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#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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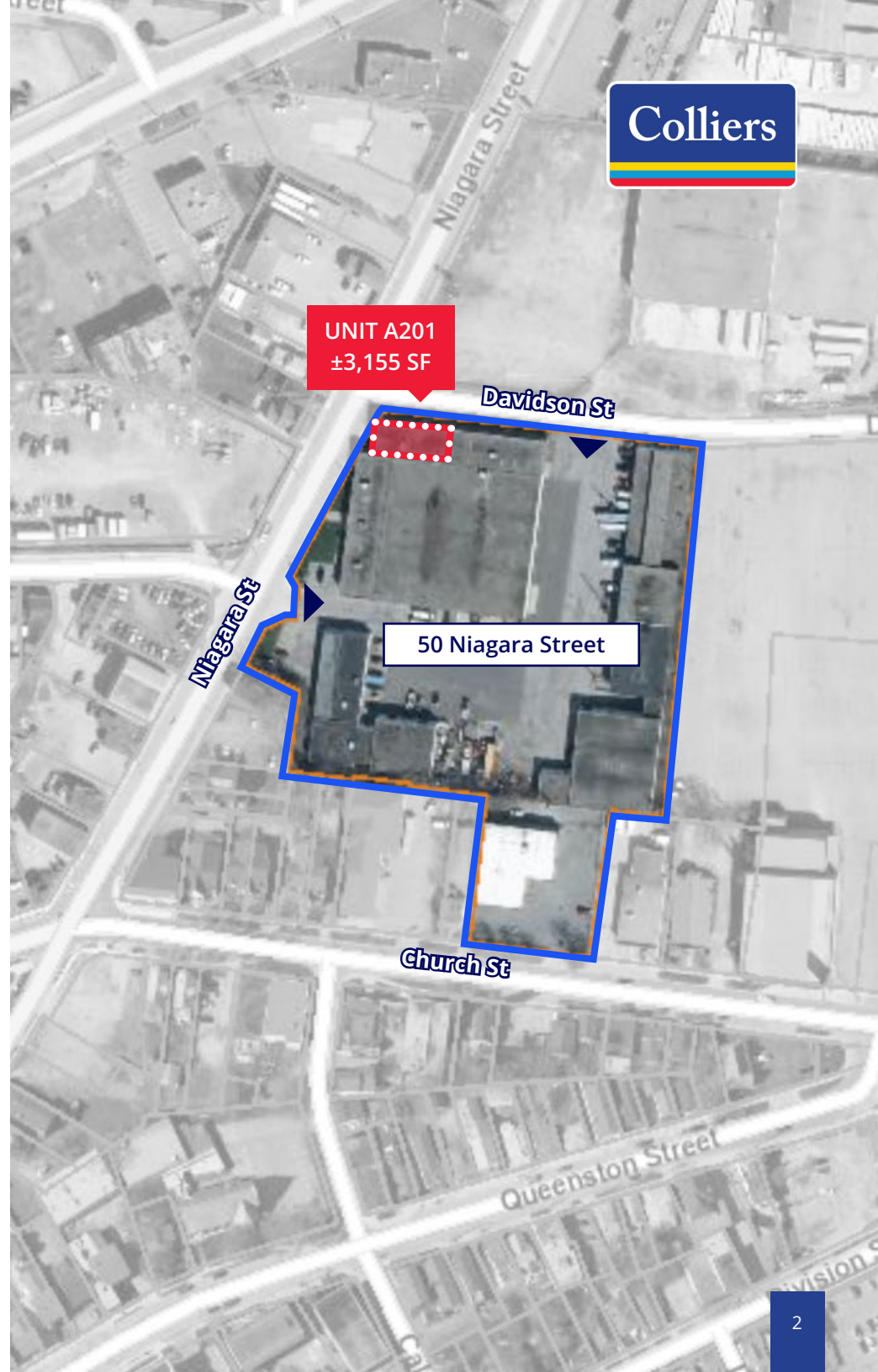
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*\*Sales Representative*



