

**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



Colliers International Niagara Ltd., Brokerage
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**Sales Representative **Broker of Record*

Unit A Details

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Location Corner of Geneva Street & Welland Avenue

Unit Sizes Unit A: $\pm 2,748$ SF

Lease Rate \$18.00/SF NET + TMI + HST + Utilities

TMI (2024) \$12.00/SF TMI

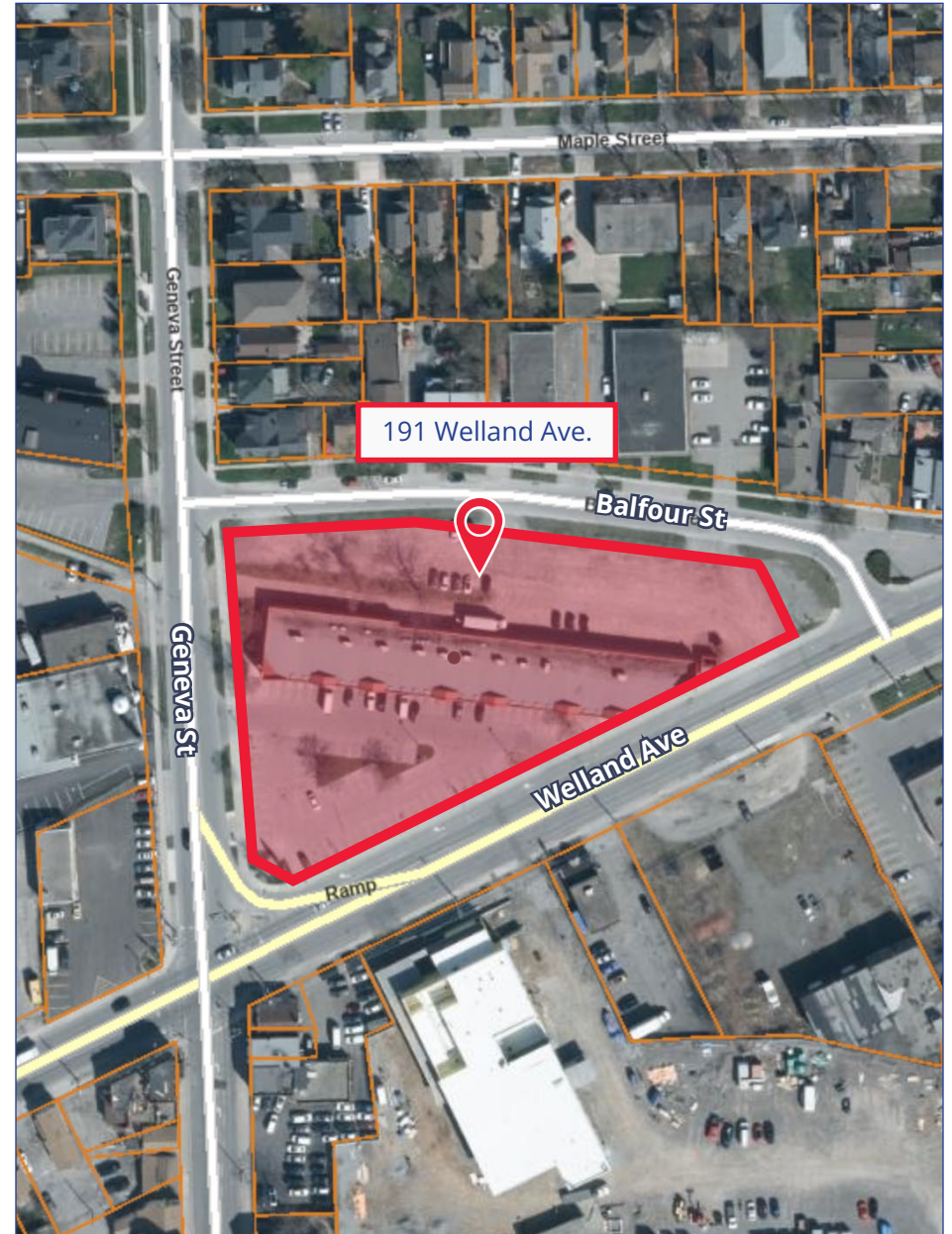
Zoning C2 - Community Commercial

Comments

