



25 YMCA Drive, St. Catharines, ON

Freestanding Building For Lease

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Highlights




360° Virtual Tour


This property encompasses a meticulously maintained, three-story recreation facility spanning 108,000 square feet, situated on 4.59 acres and prominently positioned with visibility to the QEW.



6-lane, 25 metre lap pool



Double gymnasium



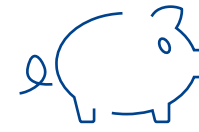
10,000 SF fitness area with cycling studio and indoor 3-lane track

Salient Facts

Civic Address	25 YMCA Drive, St. Catharines, ON
Legal Address	CON 4 PT LOT 17 & 18 RP 30R7523 PART 1 PLAN 30M330 PT LOT 103 RP 30R8302 PART 11
Asking Net Rent	\$16.00 PSF Negotiable
Building Area	108,000 SF
Site Area	4.59 Acres
Frontage	201.26 feet
Current Zoning	Commercial (C4)
Improvements	3-storey purpose-built YMCA circa 1992

Property Features

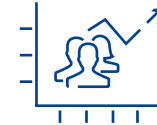
- Constructed and meticulously upheld to the most stringent standards
- Offers visibility from the QEW and direct access to the highway
- A strategically positioned site facilitating convenient entry to the Greater Toronto and Hamilton Area (GTHA) as well as the Canada-U.S. international border crossing
- St. Catharines is an expanding and increasingly diverse community
- The property is surrounded by prominent national retail establishments



\$88,656
Average Household Income (2022)



Median Age
46



Population 155,986
(2022)



QEW Highway Access
< 5 km



Public Transit Bus at Doorstep



GO Transit < 5 km



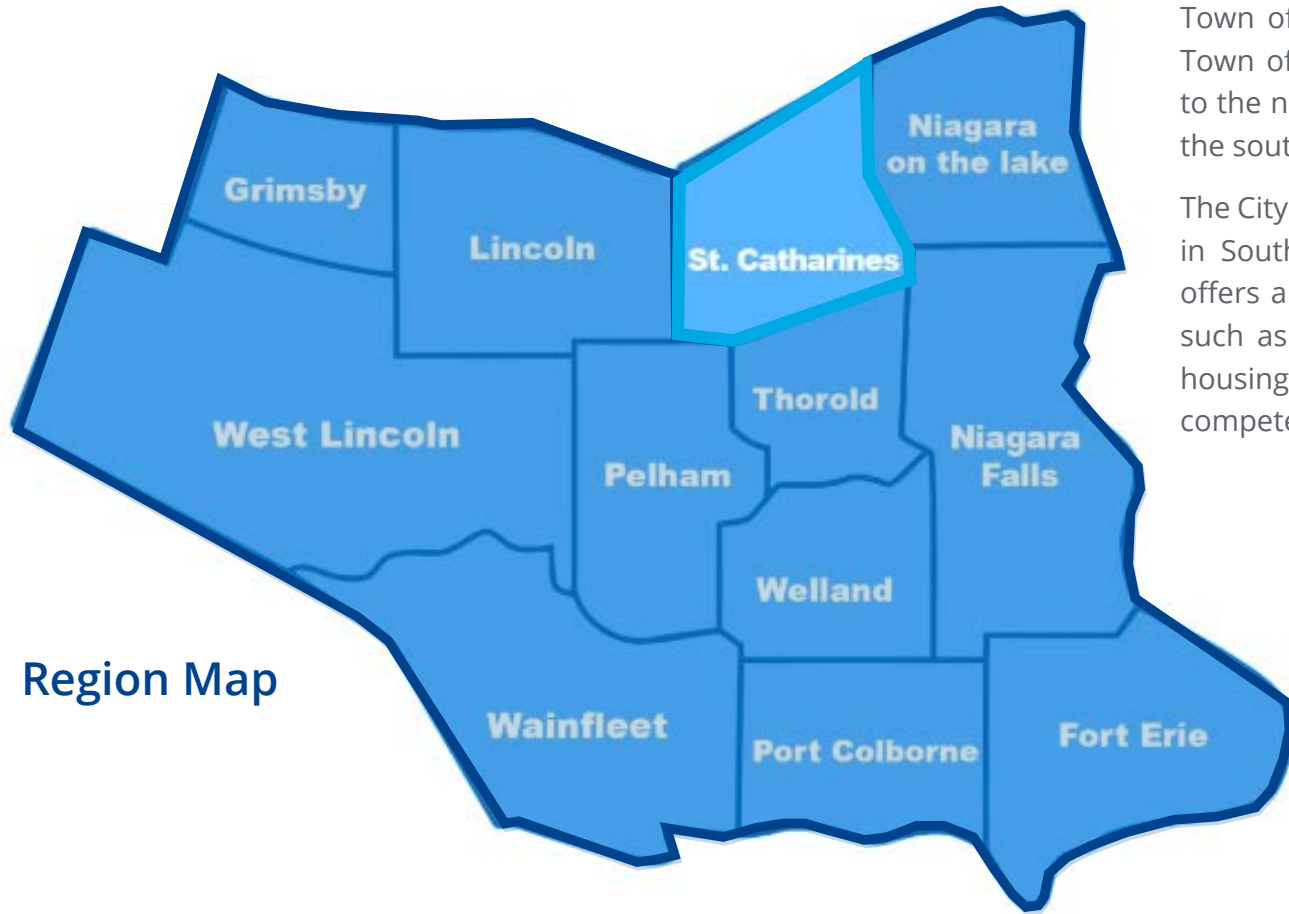
Neighbourhood

25 YMCA, located in the northern central part of the Niagara Region near Downtown St. Catharines, benefits from significant recent investments in infrastructure, business expansion, and cultural revival. Recognized as an Urban Growth Centre by the Ontario government, this area has seen substantial projects like QEW Highway upgrades (\$186 million), Niagara Health System St. Catharines hospital (\$759 million), Brock University's Cairns Family Health & Bioscience Research Complex (\$111.4 million), Marilyn I. Walker School of Fine & Performing Arts Centre (\$42 million), Meridian Centre (\$45 million), and Burgoyne Bridge (\$93 million)

Distance Travel Times

QEW Highway Access	< 5 min drive
Downtown	5 min drive
406 Highway Access	10 min drive
Niagara Falls	17 min drive
U.S.A. Border - Rainbow Bridge	18 min drive
Hamilton	46 min drive
Pearson International Airport	1 hour 21 min drive
Downtown Toronto	1 hour 40 min drive

The Area



Region Map

The City of St. Catharines is situated in the north central sector of the Niagara Peninsula and is bounded by the Town of Lincoln to the west, City of Niagara Falls and Town of Niagara-on-the-Lake to the east, Lake Ontario to the north and City of Thorold and Town of Pelham to the south.

