



#A201 | 50 NIAGARA STREET | ST. CATHARINES | ON
±3,155 SF Industrial Unit in a High
Traffic Plaza **Available For Lease**

LEASE RATE **\$10.00/SF GROSS LEASE + HST + Utilities**

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Unit A201 Details

#A201 | 50 NIAGARA STREET | ST. CATHARINES | ON

Location SE Corner of Niagara Street & Davidson Street

Available Unit Unit A201: ±3,155 SF
Can be combined with unit A101 (±2,592 SF) directly below & connected via private staircase between the two floors for a total of 5,747 SF

Lot Dimension Frontage: ±327 ft. | Depth: ±351 ft.

Zoning M3-H1 | High Density Mixed Use

Lease Price \$10.00/SF GROSS LEASE + HST + Utilities
(Water included in rent provided Tenant is not using it as part of business process)

Opt. Charge \$20.00/ month additional charge for sleeve in pylon use.

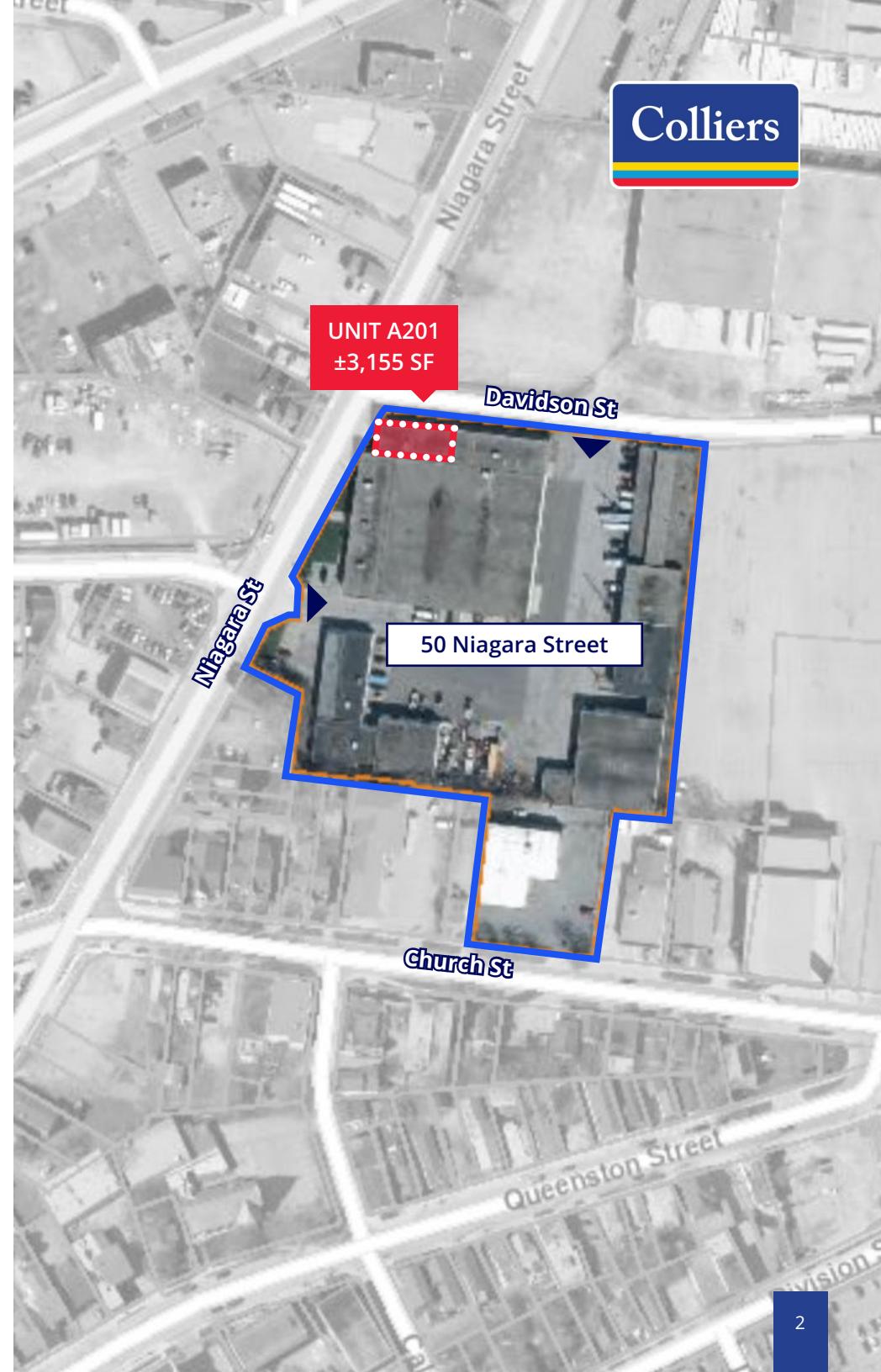
Clear Height 7' 10.5"