- 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



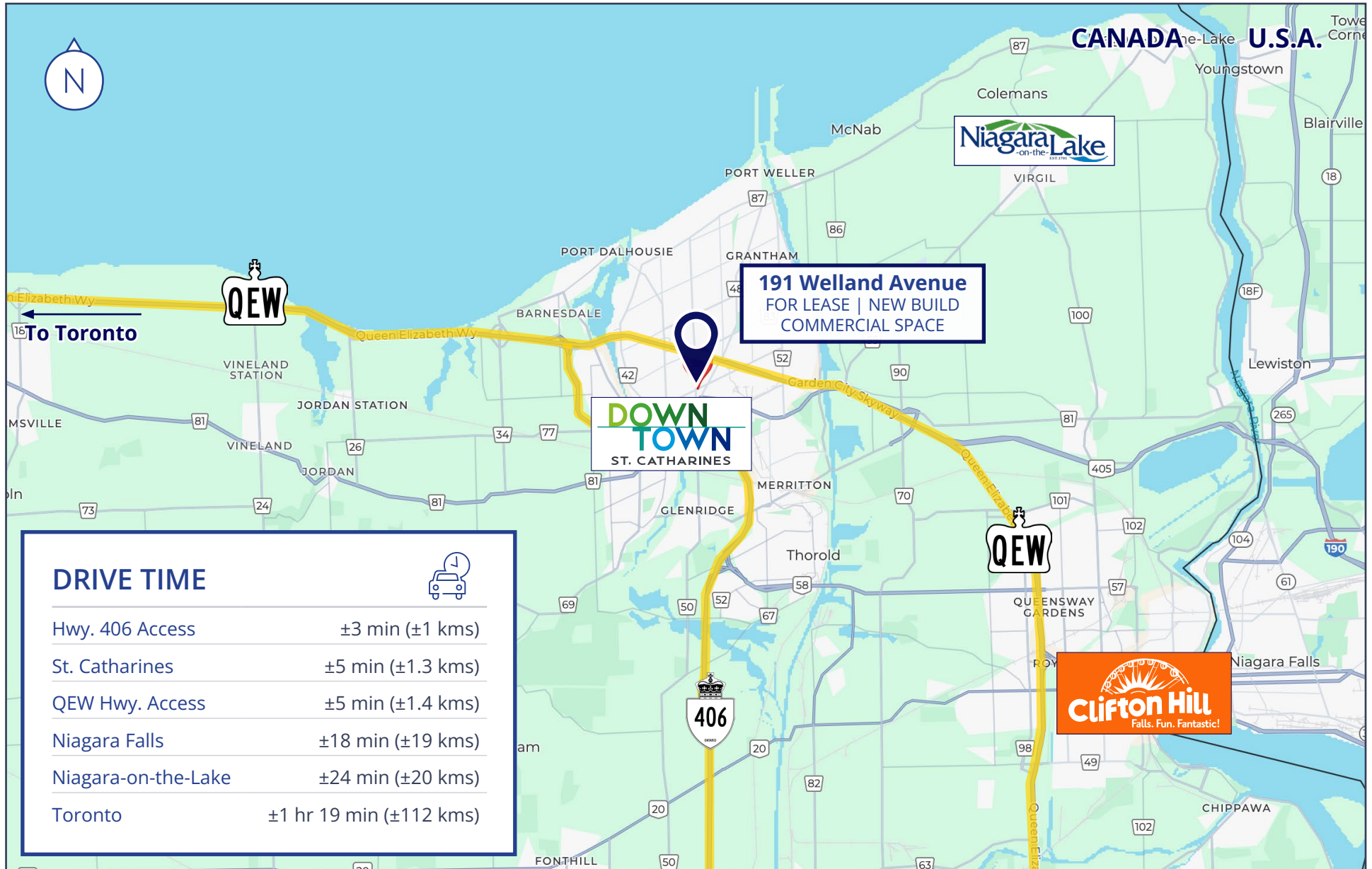
AVAILABLE IMMEDIATELY



Location Overview

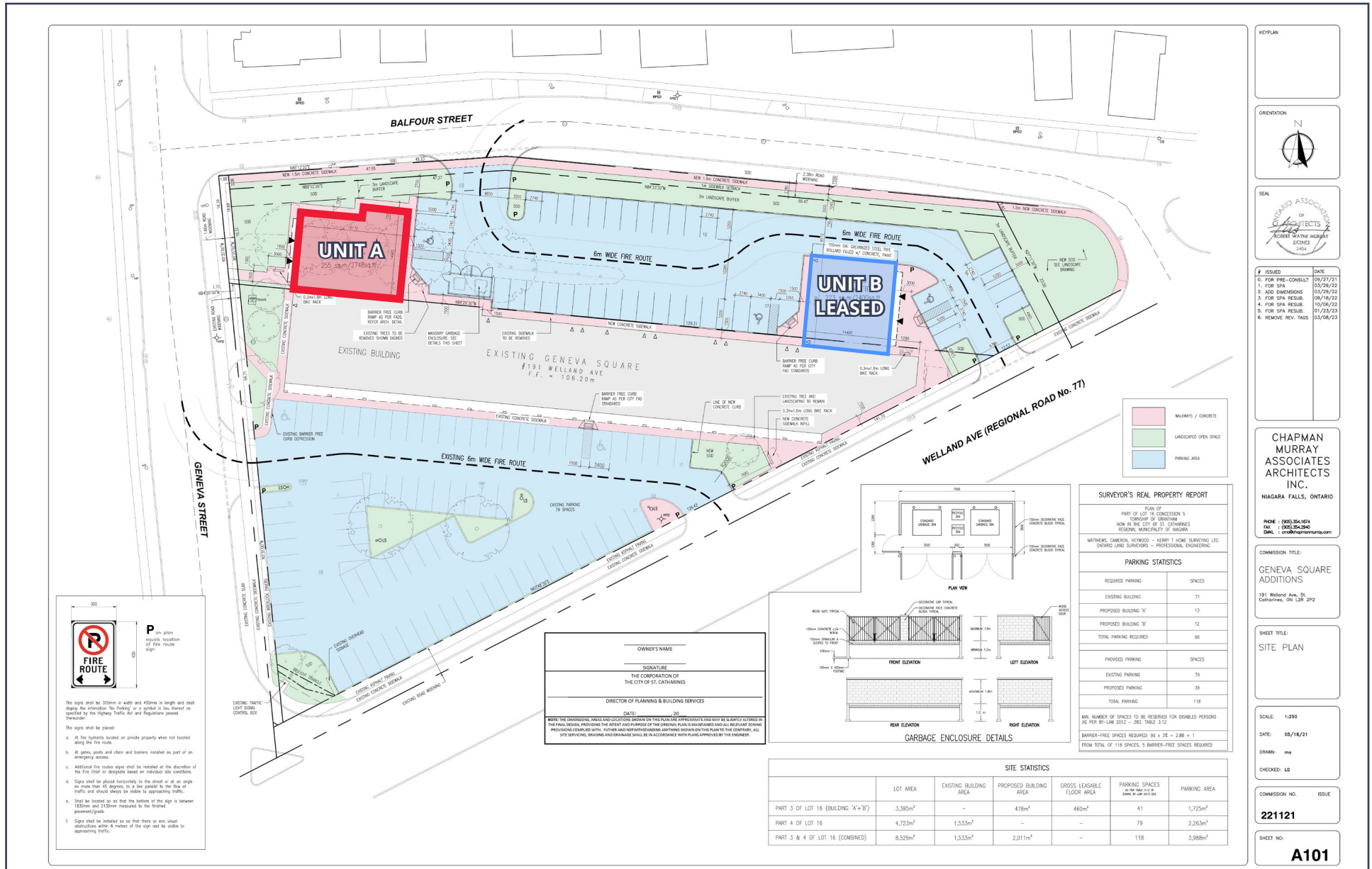


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Property Site Plan

