



**131 Dieppe Road**

St. Catharines | Ontario

**FOR LEASE** | GENERAL EMPLOYMENT ZONING

**±25,000 SF Commercial  
Building with Office**

LIST  
PRICE

**\$9.50/SF NET**  
**\$4.50/SF TMI**  
+ HST + Utilities

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# Listing Specifications

131 DIEPPE ROAD | ST. CATHARINES | ON

**Location** Dieppe Road, just West of Neilson Avenue

**Total Area** ±1.565 Acres

**Building Size** ±25,000 SF

**Zoning / OP** E2 - General Employment / General Employment

**Lease Price** \$9.50/SF NET + TMI + Utilities + HST

**TMI (2024)** \$4.50/SF

**Clear Height** 14 ft.

**Doors**

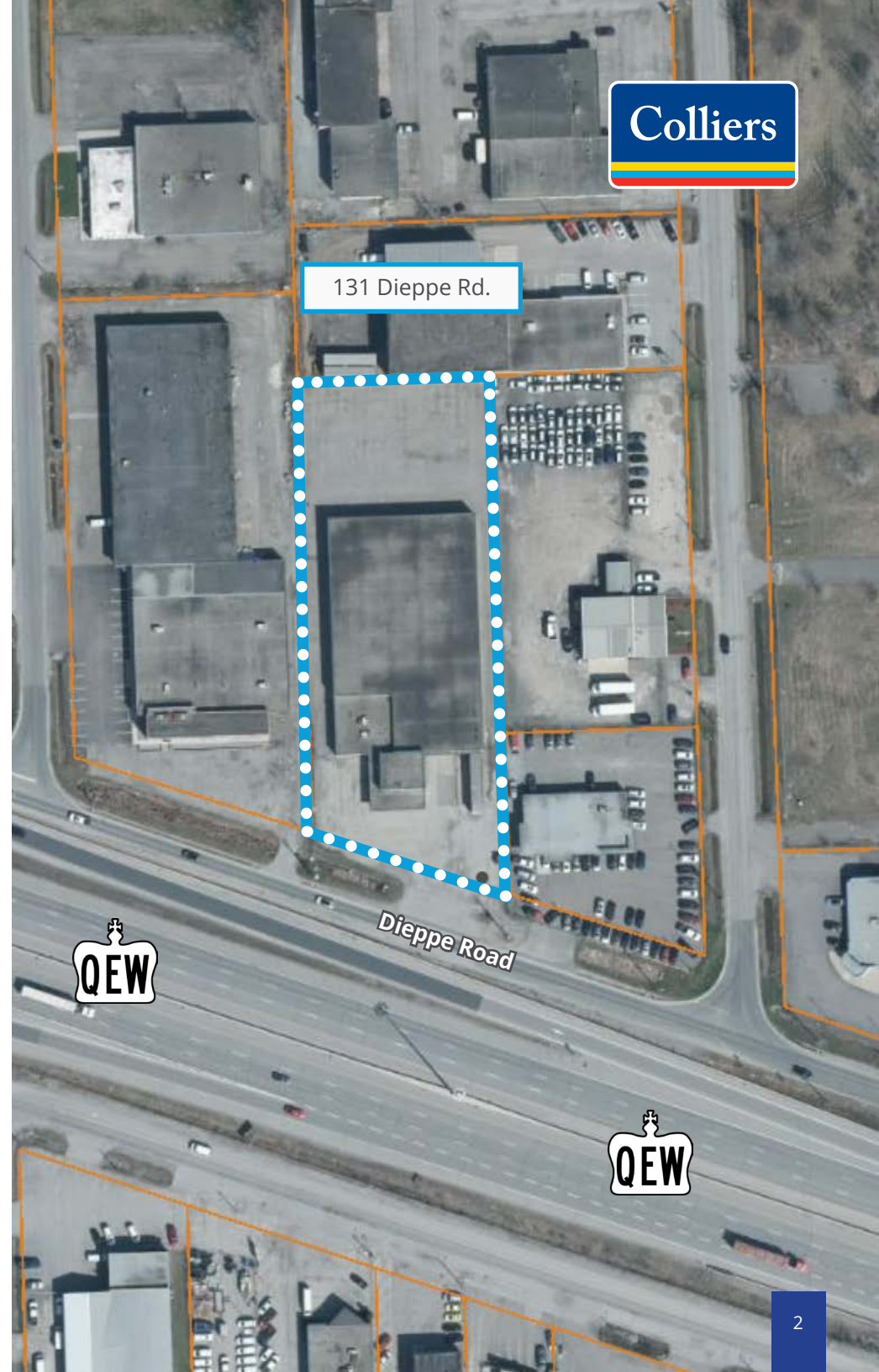
- One loading dock
- One drive-in overhead door

