FOR LEASE



350 Ontario Street | St. Catharines | ON

±2,204 SF Standalone Drive-Thru Building in a Prime High-Traffic Location

Lucas Lucchetta*
+1 289 696 6471
lucas.lucchetta@colliers.com

Adrian Kulakowsky**
+1 905 401 0141
adrian.kulakowsky@exprealty.com

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

**Sales Representative* ***Broker*



Property Highlights

Positioned along busy Ontario Street, this newly constructed (2025) property presents an excellent leasing opportunity for a drive-thru restaurant or quick-service business.

The property features a dedicated **drive-thru lane with stacking capacity for 10+ vehicles**, prominent building-mounted signage opportunities, a pylon sign, and directional drive-thru signage for enhanced visibility and traffic flow. The unit also includes a **substantial existing build-out component.**

Additional features include outdoor patio seating and a universal washroom. With strong exposure along busy Ontario Street, flexibility for further tenant improvements, and potential landlord incentives, this property offers an attractive opportunity for businesses looking to establish or expand their presence in a high-traffic location

Location	Frontage along Ontario Street
Building Area	±2,204 SF
Asking Rate	$49.00/SF NET + TMI + HST + Utilities
TMI	$16.00/SF
Traffic Counts (AADT)	Ontario Street: **16,800 vehicles/day** (2023) QEW at Ontario Street: **138,000 vehicles/day** (2024)
Notes	• Detailed drawings available on request

2,204
Building Area (SF)

10+
Vehicles Stacking Drive-Thru Lane

2025
Year Built

2
minutes to QEW Highway Access

C3
Arterial Commercial Zone

Property Specifications

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Year Built	2025
Electrical Distribution	200-amp, 347/600-volt, three-phase main panel
Heating & Cooling	Two rooftop HVAC units: 10 tons and 6 tons, totaling 16 tons (137.75 sq. ft./ton.)
Grease Interceptor	Schier GB2, rated at 35/50 GPM, floor-mounted.
Food-Service Plumbing	Three-compartment sink, preparation sink, handwashing sinks, mop sink and floor/funnel drains.
Water	1½-inch domestic water line; Water filtration, softener, reverse-osmosis system and 50-gallon electric water heater.
Signage	Potential for multiple building-mounted signs, pylon sign and drive-through directional signage
Drive-Thru Lane	10+ vehicles stacking
Substaintial Existing Build-Out	• Outdoor patio seating • Multiple complete universal washrooms with auto-openers, fixtures, hand dryers, etc. • Flooring and lighting • Dropped ceilings with diffusers • Entrance air curtains • Wall paneling/tiles • Commercial sinks

Location Overview

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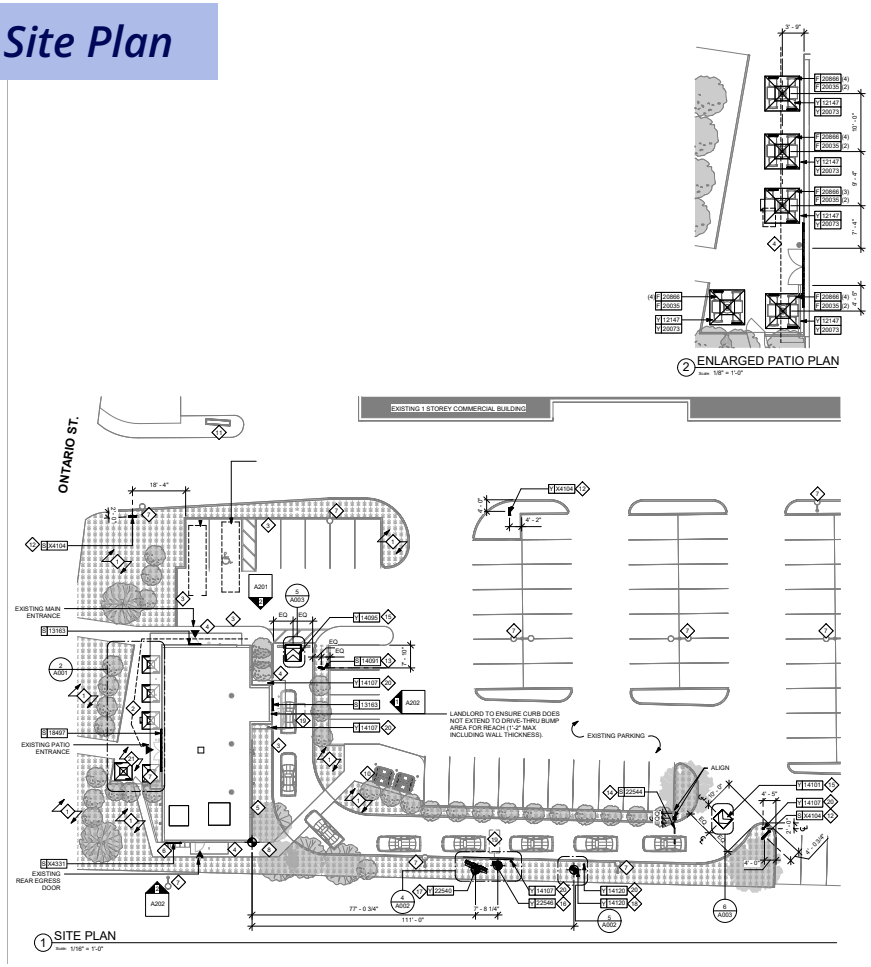


