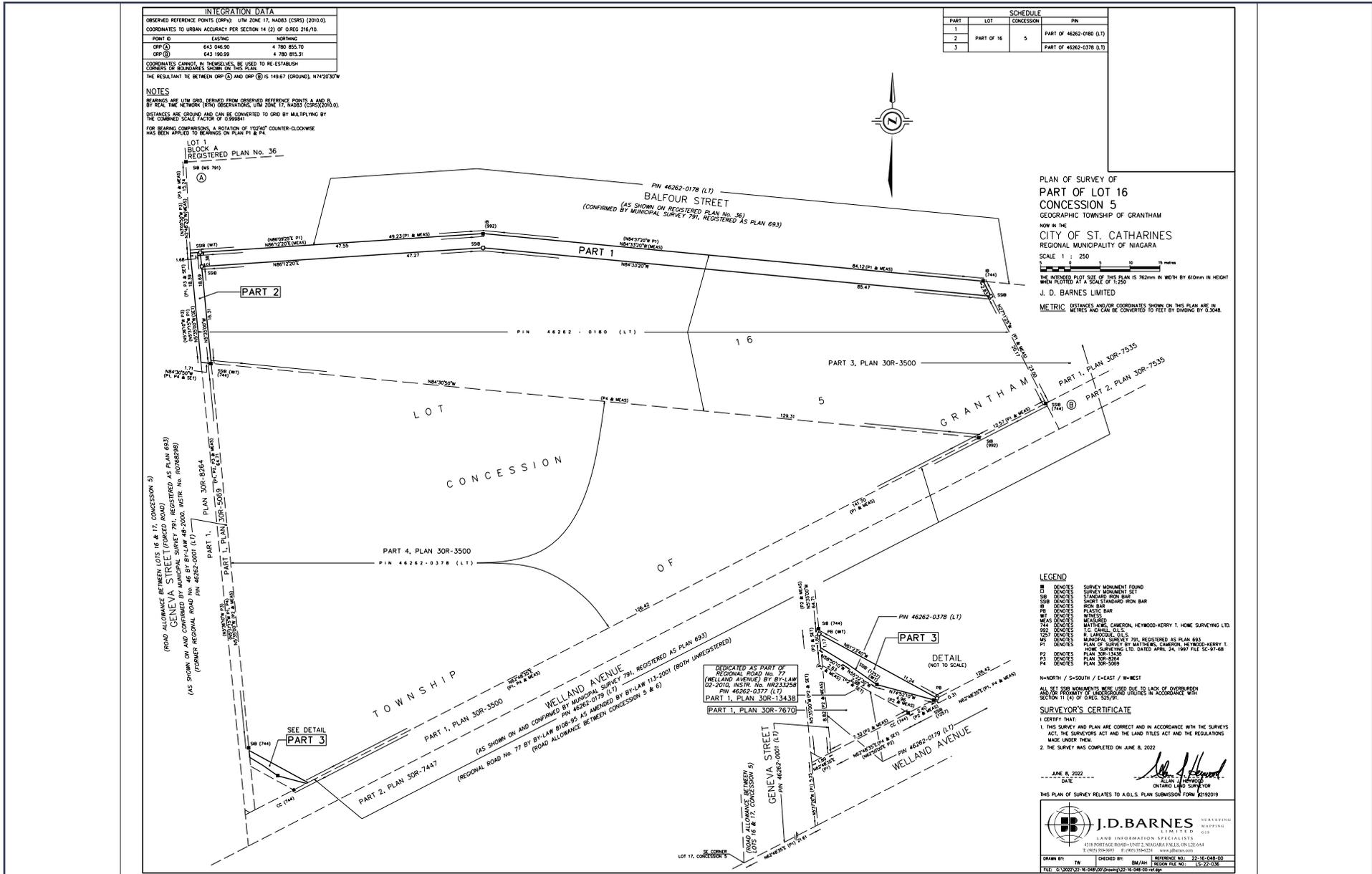


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Additional Survey