**Comments**

- Commercial Building along North Service (Dieppe) Road with excellent QEW Highway exposure.
- Large front display windows, fully air conditioned office and one loading docks.
- Main floor bathroom and 2nd floor kitchen, & bathroom.
- Brick & block building with fenced compound.
- 3 radiant tube heaters, basic LED lighting, 600v/3-phase hydro.
- Ample on-site parking & easy QEW Highway access.

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131 Dieppe Rd.



# Exterior Photos

131 DIEPPE ROAD | ST. CATHARINES | ON



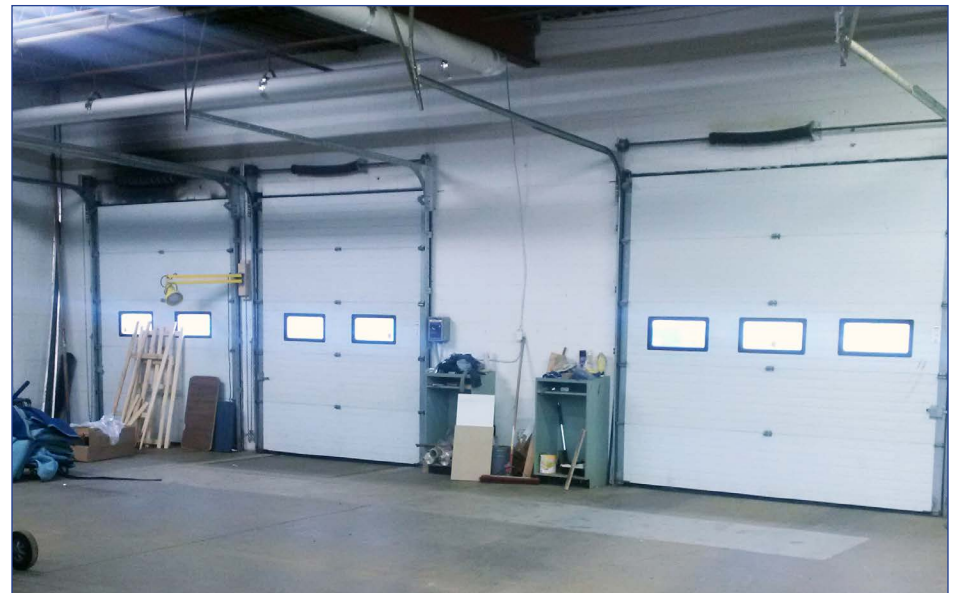
# Exterior Photos

131 DIEPPE ROAD | ST. CATHARINES | ON



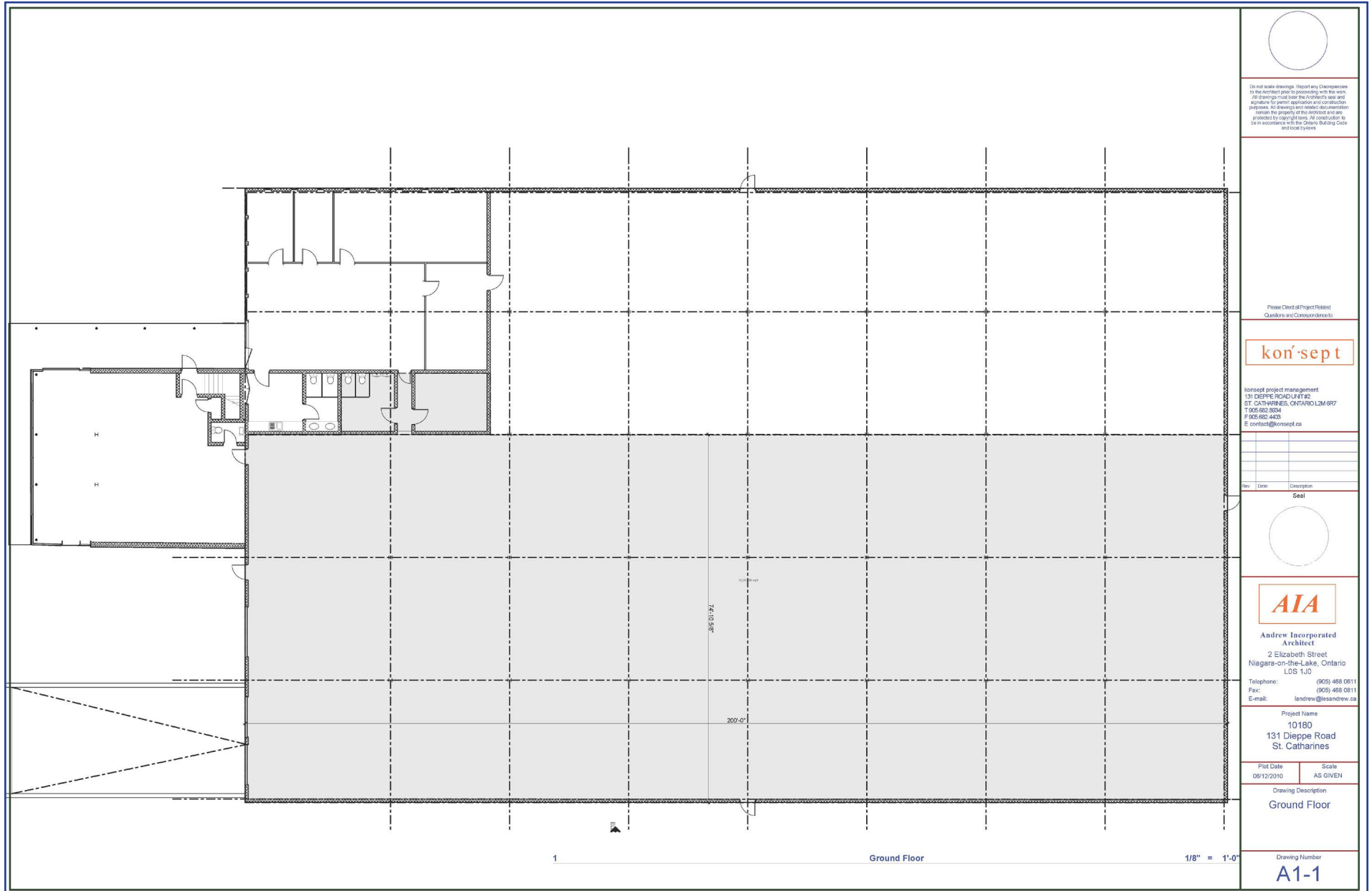
# Interior Photos

131 DIEPPE ROAD | ST. CATHARINES | ON



# Floor Plan

131 DIEPPE ROAD | ST. CATHARINES | ON



Do not scale drawings. Report any discrepancies to the architect prior to proceeding with the work. All drawings must bear the Architect's seal and signature for permit application and construction purposes. All drawings and related documentation remain the property of the Architect and are provided to registered clients. All construction is in accordance with the Ontario Building Code and local bylaws.

Please Check all Project Related Questions and Comments/Revisions



kon'sept project management  
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ST. CATHARINES, ONTARIO L2M 6R7  
T: 905 682 8004  
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E: contact@konsept.ca

No.	Date	Description

Seal



Andrew Incorporated  
Architect  
2 Elizabeth Street  
Niagara-on-the-Lake, Ontario  
L0S 1J0

