



#17 | 221 Glendale Ave.  
St. Catharines | Ontario

**BUSINESS FOR SALE | TURN-KEY VR WONDERLAND**

## Ready-To-Operate Business Inside Pen Centre, St. Catharines

**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](http://collierscanada.com/niagara)



List Price:

**\$169,000**



Features Major Retailers  
inside the Pen Centre



Business For Sale  
VR Wonderland



Great Opportunity For  
Addl. Revenue Streams



Easy & Quick Access to  
Highway 406

CONTACT:

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# Listing Specifications

PEN CENTRE | #17 - 221 Glendale Ave, St. Catharines, ON

Location Inside the Pen Centre

Zoning C4 - Major Commercial

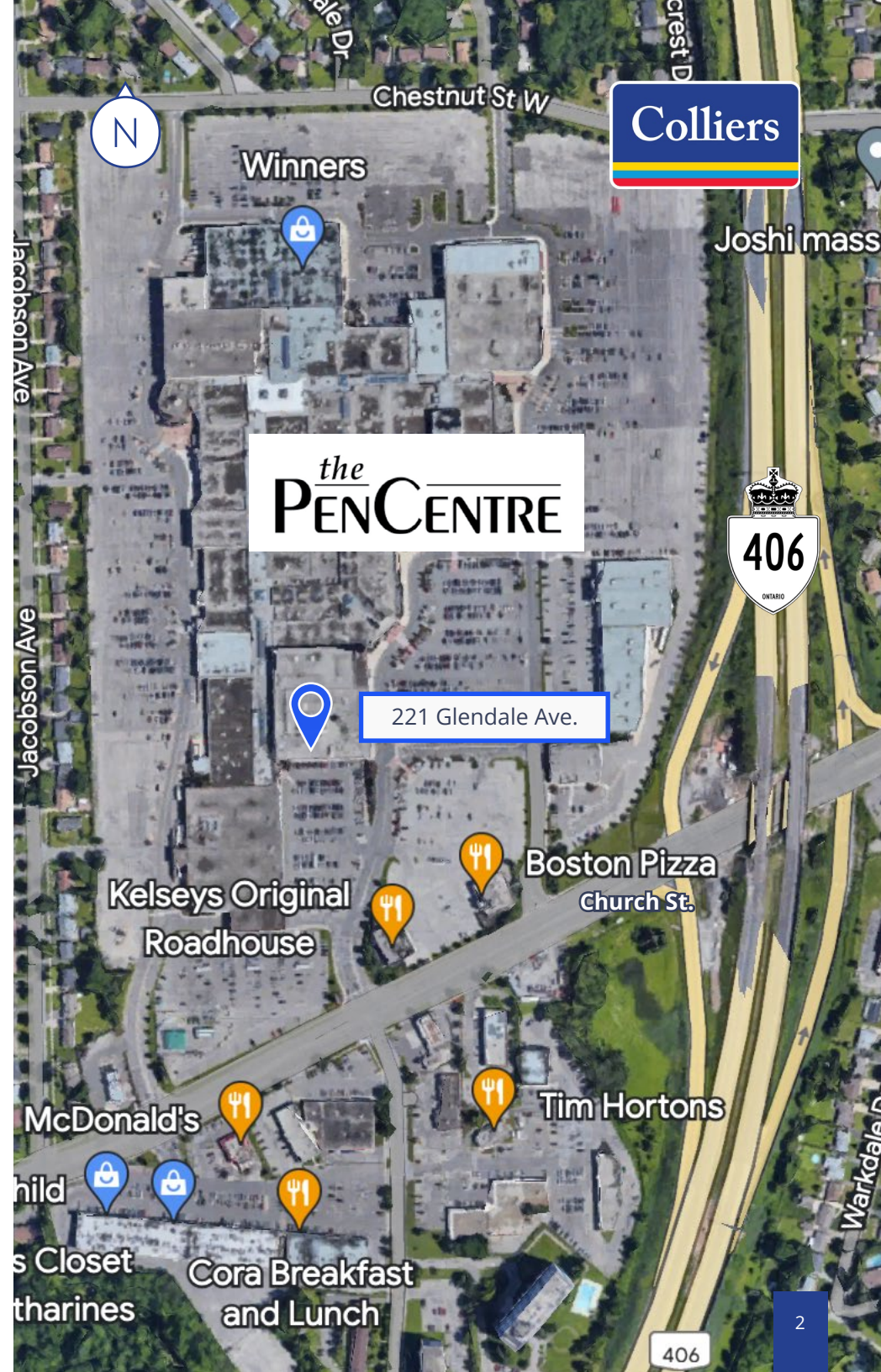
Available Unit Unit 17

Sale Price \$169,000

Taxes (2024) TBD

## Comments

- Prime location in the Pen Centre, St. Catharines
- Ready-to-operate business
- The most renowned shopping mall in Niagara Region
- Features major retailers such as Shoppers, Walmart, Hudson's Bay, Zehrs, and Landmark Cinema
- Conveniently located near Highway 406
- This turn key business presents a opportunity for a new owner to add additional revenue streams
- Become apart of the future of entertainment