191 WELLAND AVE. | ST. CATHARINES | ON

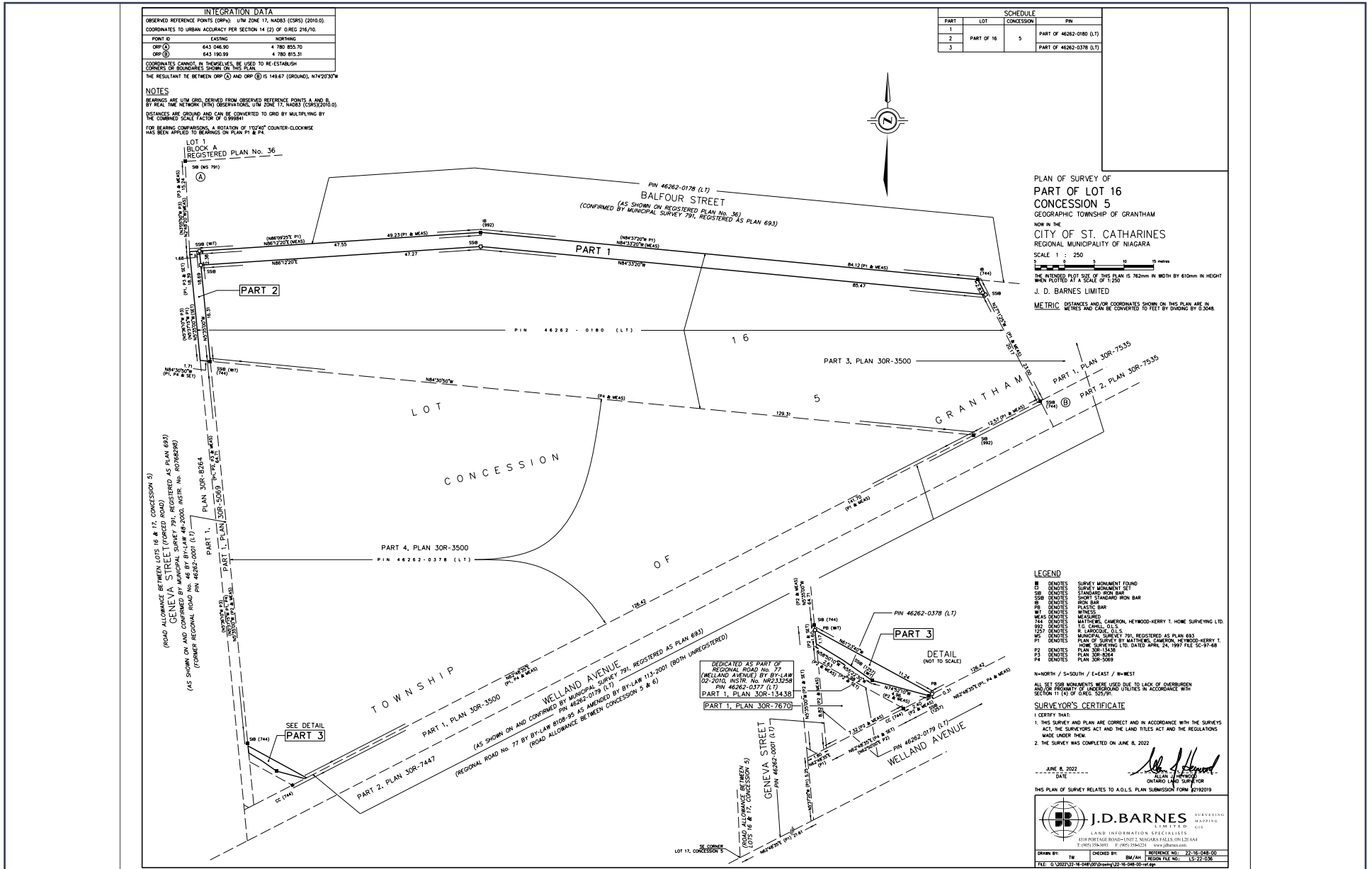


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Additional Survey

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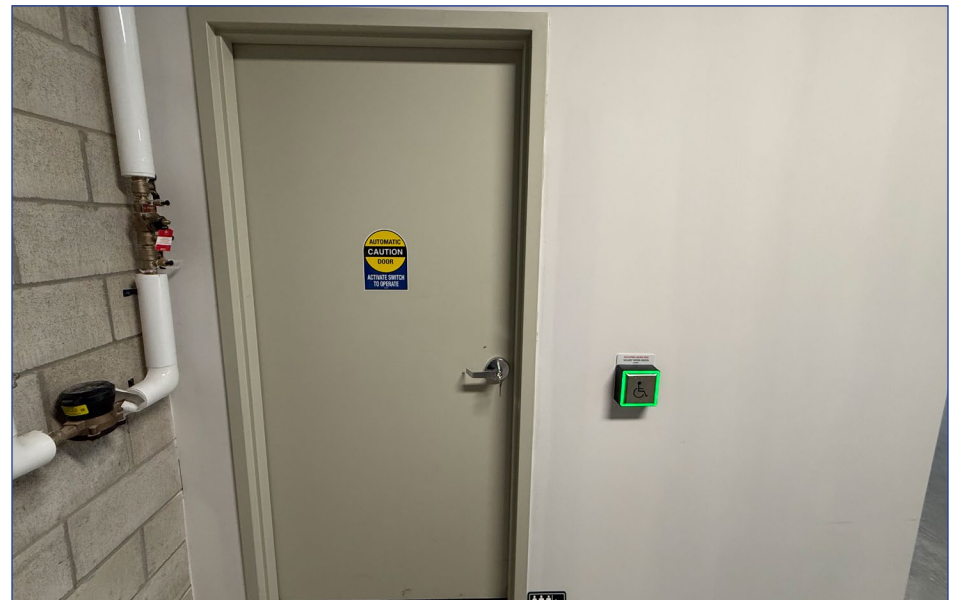
Exterior Photos