The City is readily accessible by highway to major centres in Southern Ontario and western New York. The city offers an alternative location to residing in major cities such as Hamilton, Burlington, and Oakville and newer housing has been built to offer affordable housing and compete with other areas in the Golden Horseshoe.

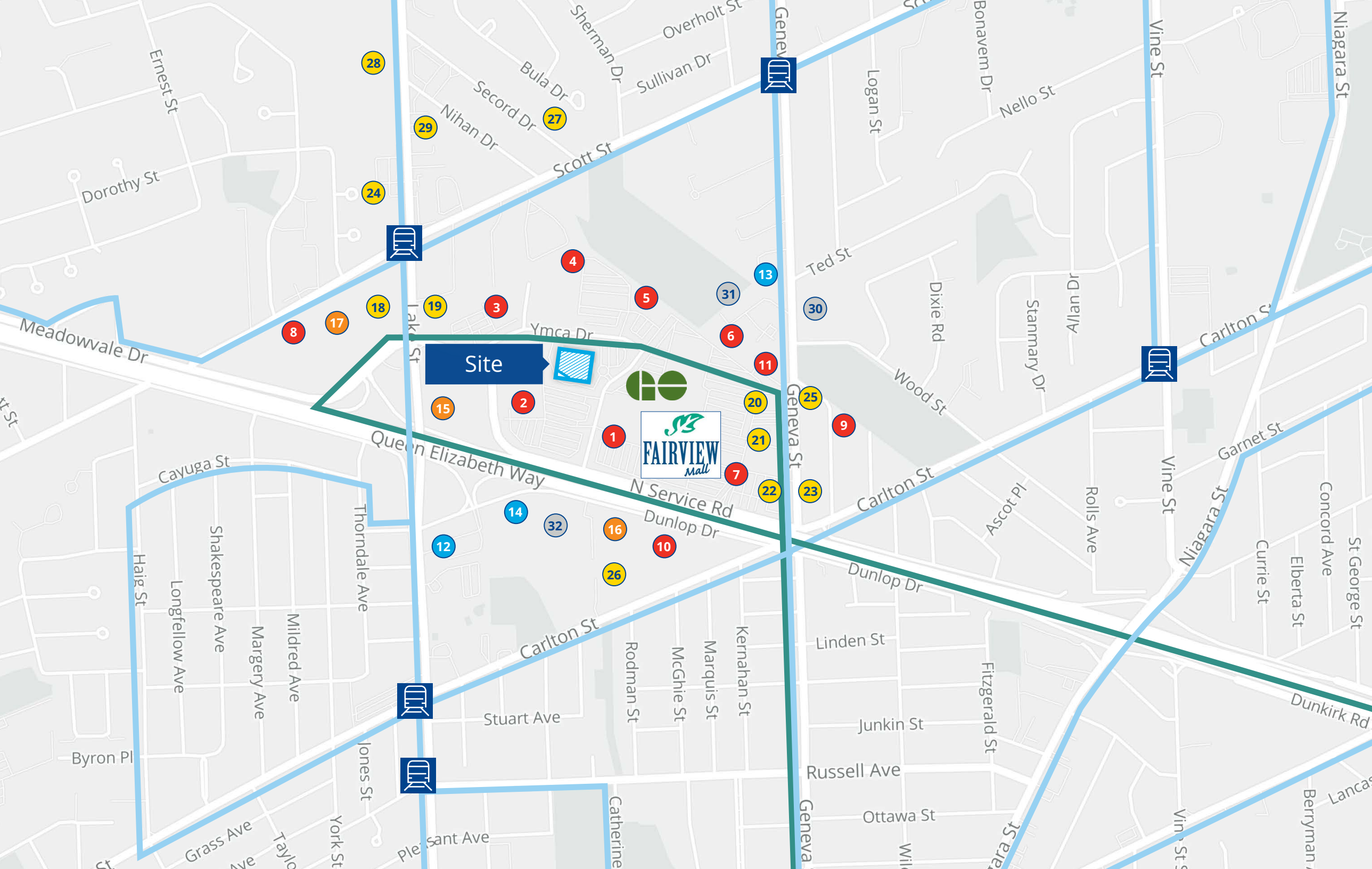
Zoning and Permitted Uses



- Animal Care Establishment
- Apartment Building (b)
- Car Wash
- Commercial Parking Structure (h)
- Cultural Facility (h)
- **Daycare**
- Apartment Dwelling Units (d)
- Emergency Service Facility (h)
- Hotel/Motel (h)
- Motor Vehicle Gas Station or Repair Garage (c)
- Nightclub
- **Office (h)**
- Place of Assembly/Banquet Hall (h)
- **Place of Worship (h)**
- **Recreation Facility, Indoor**
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility (h)
- Theatre (h)
- **University/College (h)**

As part of the Official Plan, the site is located in the North District, Schedule E1 as per the Official Plan which can be found at this link: <https://www.stcatharines.ca/en/buildin/resources/Official-Plan-Garden-City-Plan.pdf>