# Unit A201 Details

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

Location	SE Corner of Niagara Street & Davidson Street
Available Unit	Unit A201: $\pm 3,155$ SF <i>Can be combined with unit A101 (<math>\pm 2,592</math> SF) directly below &amp; connected via private staircase between the two floors for a total of 5,747 SF</i>
Lot Dimension	Frontage: $\pm 327$ ft.   Depth: $\pm 351$ ft.
Zoning	M3-H1   High Density Mixed Use
Lease Price	\$10.00/SF GROSS LEASE + HST + Utilities <i>(Water included in rent provided Tenant is not using it as part of business process)</i>
Opt. Charge	\$20.00/ month additional charge for sleeve in pylon use.
Clear Height	7' 10.5"
Features	<ul style="list-style-type: none"><li>• Support beams</li><li>• 2 washrooms</li><li>• Natural lighting</li><li>• Second floor sprinkler — pool hall</li><li>• Separate entrance</li></ul>
Comments	<ul style="list-style-type: none"><li>• Located in a busy multi-tenanted mixed-use plaza in the St. Catharines Downtown Core</li><li>• Open concept unit on second floor</li><li>• Very functional space for a variety of possible uses</li><li>• Tenant pays heat &amp; hydro</li><li>• Quick and easy access to the QEW Hwy via Niagara Street ramp</li></ul>



# Property Site Plan

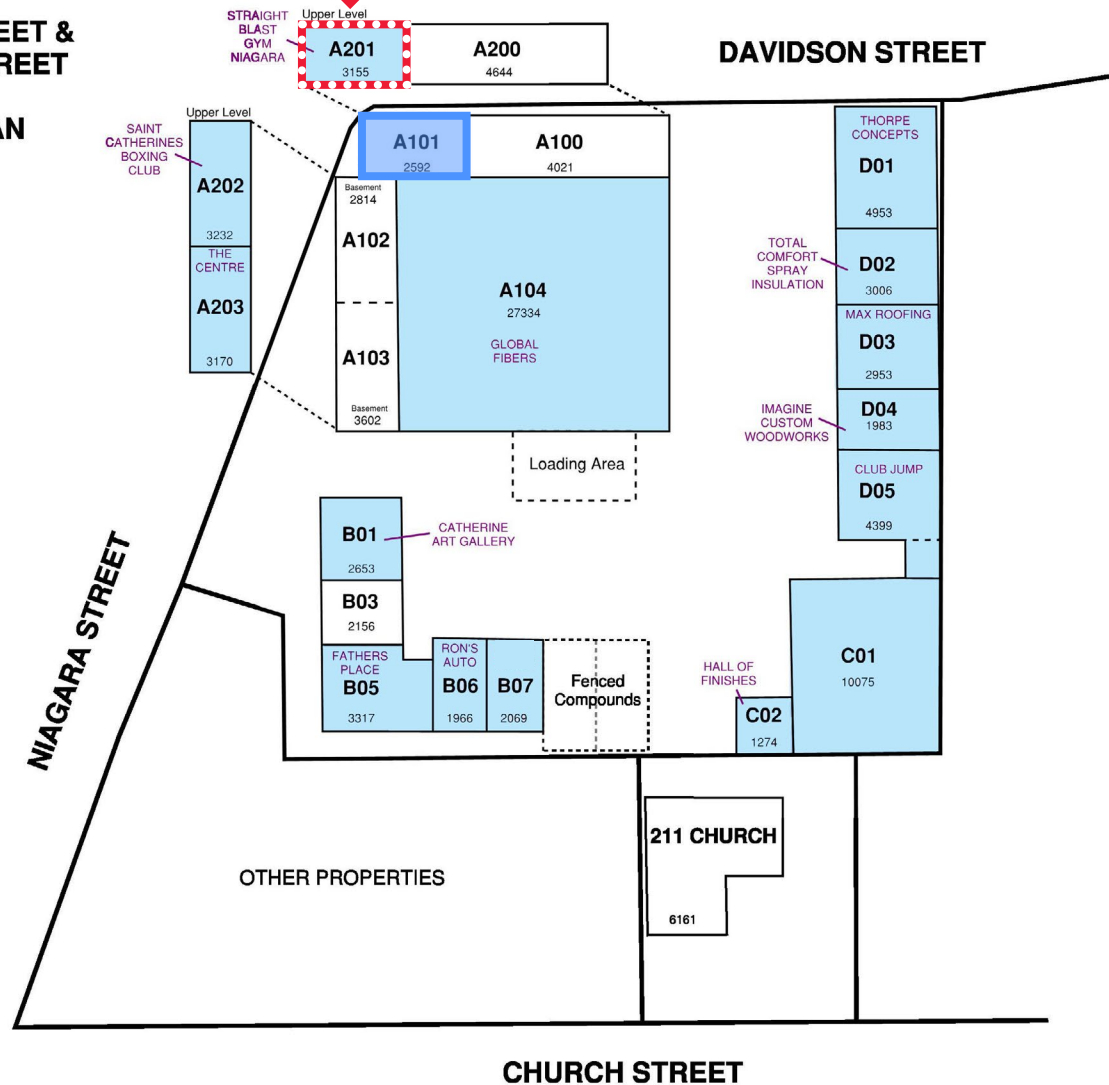
#A201 | 50 NIAGARA STREET | ST. CATHARINES | ON

