

FOR SALE

LIST PRICE **\$1,550,000**

109 MARTINDALE ROAD | ST. CATHARINES | ONTARIO
**±4,853 SF Multi-Tenanted Commercial
Retail Building on High-Traffic Corner**

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Listing Specifications

109 MARTINDALE RD. | ST. CATHARINES | ON

Location SW Corner of Martindale Road & Grapeview Drive

Lot Size ±0.31 Acres

Lot Dimension Frontage: ±127.89 ft. | Depth: ±83.78 ft.

Building Area ±4,853 SF

Listing Price \$1,550,000

Taxes (2024) \$17,276.90

Zoning C1 - Local Convenience Commercial
R1 - Low Density Residential

Comments

- Multi-tenanted Commercial Retail building on a signalized
- Located at a high-traffic corner
- Close to 4th Avenue and Highway 406 access
- Surrounded by all amenities
- Currently demised into two commercial units
- Drawings available for an addition to create a 2-storey mixed use 2-unit commercial retail with FOUR 2-bedroom 2nd floor residential units

RESTRICTIVE COVENANT:

Buyer acknowledges that the property may not be used for the operation of a grocery or convenience store use for a period of ten (10) years from the date of closing, covenant to be registered on title.

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Property Photos

109 MARTINDALE RD. | ST. CATHARINES | ON



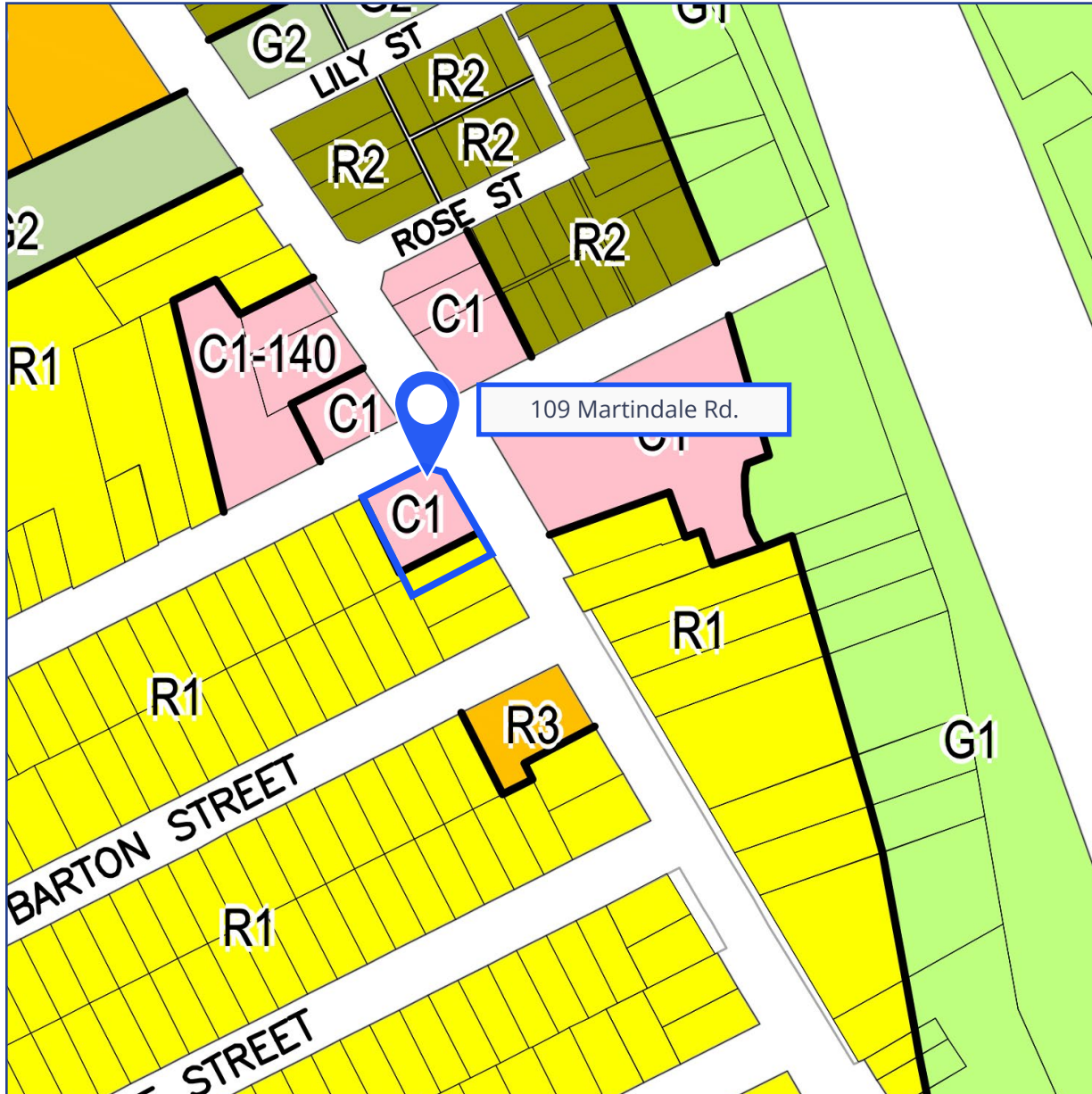
Property Photos

109 MARTINDALE RD. | ST. CATHARINES | ON



Zoning C1 and R1

109 MARTINDALE RD. | ST. CATHARINES | ON



C1 - Local Convenience Commercial

PERMITTED USES

- Animal Care Establishment
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Motor Vehicle Gas Station
- Office
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility

R1 - Low Density Resident (Suburban Neighbourhood)

PERMITTED USES

- Dwelling, Detached
- Dwelling, Semi-detached
- Dwelling, Quadruplex
- Townhouse
- Private Road Development

Area Neighbours

109 MARTINDALE RD. | ST. CATHARINES | ON



109 Martindale Rd.
FOR SALE | COMMERCIAL BLDG.

\$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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