Amenities



 Niagara Region Transit
 St. Catharines Transit

 Transit Stop

- **Retail**
 1. Fairview Mall
 2. Costco
 3. Staples
 4. Home Depot
 5. PetSmart
 6. LCBO
 7. Food Basics
 8. Toys R' Us
 9. Long & McQuade
 10. Niagara Golf Warehouse
 11. EB Games

- **Restaurants/Café**
 18. Montana's
 19. Kelseys
 20. Swiss Chalet
 21. Harvey's
 22. Tim Horton's
 23. Eggsmart
 24. Wendy's
 25. Dairy Queen
 26. Mitchell's Bakery
 27. The Grantham House
 28. A&W
 29. Starbucks

- **Services**
 12. Esso
 13. Shell
 14. ChargePoint

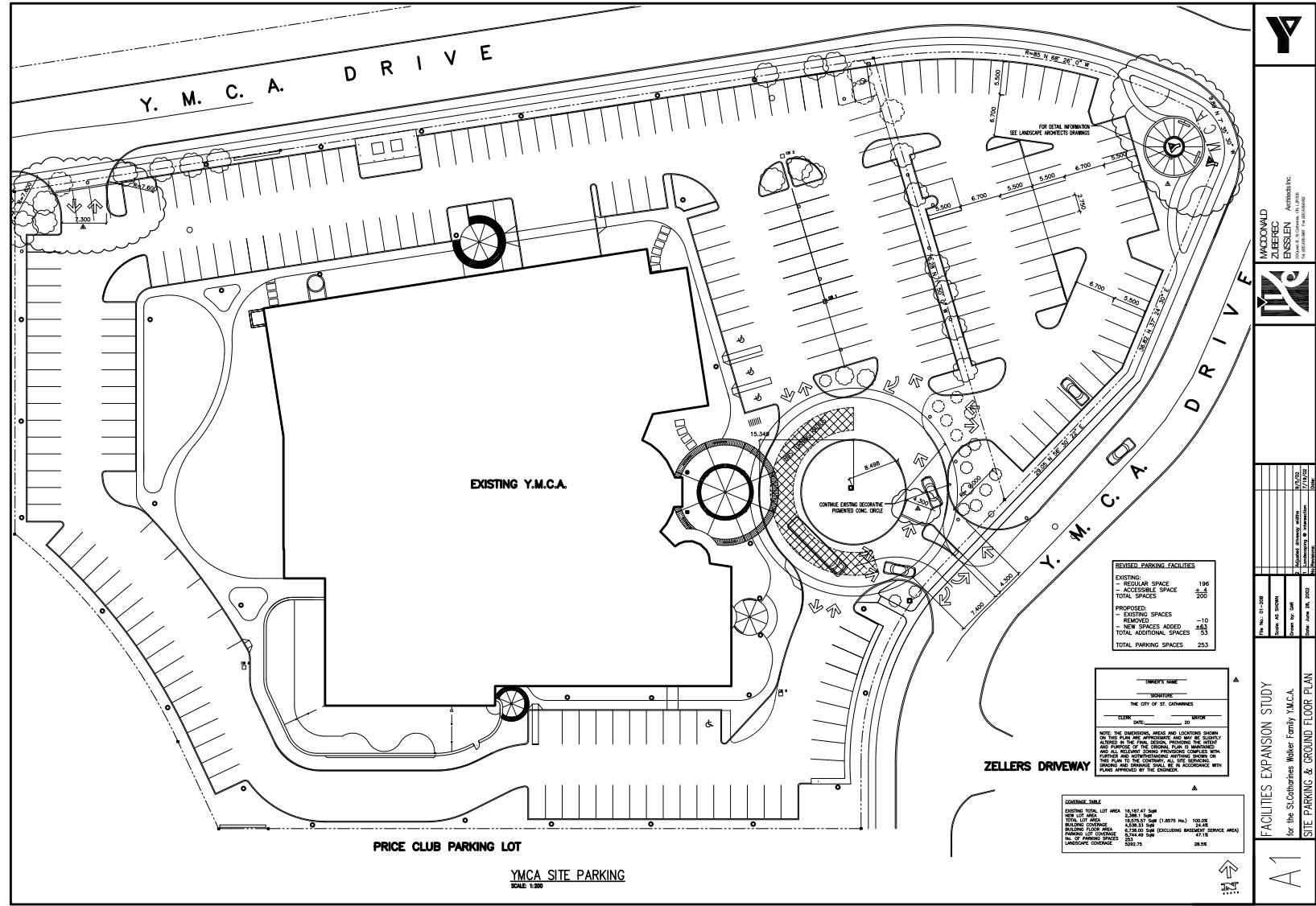
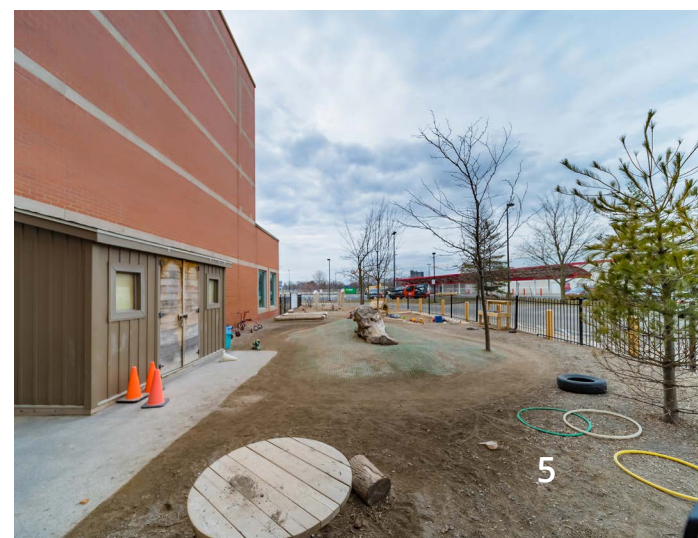
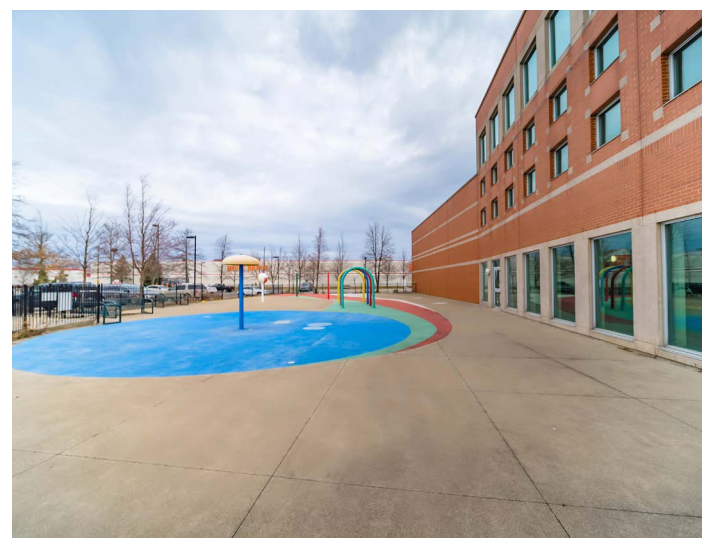
- **Community**
 30. St. Catharines Parks & Recreation Dept
 31. Kiwanis Club of St. Catharines
 32. District School Board of Niagara