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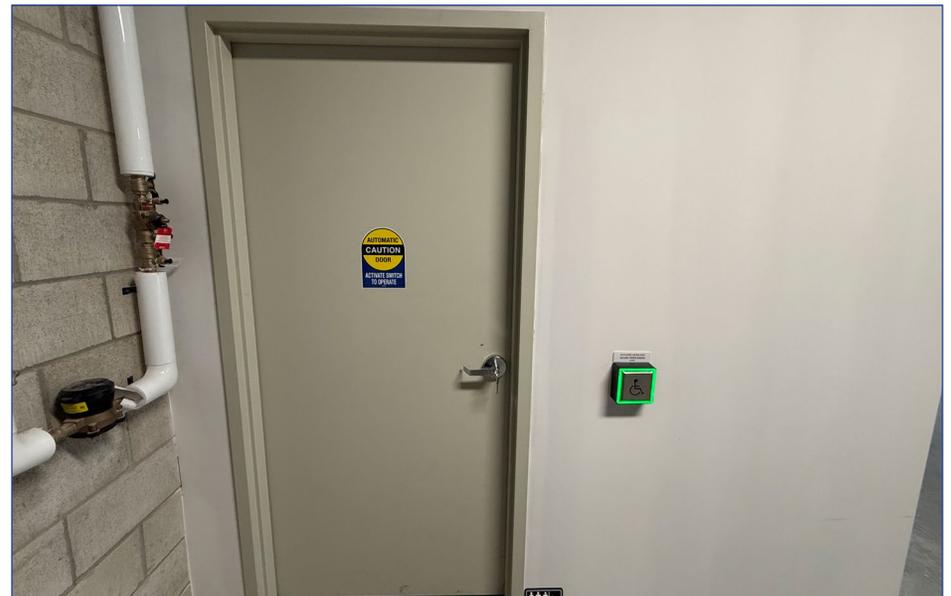
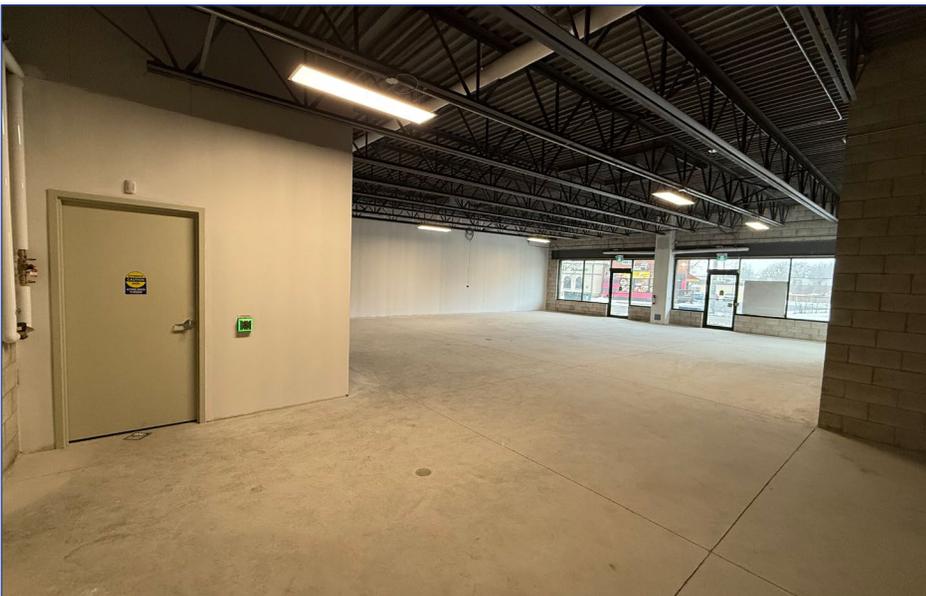
Exterior Photos