Telephone: (905) 465 0811  
Fax: (905) 465 0811  
E-mail: landrew@lesandrew.ca

Project Name  
10180  
131 Dieppe Road  
St. Catharines

Plot Date: 06/12/2010 Scale: AS GIVEN

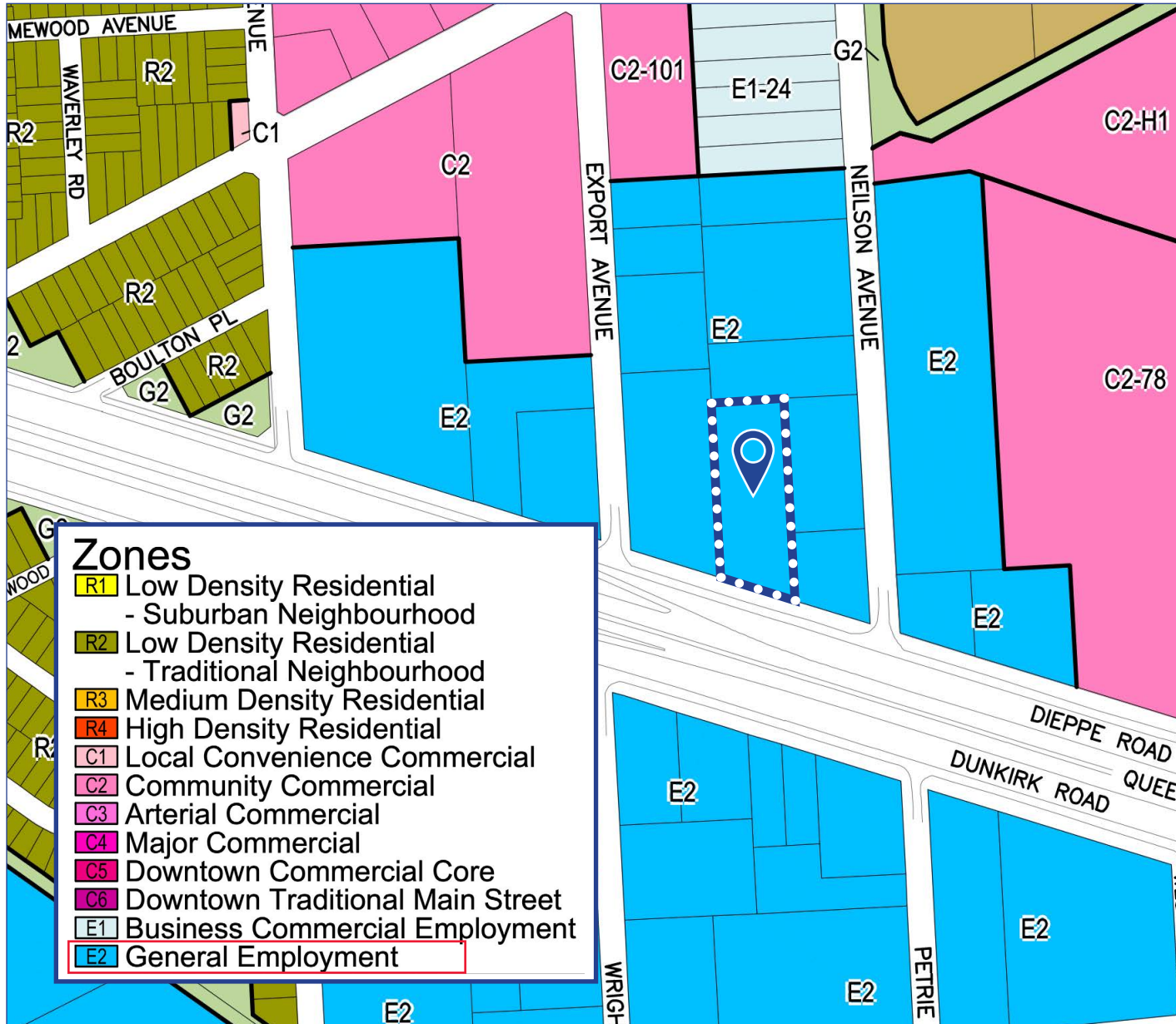
Drawing Description  
Ground Floor

Drawing Number  
A1-1

1 Ground Floor 1/8" = 1'-0"

# Zoning E2 - General Employment

131 DIEPPE ROAD | ST. CATHARINES | ON



## Permitted Uses

### PRINCIPLE USES

- Adult Oriented Entertainment Establishment
- Bulk Fuel Depot
- Car Wash
- Contractor's Yard
- Heavy Equipment Sales & Service
- Industry, Heavy
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Research Facility
- Transportation Depot

### ACCESSORY USES

- Animal Care Establishment
- Office
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