- **Accommodations**
 15. Best Western
 16. Comfort Inn
 17. Hampton Inn



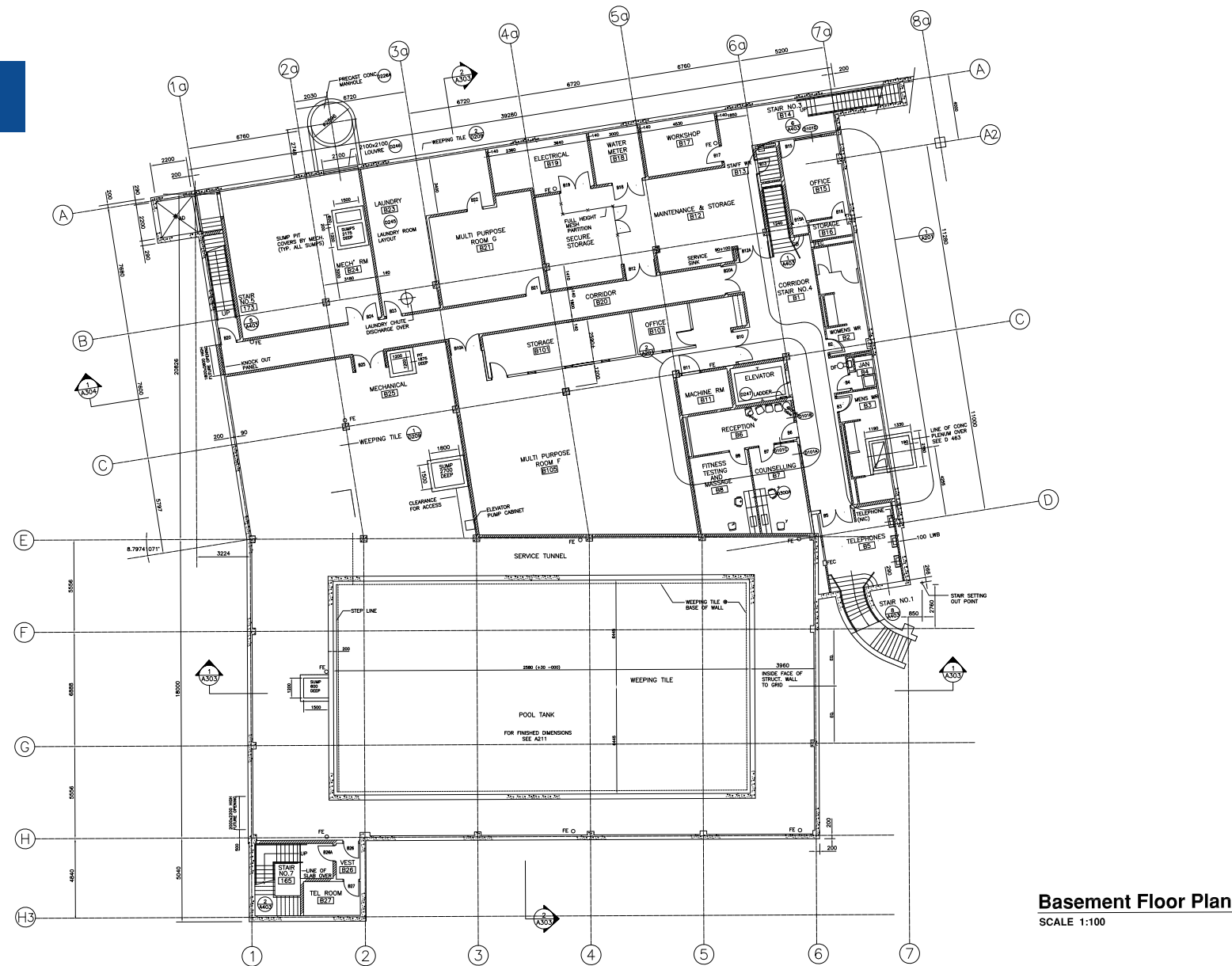
- Fairview Mall**
- Chapters
 - Winners
 - Zehrs Markets
 - Sport Chek
 - Dollarama
 - Mark's
 - Scotiabank
 - CIBC
 - Starbucks
 - Subway
 - Fairview Bowling Lanes