Features

- Support beams
- 2 washrooms
- Natural lighting
- Second floor sprinkler — pool hall
- Separate entrance

Comments

- Located in a busy multi-tenanted mixed-use plaza in the St. Catharines Downtown Core
- Open concept unit on second floor
- Very functional space for a variety of possible uses
- Tenant pays heat & hydro
- Quick and easy access to the QEW Hwy via Niagara Street ramp



Property Site Plan

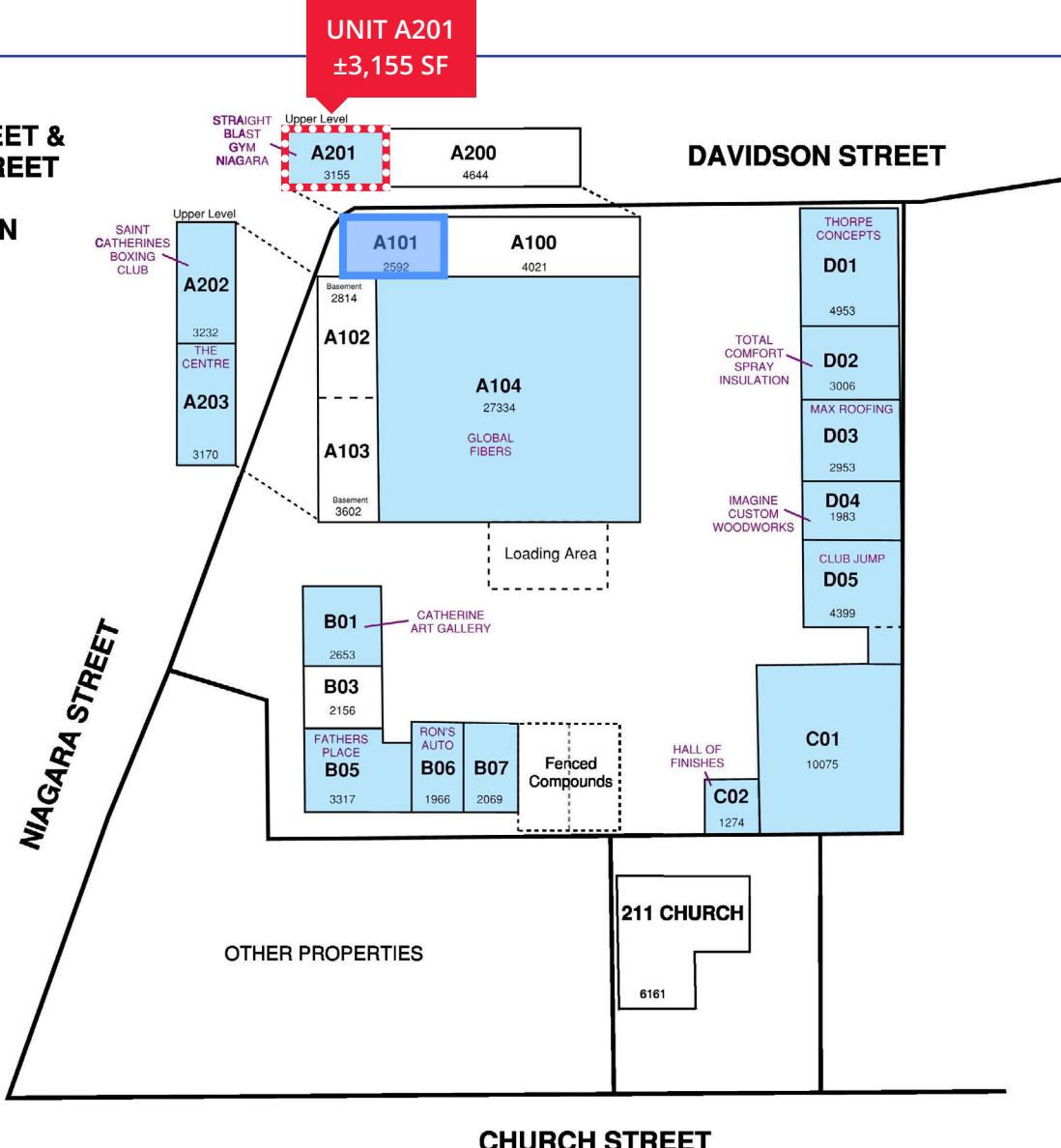


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50 NIAGARA STREET &
211 CHURCH STREET

LEASING PLAN

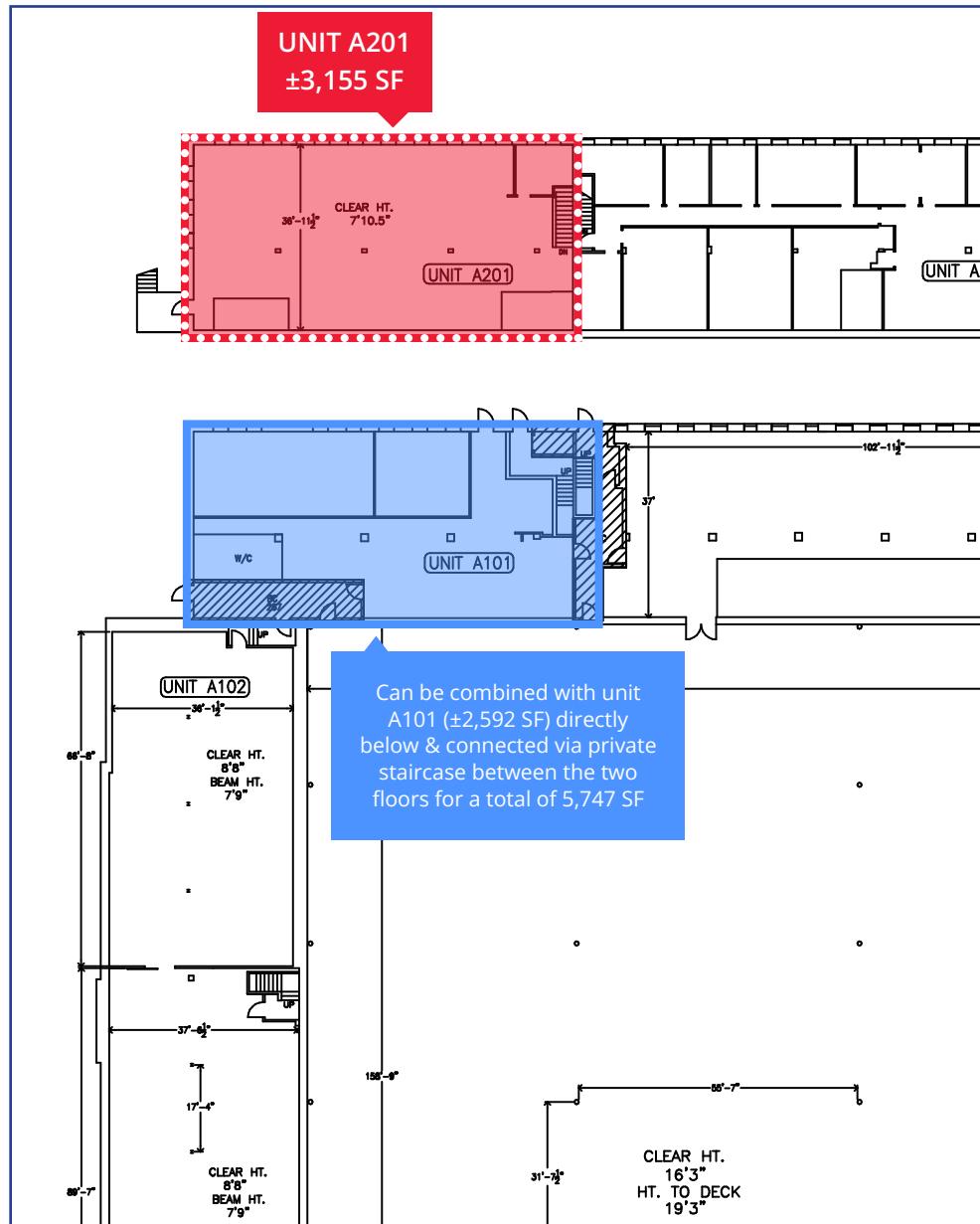
Can be combined with unit
A101 ($\pm 2,592$ SF) directly
below & connected via private
staircase between the two
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Note: Not to scale.