#A | 191 WELLAND AVE. | ST. CATHARINES | ON



Interior Photos

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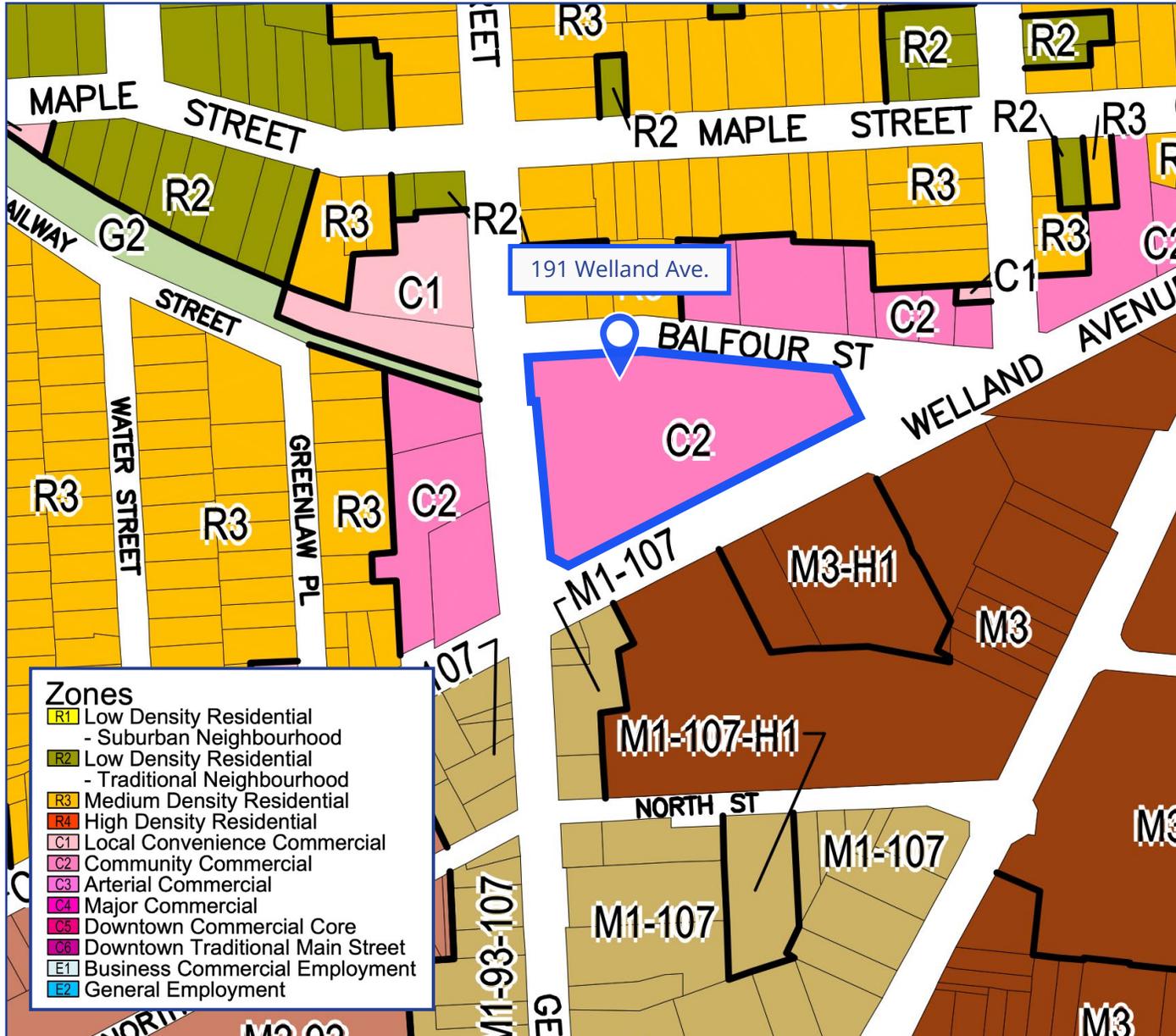
Parking Lot Photos

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Zoning C2 - Community Commercial

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Permitted Uses

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University/College

Area Neighbours

191 WELLAND AVE. | ST. CATHARINES | ON



St. Catharines Collegiate



191 Welland Ave.
FOR LEASE | NEW BUILD
COMMERCIAL SPACE

Euro Mobil
AutoHouse Inc.



Lang Vietnamese
Hot Pot & BBQ



\$4.5B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$99B

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

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

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