Site Plan



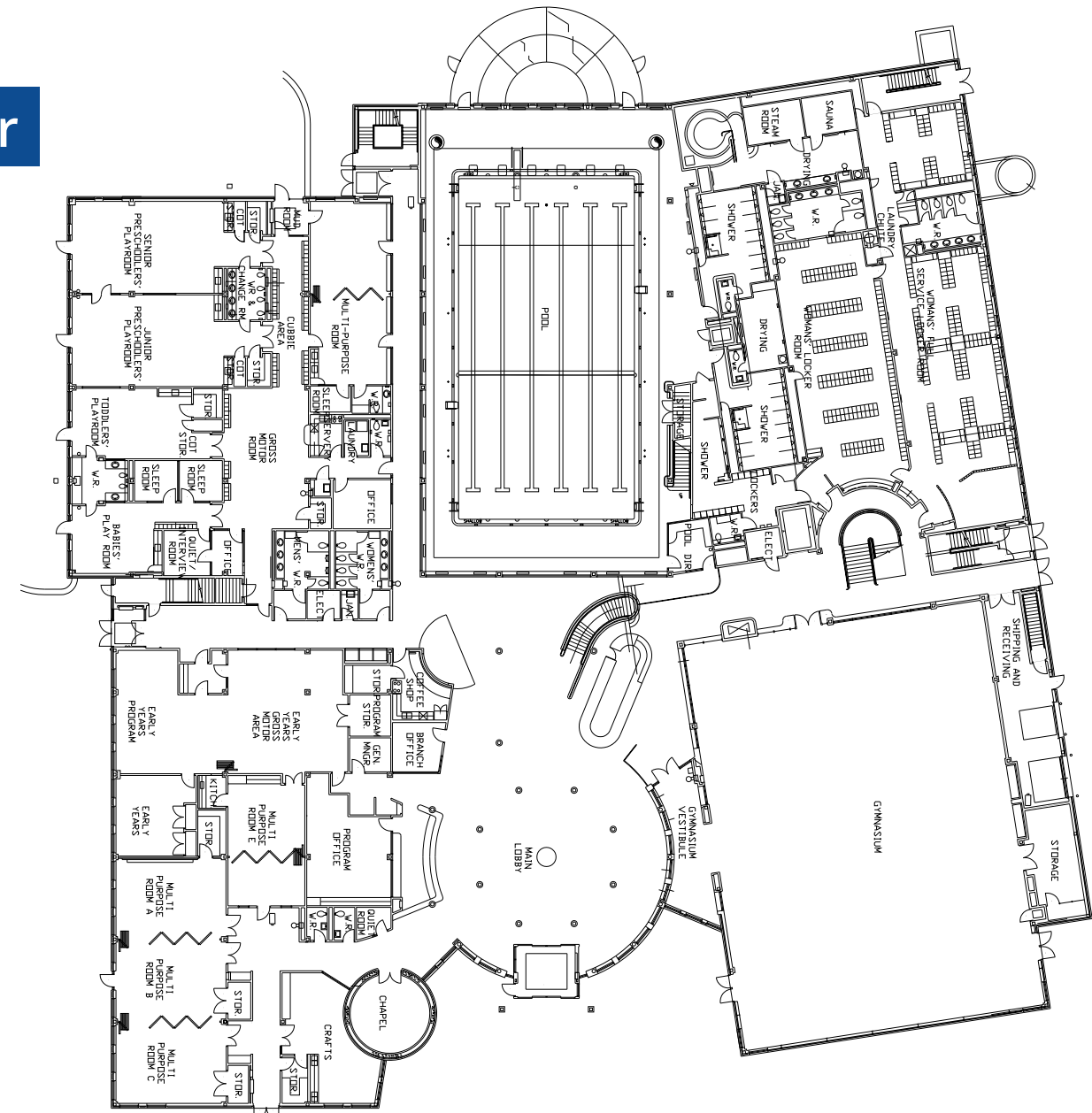
Floor Plans

Basement



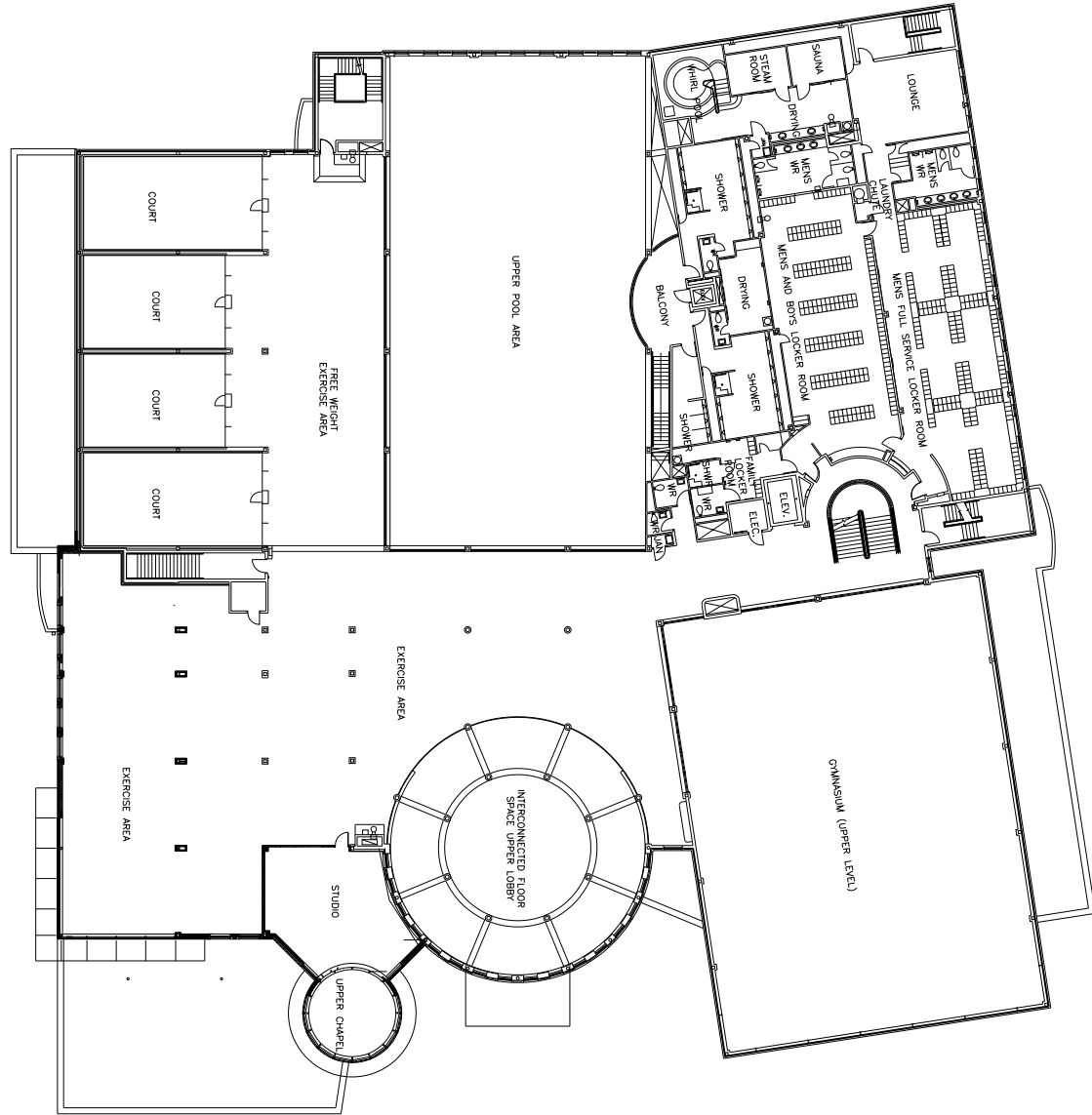
Basement Floor Plan
SCALE 1:100

Ground Floor