2	8	9	12	16
minutes to QEW Highway Access	minutes to Downtown St. Catharines	minutes to Highway 406 Access	minutes to Pen Centre	minutes to Niagara Falls

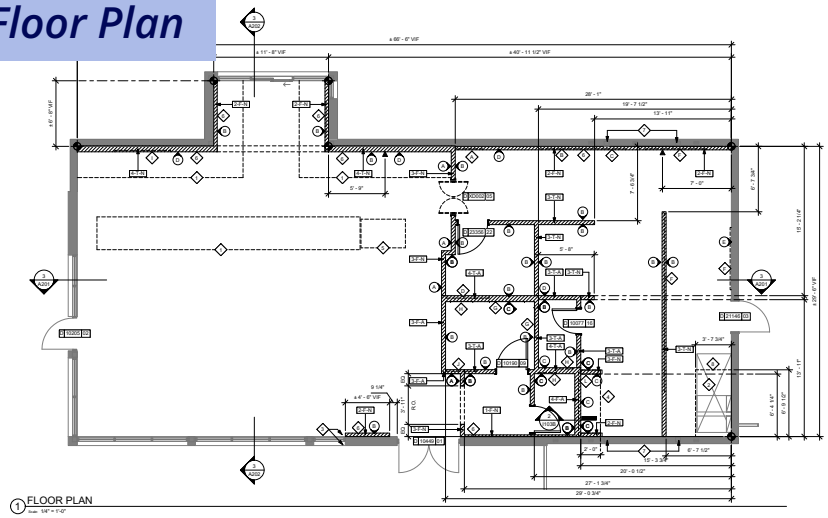
Site Plan & Floor Plan

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Site Plan



Floor Plan



Floor Plan



Property Photos

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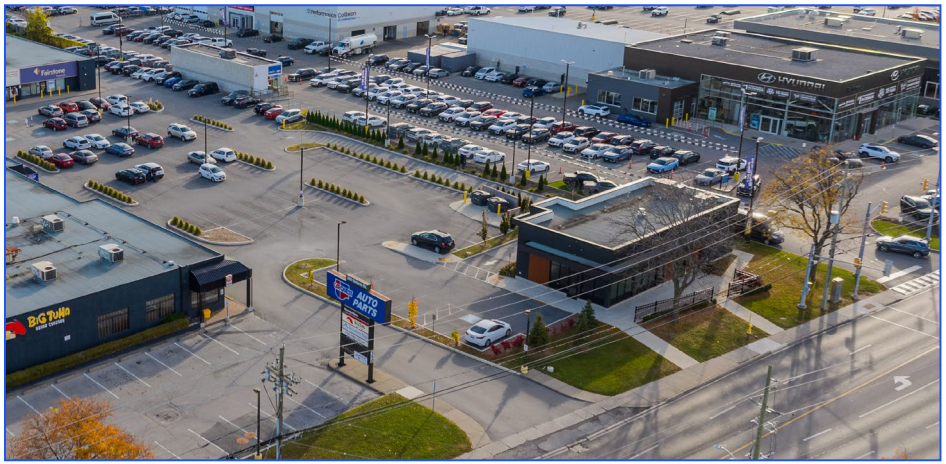




Property Photos

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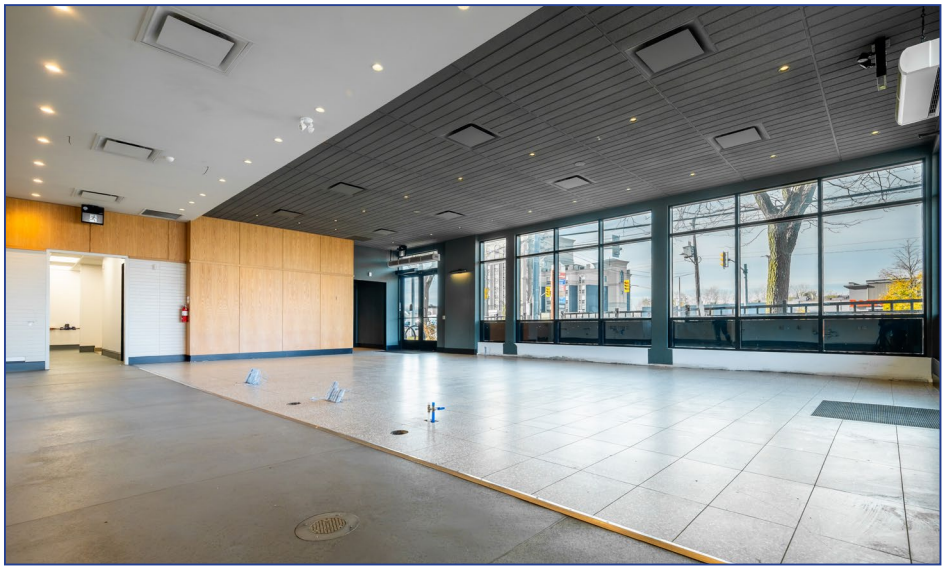




