

FOR LEASE

Colliers

Sophia's

LIST PRICE: **\$4,000**/Month Gross Lease + HST + Utilities

**#1 | 111 NIAGARA BOULEVARD | FORT ERIE | ON
±1,600 SF Fully Built-Out Lounge and Bar,
High-Visibility Across From the Niagara River**

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Accelerating Success.

Property Details

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Location Corner of Forsythe Street & Niagara Boulevard

Available Unit Unit 1: ±1,600 SF

Lease Price \$4,000/Month Gross Lease + HST + Utilities

Zoning CMU6-612 | Core Mixed Use 6

Occupancy Available immediately

- Comments**
- Fully built-out lounge and bar
 - Positioned in a high-visibility area near the Niagara River, Peace Bridge, and Fort Erie's active waterfront corridor
 - Benefiting from strong local and cross-border traffic
 - The space is fully operational and ready for immediate opening, featuring a complete bar, kitchen, and wine cellar
 - The lease includes all tables, chairs, TVs, bar fixtures, security and fob systems and equipment
 - The layout offers a unique, flexible setup, allowing a new operator to continue the existing concept or easily reimagine the space to suit their own vision
 - Multiple parking options available
 - Indoor seating for 30 patrons + up to 20 patio seats

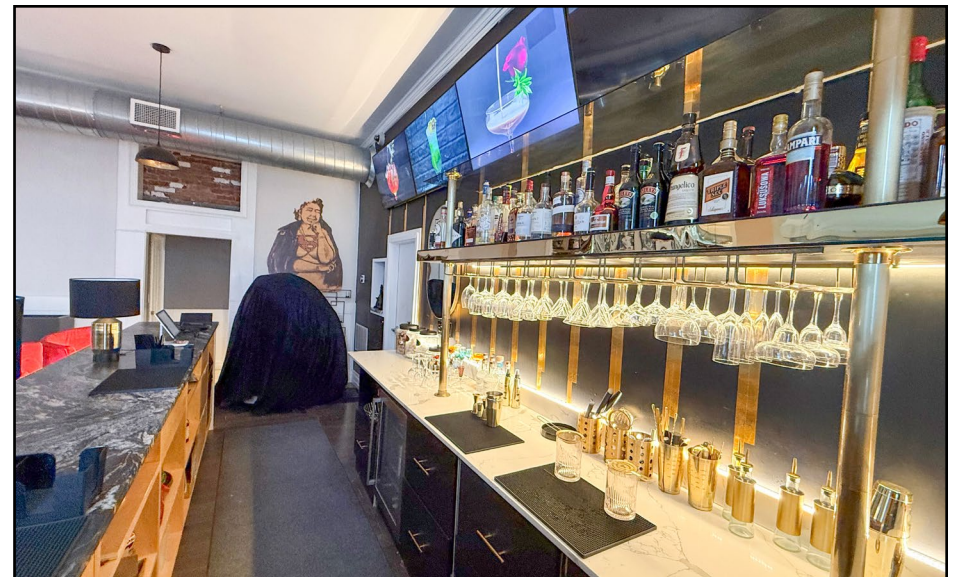
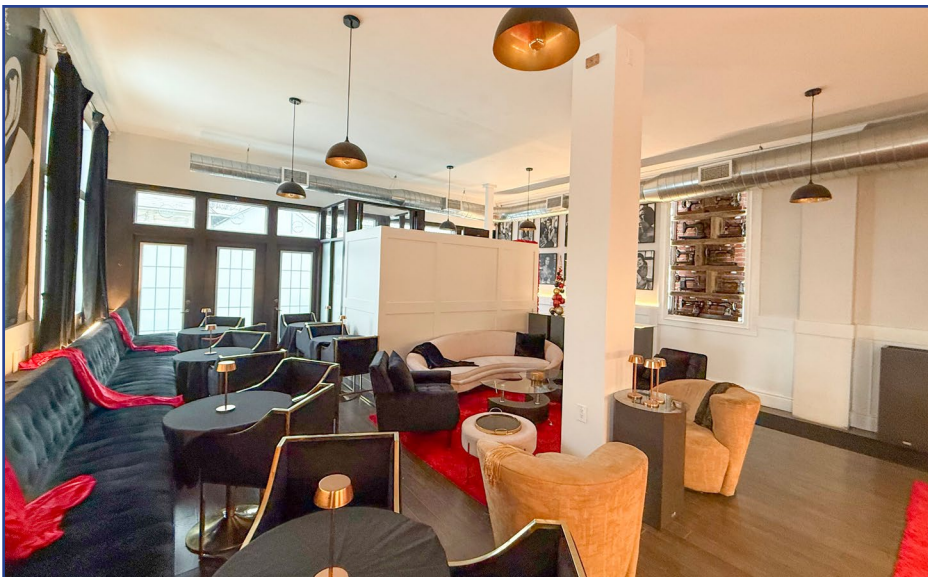
Property Photos