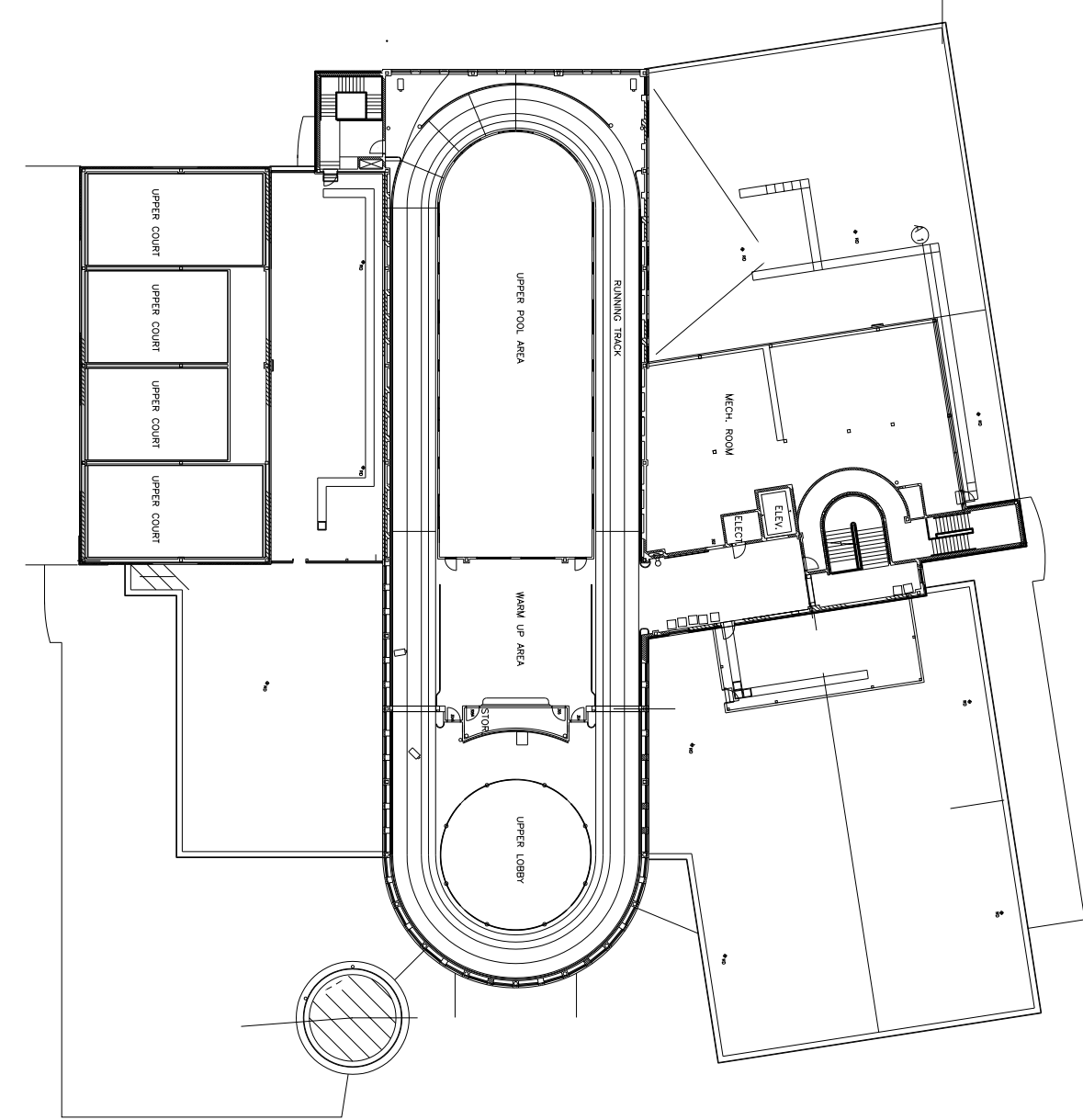


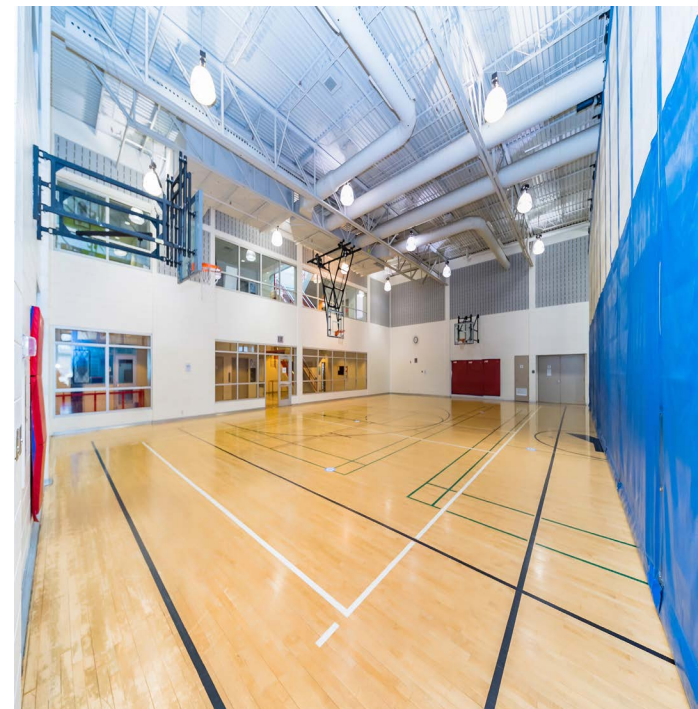
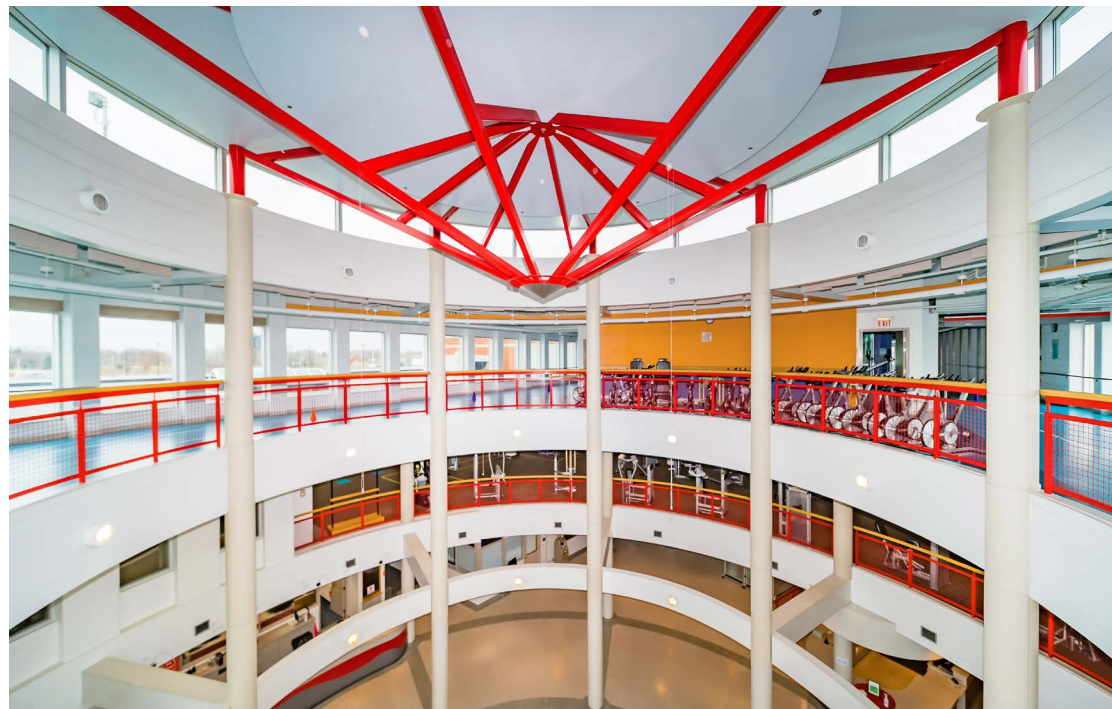
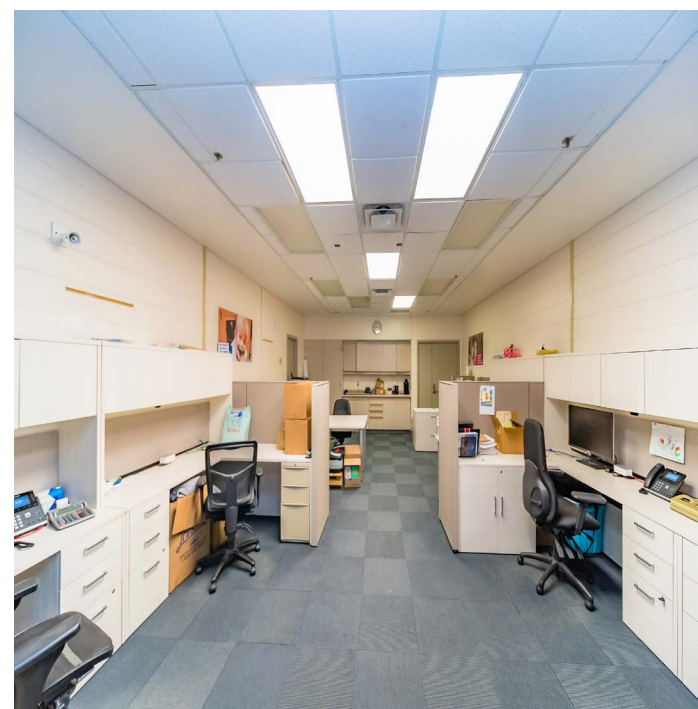
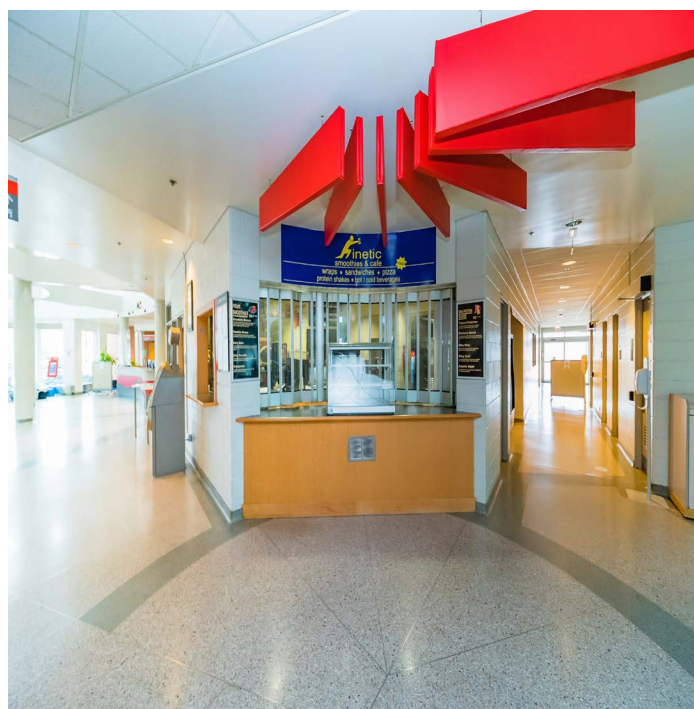