Unit A201 Layout

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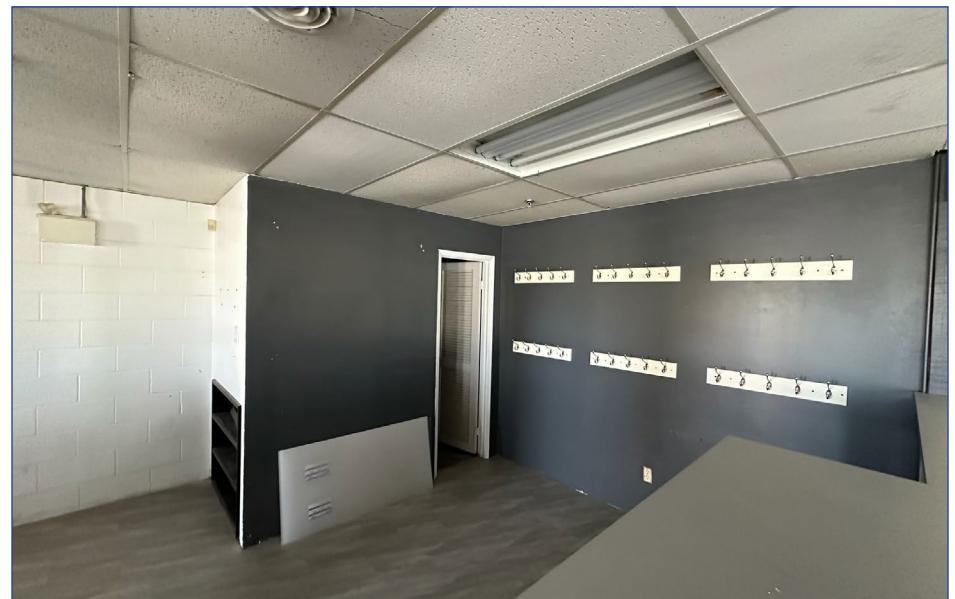
Property Photos