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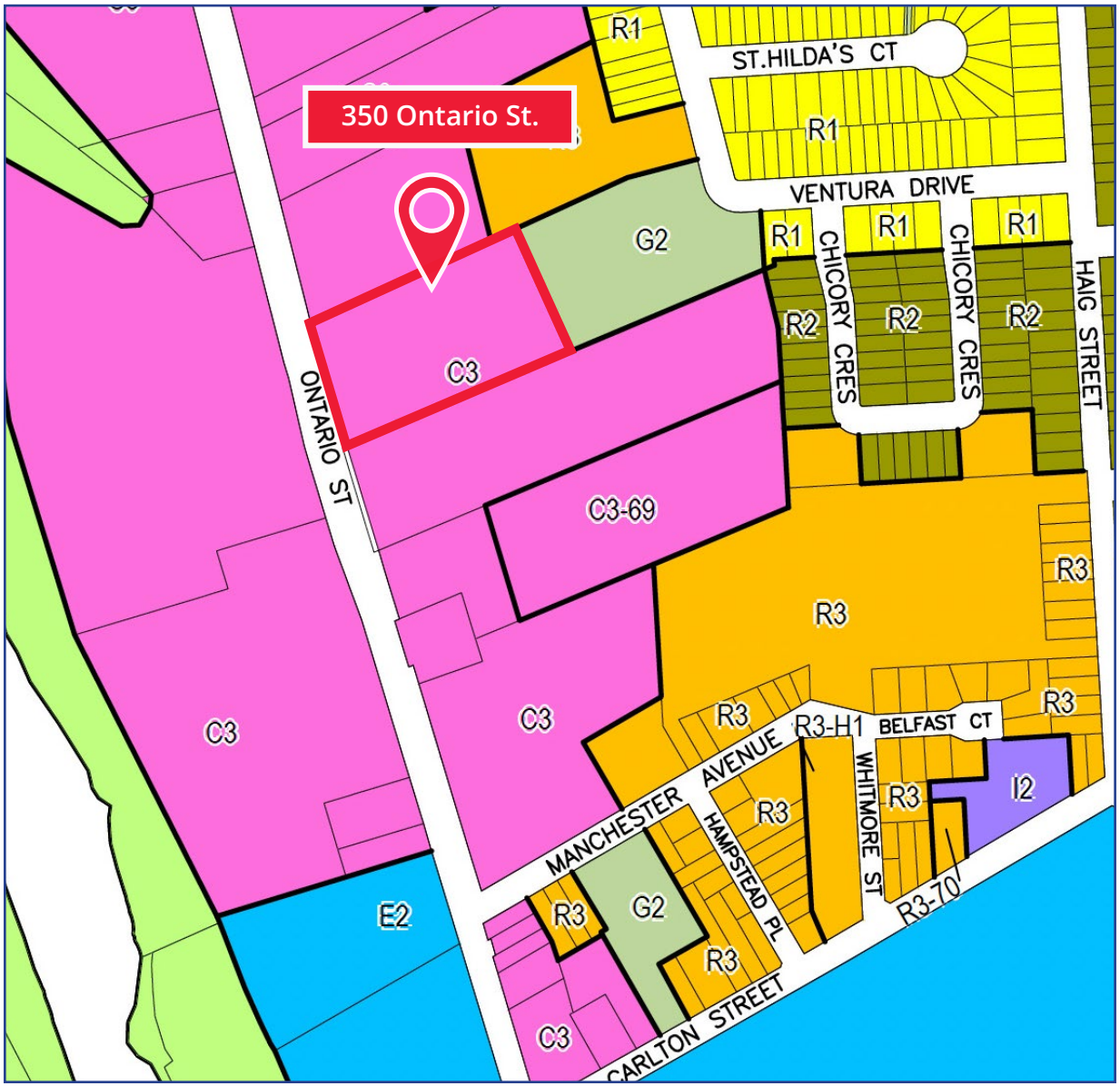




Area Neighbours



C3 - Arterial Commercial Zone



Permitted Uses

- Animal Care Establishment
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Emergency Service Facility
- Hotel / Motel
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Motor Vehicle Sales / Rental Service Centre
- Night Club
- Office
- Place of Assembly / Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College

$5.7B
Annual revenue

2B
Square feet managed

27,000
professionals

$109B
Assets under management

70
Countries we operate in

44,000
lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated June 2026

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CONTACT:

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COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE
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Fax: +1 905 354 8798
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