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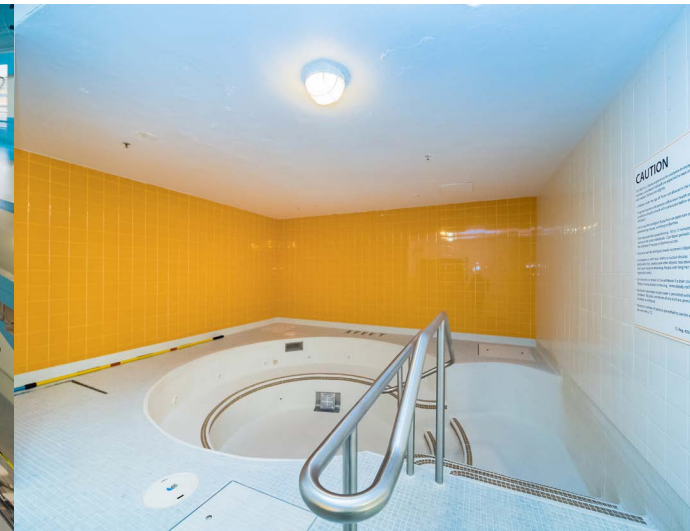
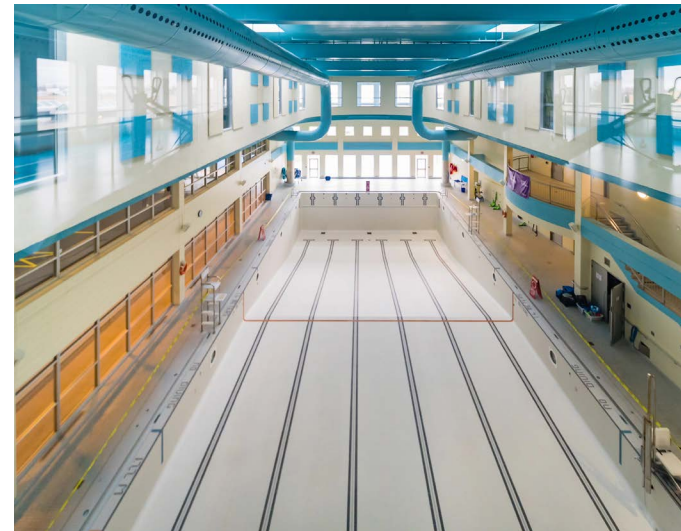
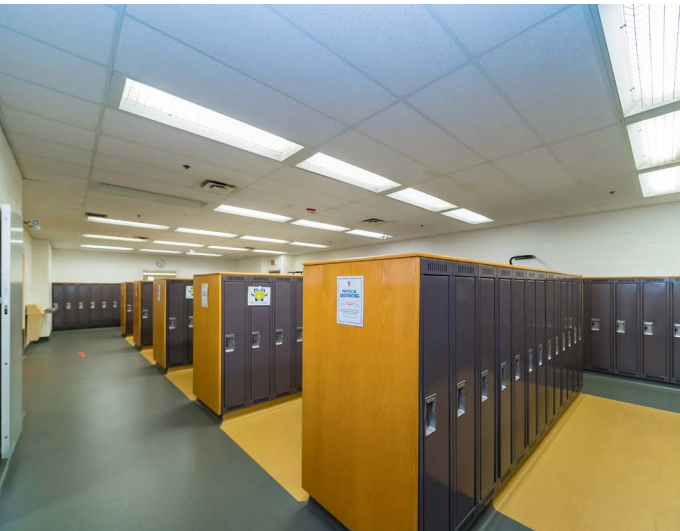