UNIT A201  
±3,155 SF

50 NIAGARA STREET &  
211 CHURCH STREET

## LEASING PLAN

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

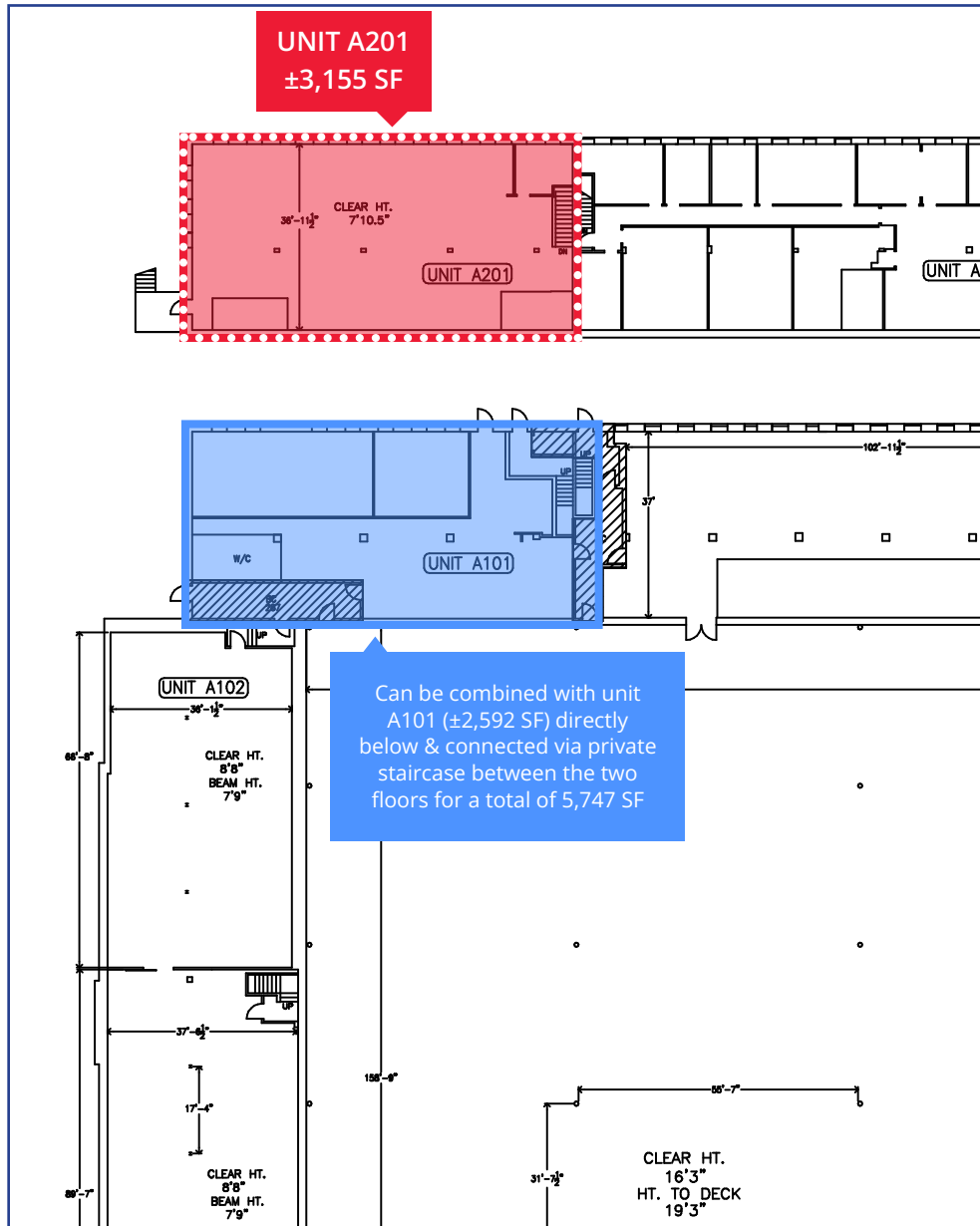


Note: Not to scale.