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Property Photos

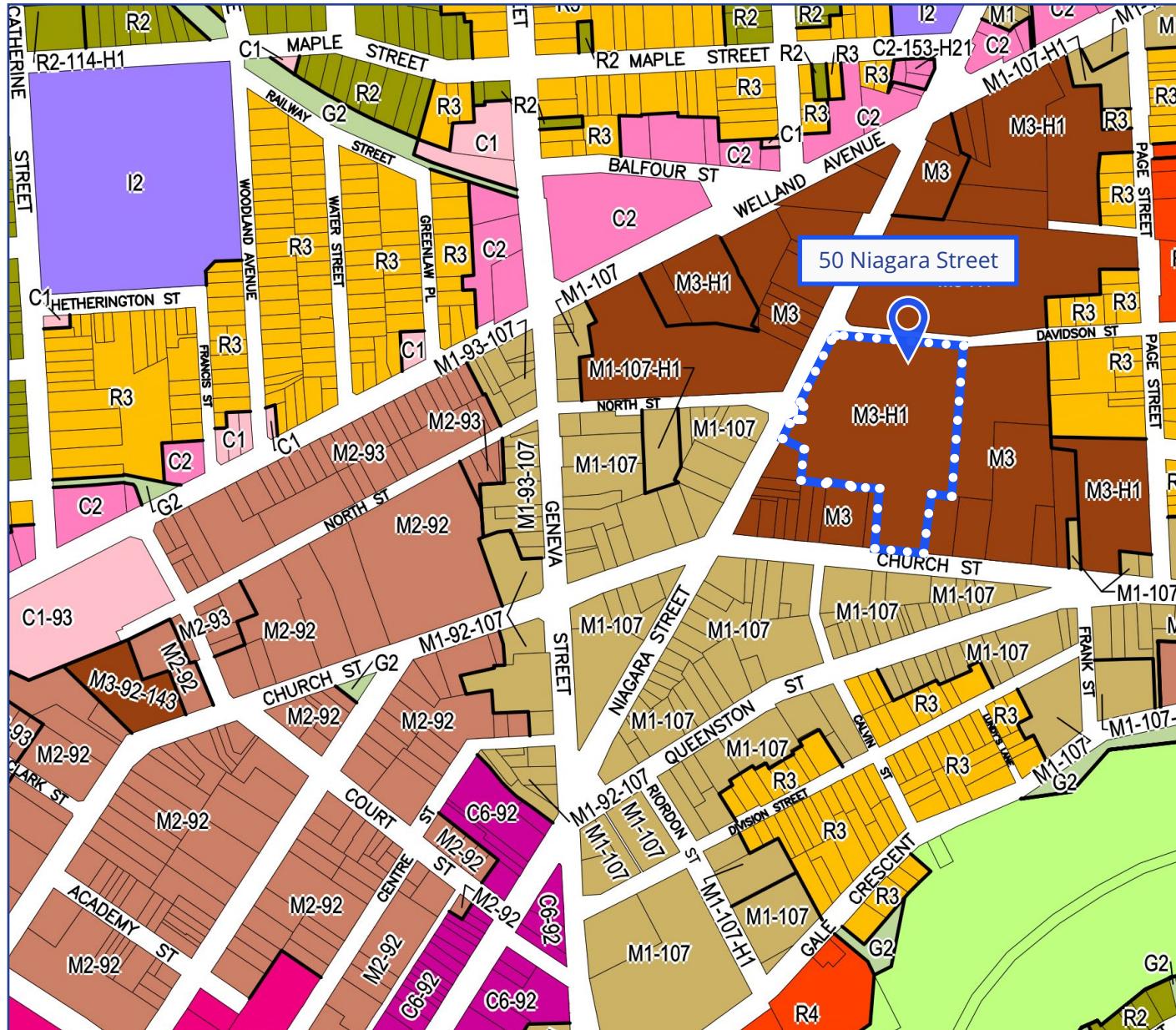
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Zoning M3-H1 | High Density Mixed Use



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Permitted Uses

- Animal Care Establishment
- Apartment Building
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel / Motel
- Long Term Care Facility
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- School, Elementary
- School, Secondary
- Service Commercial
- Social Service Facility
- Theatre
- Townhouse
- University/College

Area Neighbours

Colliers

#A201 | 50 NIAGARA STREET | ST. CATHARINES | ON



\$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

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 22,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of more than \$4.4 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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