

OFFICE/ RETAIL BUILDING FOR LEASE



#6 & 7 | 516 GARRISON ROAD | FORT ERIE | ON

±500 SF to ±1,339 SF Boutique Multi-Tenant Office
Close to QEW Highway Access & U.S.A. Border at Peace Bridge



Accelerating success.

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

colliercanada.com/niagara

**Sales Representative*

ANDREW ROSELLI*

+1 905 327 7579 | andrew.roselli@colliers.com

RALPH ROSELLI* SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

Frontage with Sign



Property Highlights

516 GARRISON RD. | FORT ERIE | ON



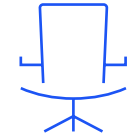
Located in a high traffic area with great exposure on Garrison Road



Surrounded by commercial businesses



Close to all amenities including quick service restaurants



Move-in ready unit, offering a functional layout well-suited for retail & office uses



Annual average daily traffic count > 30,000 vehicles per day.



Easy access to QEW Highway and the U.S.A. border

Parking Lot



Listing Specifications

#6 & 7 | 516 GARRISON ROAD | FORT ERIE | ON

Colliers

Location NE Corner of Garrison Road & Walden Avenue

Site Area ±0.65 Acres

Available Unit Unit 6 and 7

Rent Includes Common Elements, Exterior Maintenance, Landscaping, Property Taxes, Snow Removal, Structural Maintenance

Zoning C3 - Highway Commercial Zone

Official Plan Commercial

Frontage ±296 ft. on Garrison Road

Utilities Tenant is responsible for all utilities

Parking On-site unassigned, paved outdoor parking

Comment

- High traffic location on Garrison Road
- Pylon signage and sign boxes available
- Ideally situated in a high-visibility multi-tenanted plaza
- Close to Highway and Peace Bridge
- Formerly used as an insurance brokerage
- Move-in ready, offering a functional layout well-suited for professional office or retail uses.