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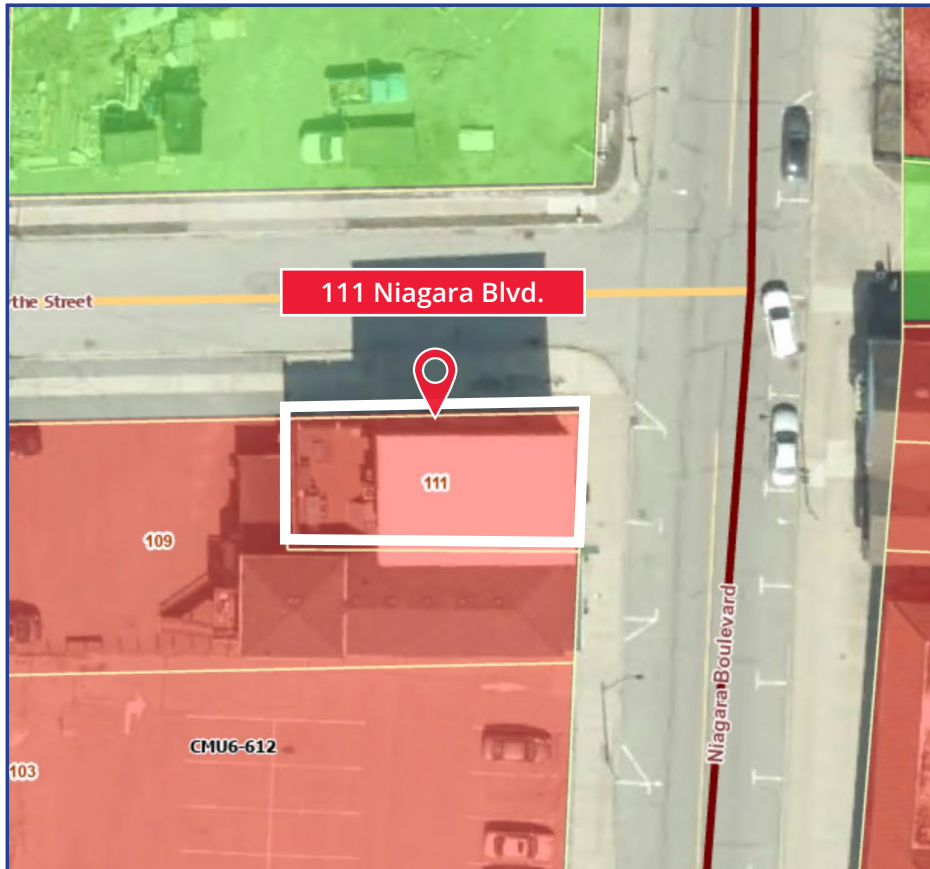
Property Location

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Zoning CMU6-612 Core Mixed Use 6



Permitted Uses

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer's Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Workshops
- Day Nursery
- Department Stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Florist
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Motels
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Printing Establishments
- Private or Commercial Clubs
- Public Parking Garages
- Public Parking Lots
- Private Parking Lots
- Public Transportation depots including Bus Stations and Rail Stations
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Video Outlet Sales and Rental Establishments
- Existing stand-alone residential uses
- Dwelling Units
- Uses, buildings and structures accessory to any permitted commercial or residential use

EXCEPTIONS TO CORE MIXED USE 6 (CMU6) ZONE

CMU6-612 (2-2018) - 85, 91-93, 95, 103, 109, 111, 129, 131-139, 0, 155, 161, 169 and 177 Niagara Boulevard

These lands are zoned "Core Mixed Use 6 (CMU6-612) Zone" and all of the provisions that relate to lands zoned "Core Mixed Use 6 CMU6 Zone" by this By-law shall apply to those lands zoned "Core Mixed Use 6 (CMU6-612) Zone", except:

Notwithstanding the provisions of Subsection 26F.3:

- a) Maximum Height 5 storeys (16m)
- b) Setback from any Residential Zone 15m

\$5.5B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B+

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 November 2025

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Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms—Real Estate Services, Engineering, and Investment 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, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.5 billion in annual revenues, a team of 24,000 professionals, and more than \$108 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.

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