# Unit A201 Layout

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# Property Photos

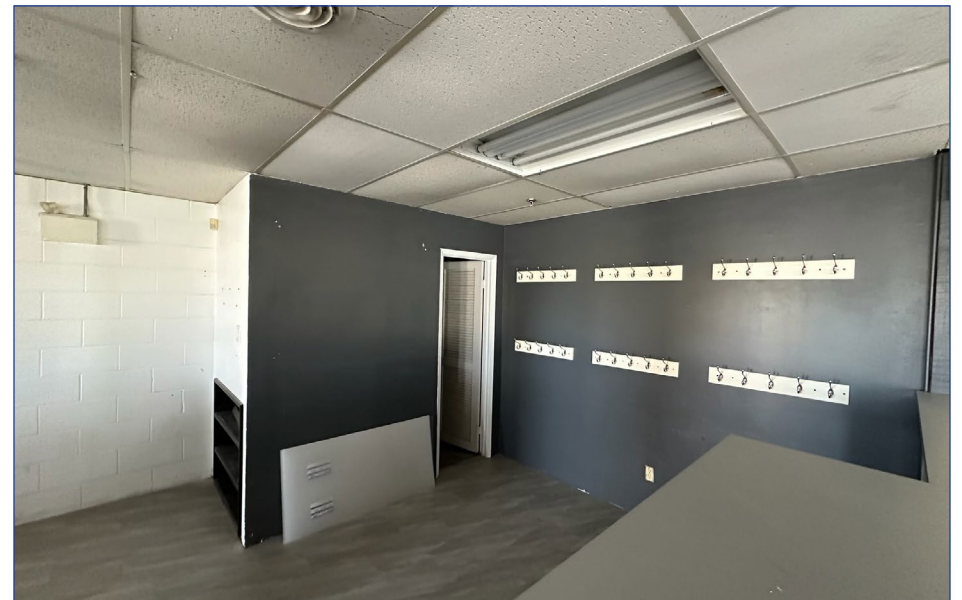
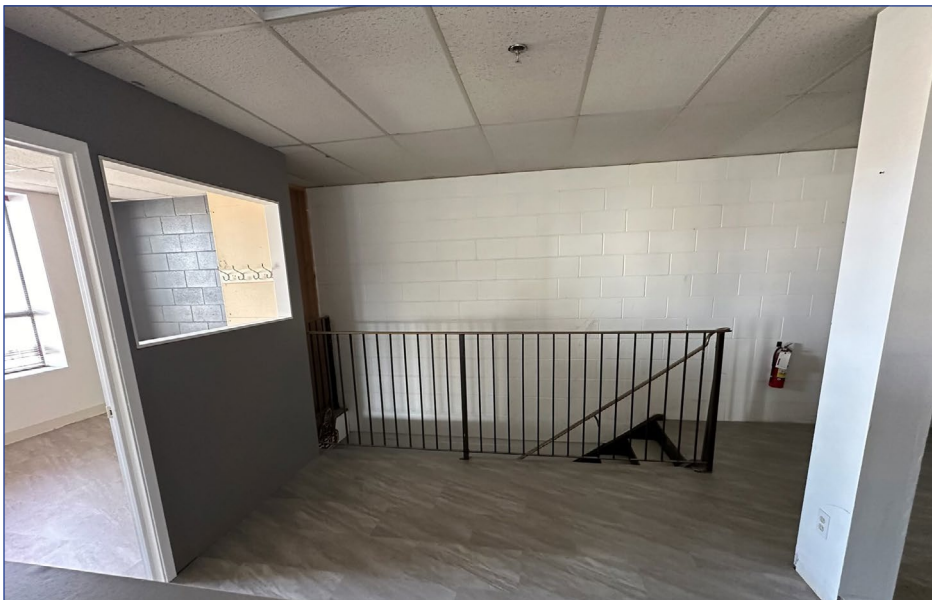
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# Property Photos