# Business Photos

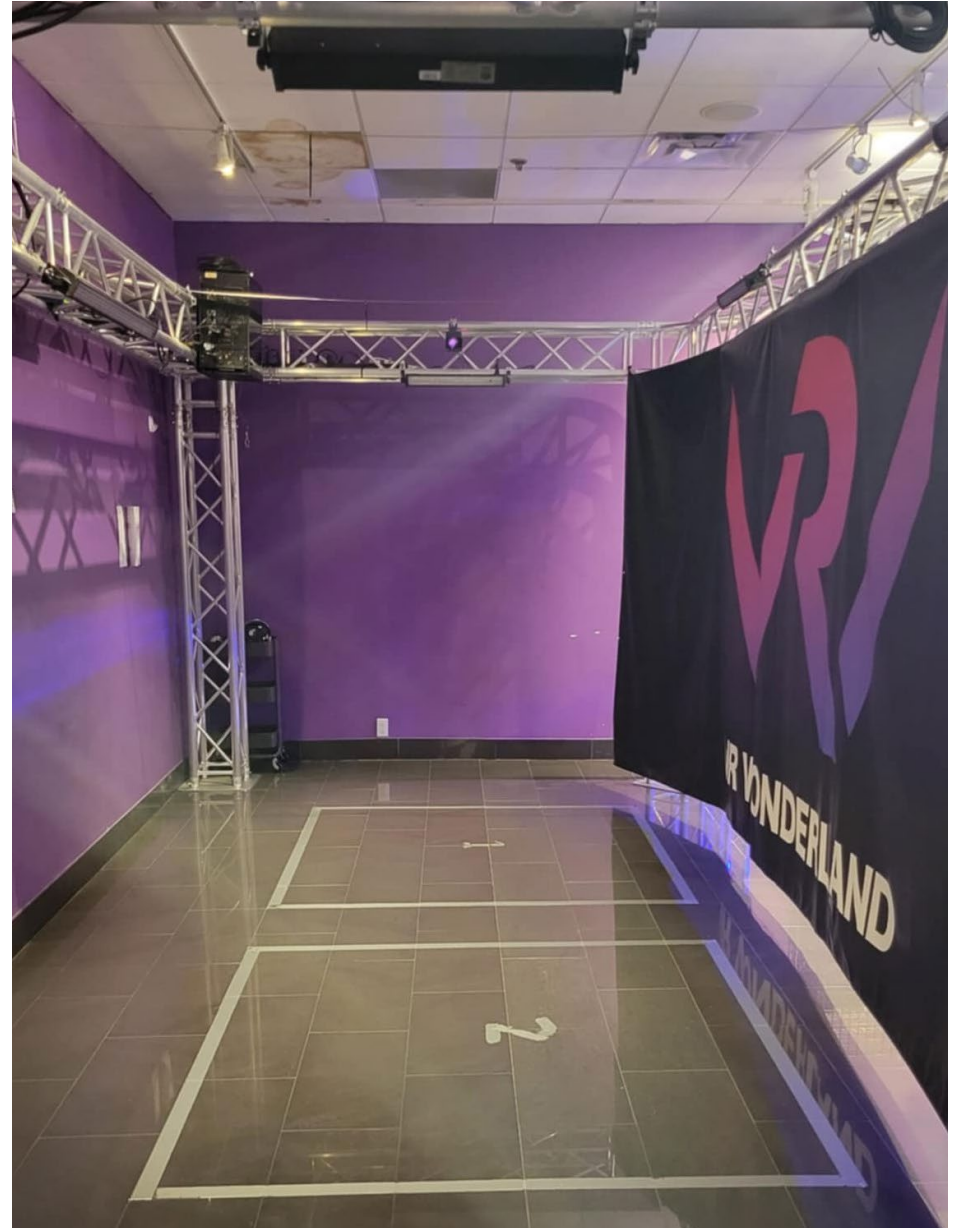


PEN CENTRE | #17 - 221 Glendale Ave, St. Catharines, ON



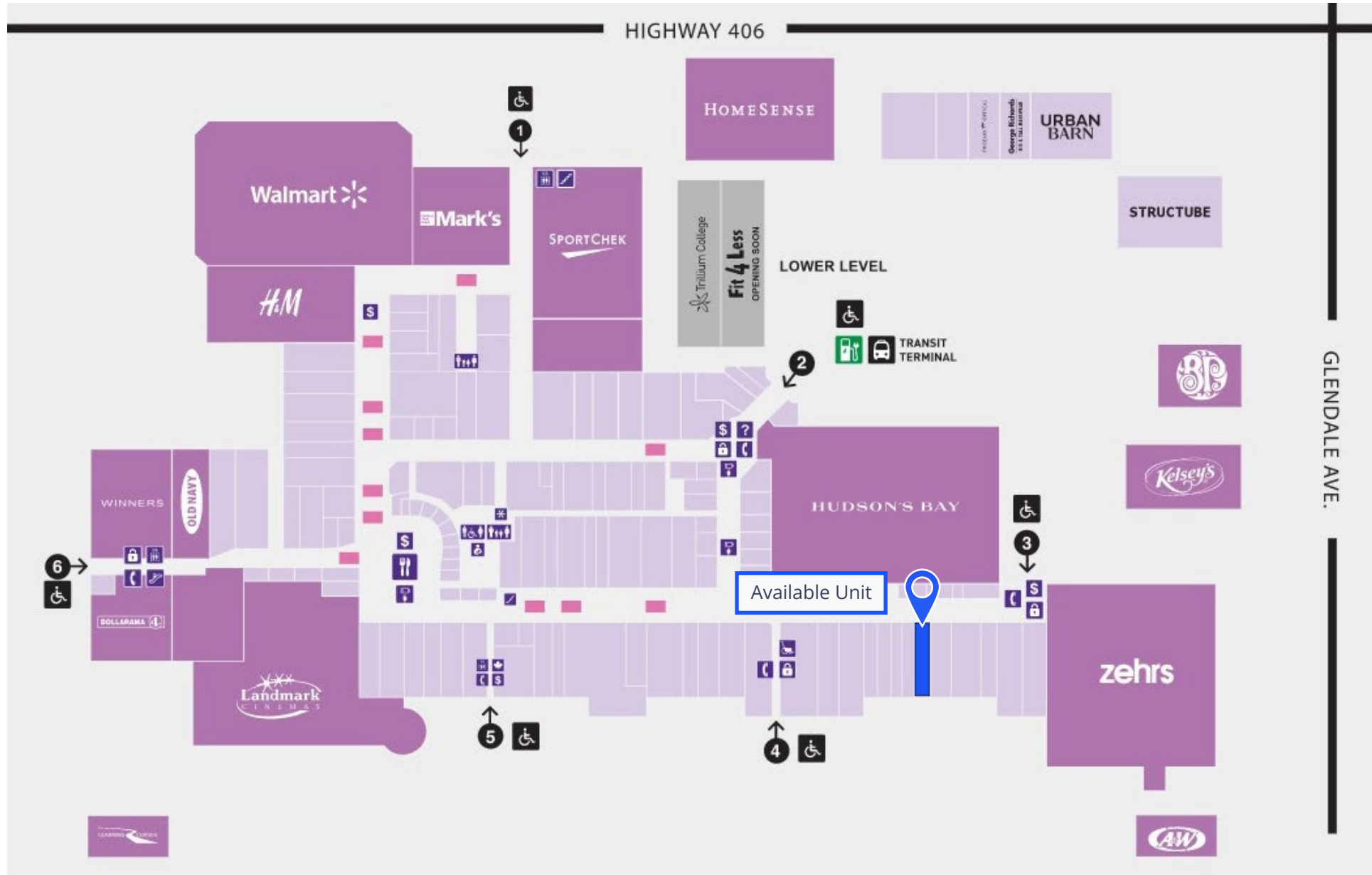
# Business Photos

PEN CENTRE | #17 - 221 Glendale Ave, St. Catharines, ON



# Floor Plan

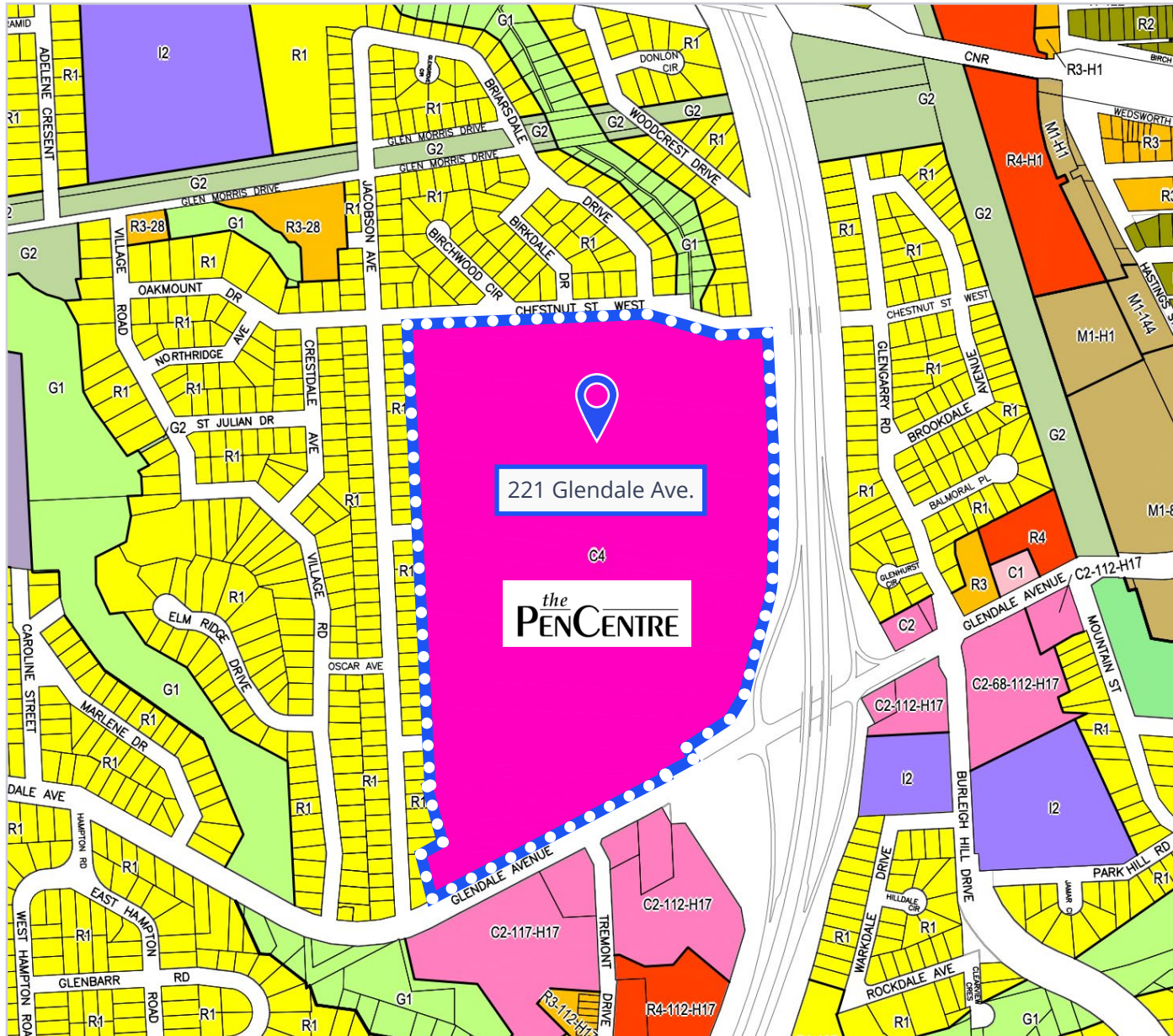
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# Zoning C4 - Major Commercial



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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
- Hotel / Motel
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Nightclub
- Office
- Place of Assembly / Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College

# Pen Centre Neighbour Businesses



PEN CENTRE | #17 - 221 Glendale Ave, St. Catharines, ON



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BUSINESS FOR SALE - VR WONDERLAND

\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

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

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### CONTACT:

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