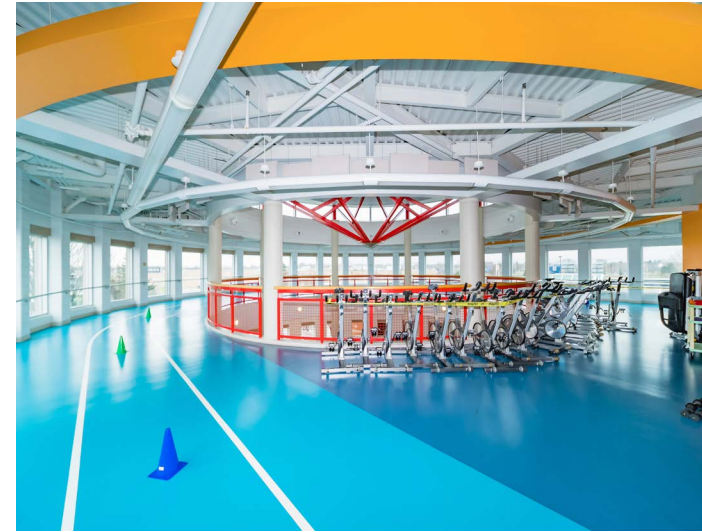
2nd Floor



3rd Floor







To schedule a tour or for further information, please contact:

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