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



Interior Photos

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Parking Lot Photos

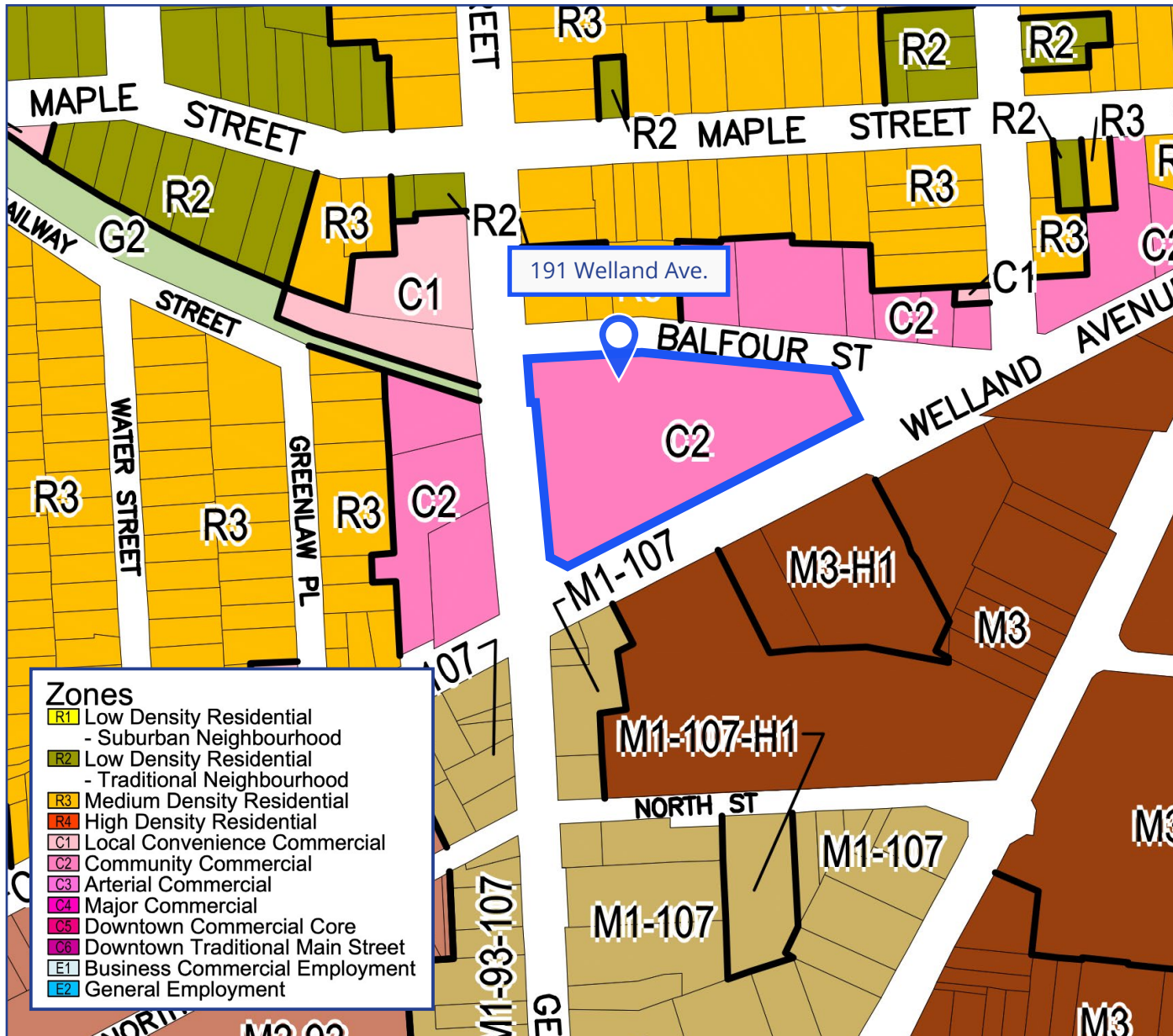
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Zoning C2 - Community Commercial

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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.



Welland Ave

Geneva St



Tim Hortons

Niagara St

HERMAN'S
SUPPLY COMPANY

SBG STRAIGHT BLAST GYM NIAGARA
MARTIAL ARTS | FITNESS | LIFE SKILLS

Lang Vietnamese
Hot Pot & BBQ



Church St

BEER
STORE



\$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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Colliers (NASDAQ, TSX: CIGI) is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients. For nearly 30 years, our experienced leadership – with substantial inside ownership – has consistently delivered approximately 20% compound annual investment returns for shareholders. With annual revenues exceeding \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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