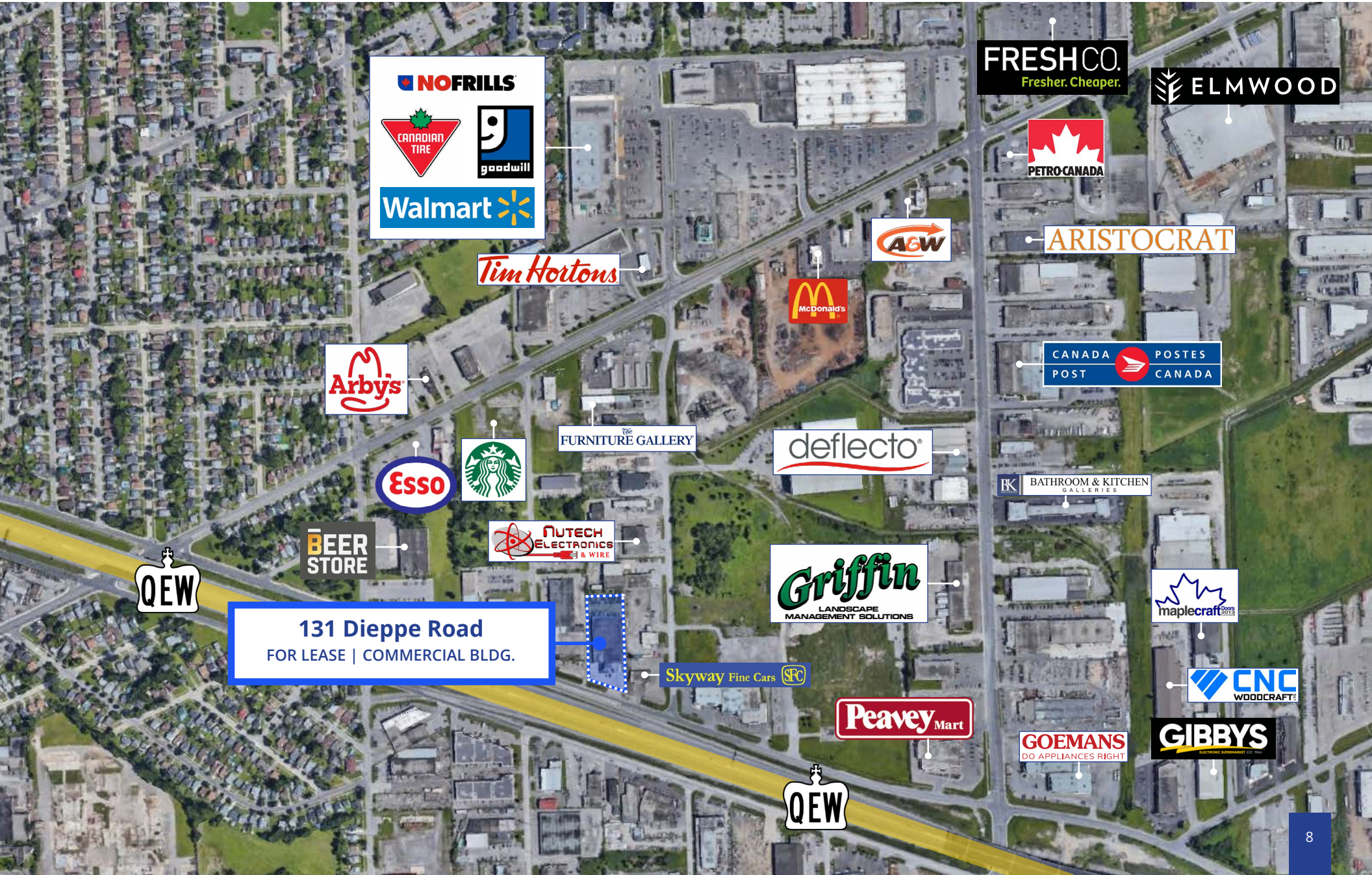
### Zones

- R1** Low Density Residential - Suburban Neighbourhood
- R2** Low Density Residential - Traditional Neighbourhood
- R3** Medium Density Residential
- R4** High Density Residential
- C1** Local Convenience Commercial
- C2** Community Commercial
- C3** Arterial Commercial
- C4** Major Commercial
- C5** Downtown Commercial Core
- C6** Downtown Traditional Main Street
- E1** Business Commercial Employment
- E2** General Employment

# Area Neighbours

131 DIEPPE ROAD | ST. CATHARINES | ON

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**NOFRILLS**  
CANADIAN TIRE  
goodwill  
**Walmart**

Tim Hortons

Arby's

Esso



FURNITURE GALLERY

deflecto

BEER STORE

NUTECH ELECTRONICS & WIRE

Griffin LANDSCAPE MANAGEMENT SOLUTIONS

**131 Dieppe Road**  
FOR LEASE | COMMERCIAL BLDG.

Skyway Fine Cars SFC

Peavey Mart

FRESHCO. Fresher. Cheaper.

ELMWOOD



ARISTOCRAT

CANADA POST POSTES CANADA

BK BATHROOM & KITCHEN GALLERIES



CNC WOODCRAFT

GOEMANS DO APPLIANCES RIGHT

GIBBYS ELECTRONIC CARPENTRY EST. 1964





\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024*

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