UNIT 6

AVAILABLE AREA: **±500 SF**

\$1,250/Month Gross Lease + HST + Utilities

UNIT 7

AVAILABLE AREA: **±839 SF**

\$2,100/Month Gross Lease + HST + Utilities

UNIT 6 & 7

AVAILABLE AREA: **±1,339 SF**

\$2,700/Month Gross Lease + HST + Utilities



Exterior Photos

516 GARRISON ROAD | FORT ERIE | ON

Colliers



Interior Photos

516 GARRISON ROAD | FORT ERIE | ON

Colliers

Unit 6



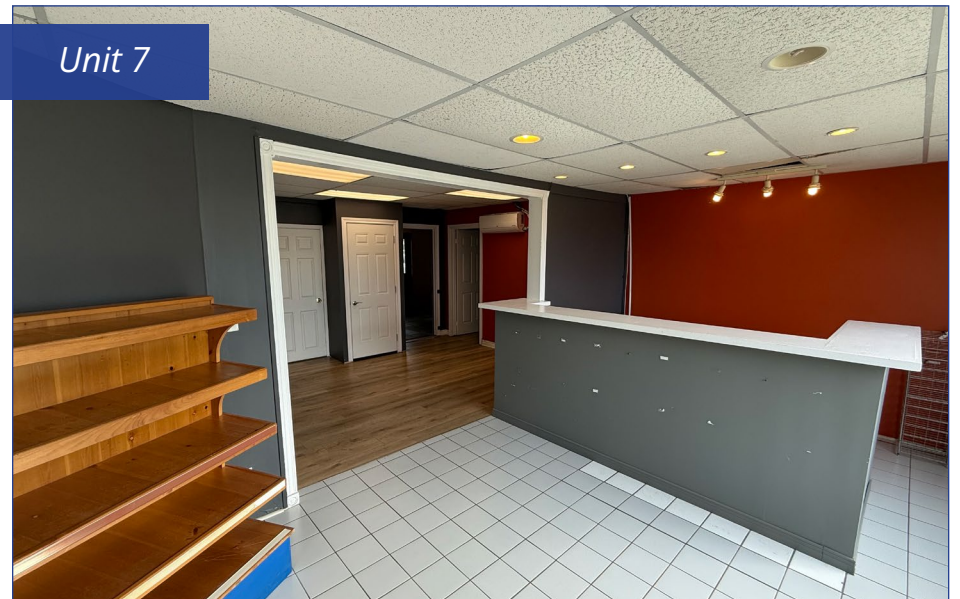
Unit 6



Unit 7



Unit 7



Interior Photos

516 GARRISON ROAD | FORT ERIE | ON



Unit 7



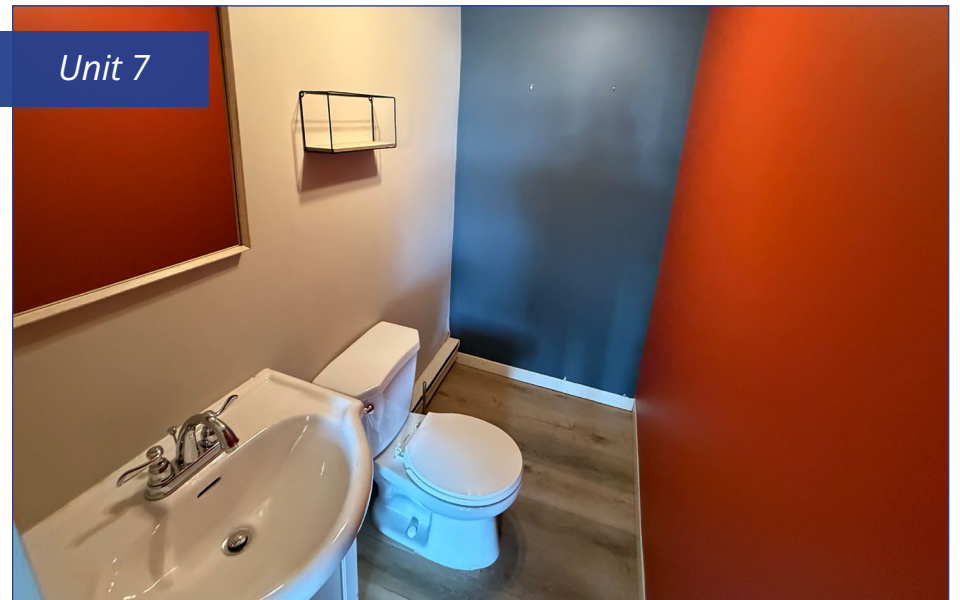
Unit 7



Unit 7



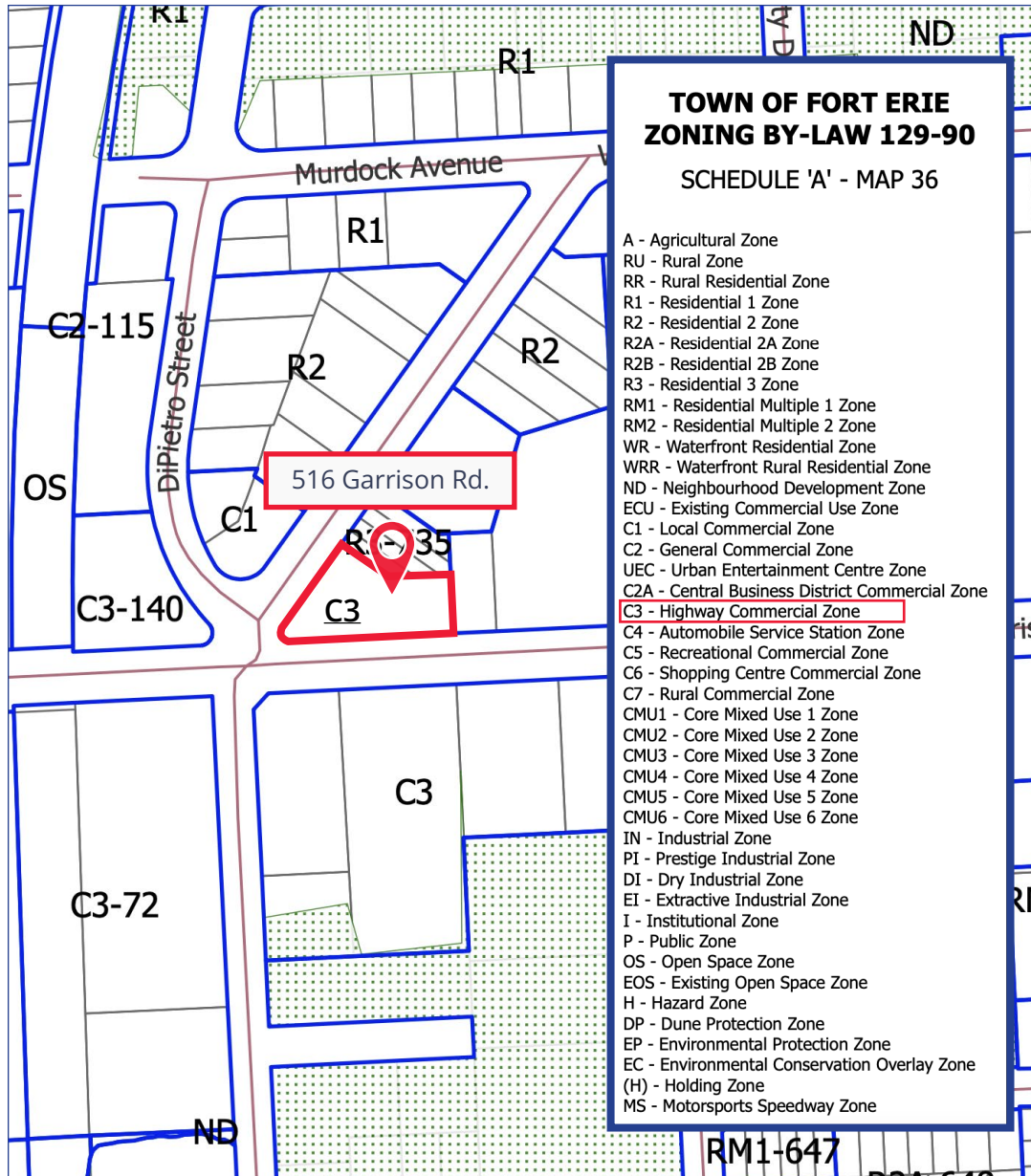
Unit 7



Zoning C3 - Highway Commercial

516 GARRISON ROAD | FORT ERIE | ON

Colliers



Permitted Uses

- Clinic
- Personal service shops
- Professional & business offices
- Retail stores
- Spa Services
- Bake Shops
- Banks & Financial Institutions
- Brewer's Retail outlets
- Building supply sales
- Car wash
- Catering establishments
- Dairy
- Day nursery
- Dry cleaning outlets
- Dry cleaning plants
- Eating Establishments
- Equipment Rentals and Servicing
- Farm supply and service establishments
- Farm product market
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor stores
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Public Libraries
- Parking garages
- Public transportation depots including bus/rail stations
- Service shops
- Supermarket
- Taverns
- Taxi establishments
- Vehicle sales/rental Establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video outlet Sales & Rental Establishment

Area Neighbours

516 GARRISON ROAD | FORT ERIE | ON

Colliers



Garrison Road

Garrison Road

Garrison Road

#6 & 7 - 516 Garrison Road
FOR LEASE - OFFICE/RETAIL UNIT



\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

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 May 2025

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2025. All rights reserved. Colliers International Niagara Ltd., Brokerage

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

CONTACT:

ANDREW ROSELLI*

+1 905 327 7579 | andrew.roselli@colliers.com

RALPH ROSELLI*, SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

**Sales Representative*

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

www.collierscanada.com/niagara