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

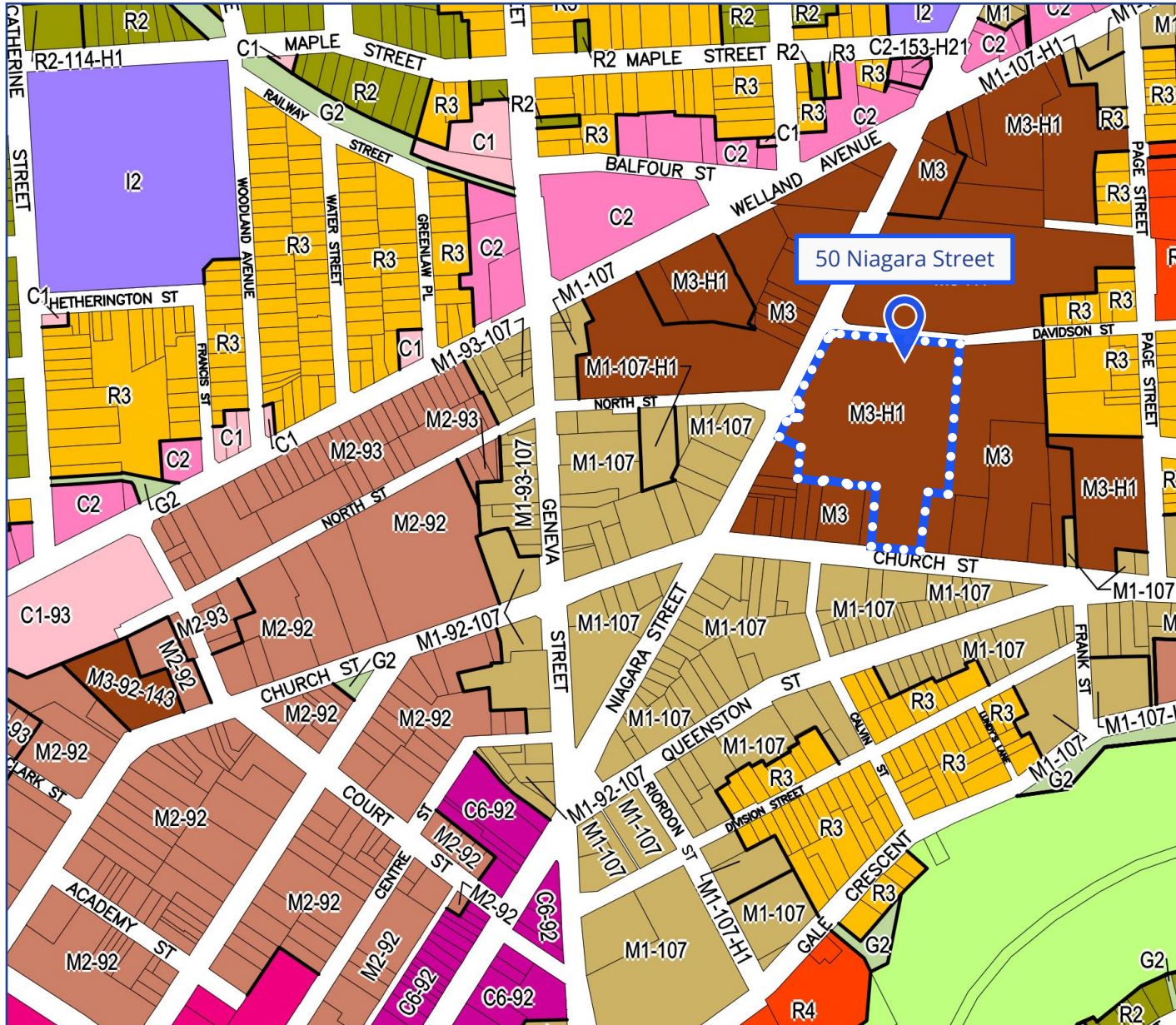




# Zoning M3-H1 | High Density Mixed Use

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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

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

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\$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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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](https://corporate.colliers.com), X @Colliers or LinkedIn.

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