



#A102 & 103 | 50 Niagara St.
St. Catharines | Ontario

LEASE PRICE:

\$2,500/MONTH GROSS
+ HST + Utilities

MULTI-TENANT PLAZA IN THE ST. CATHARINES DOWNTOWN CORE

±6,416 SF Basement Storage Unit For Lease

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Listing Specifications

#A102 & 103 | 50 NIAGARA STREET | ST. CATHARINES | ON

Location	SE Corner of Niagara Street & Davidson Street
Available Unit	Unit A102 & 103: ±6,416 SF
Lot Dimension	Frontage: ±309 ft. Depth: ±351 ft.
Zoning	M3-H1 High Density Mixed Use
Lease Price	\$2,500/Month Gross Lease + HST + Utilities (Water included in rent provided Tenant is not using it as part of business process)
Opt. Charge	\$20/Month for sleeve in Pylon Sign use.
Comments	• Located in a busy multi-tenanted mixed-use plaza in the St. Catharines Downtown Core • Basement unit beneath A202 & A203 • Suitable for storage • Tenant pays heat & hydro • Quick and easy access to the QEW Hwy via Niagara Street ramp



Property Site Plan



#A102 & 103 | 50 NIAGARA STREET | ST. CATHARINES | ON

50 NIAGARA STREET &
211 CHURCH STREET

LEASING PLAN

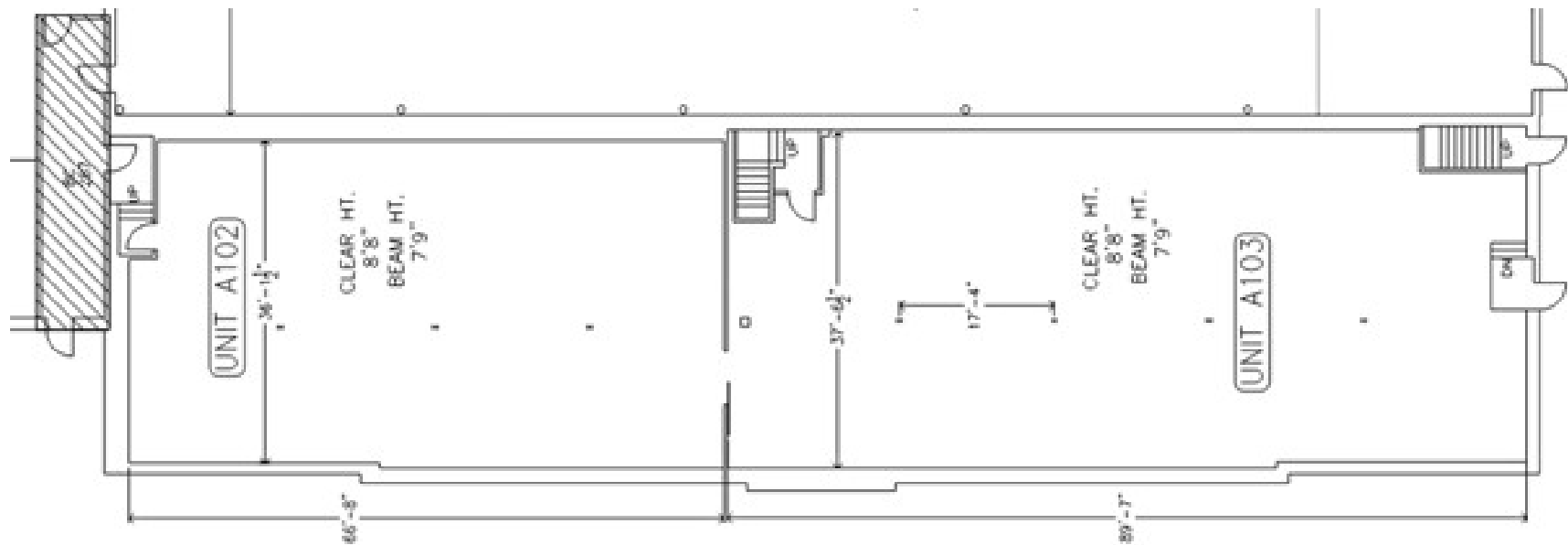


Note: Not to scale.

Unit A102 & 103 **Layout**

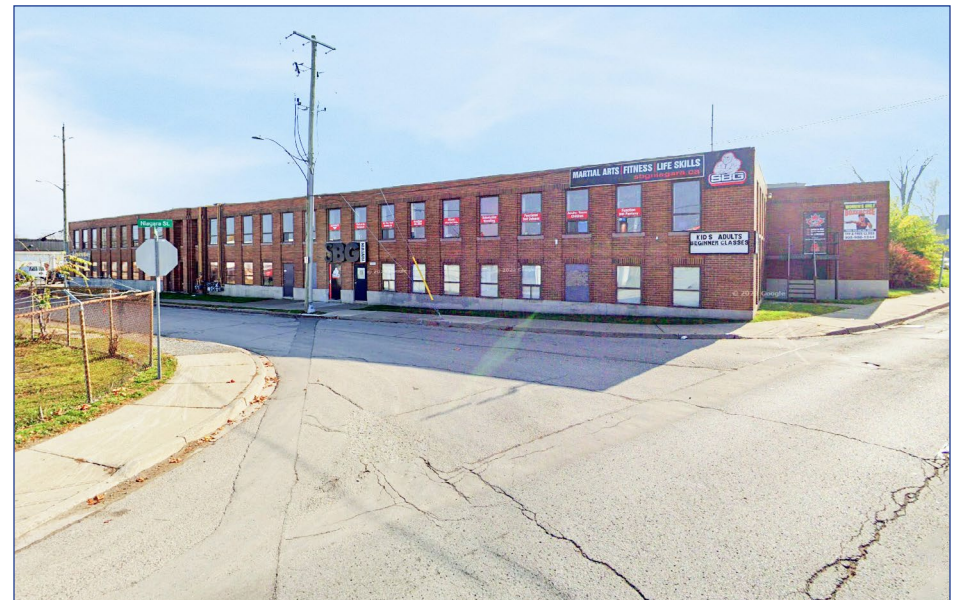
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Property Photos

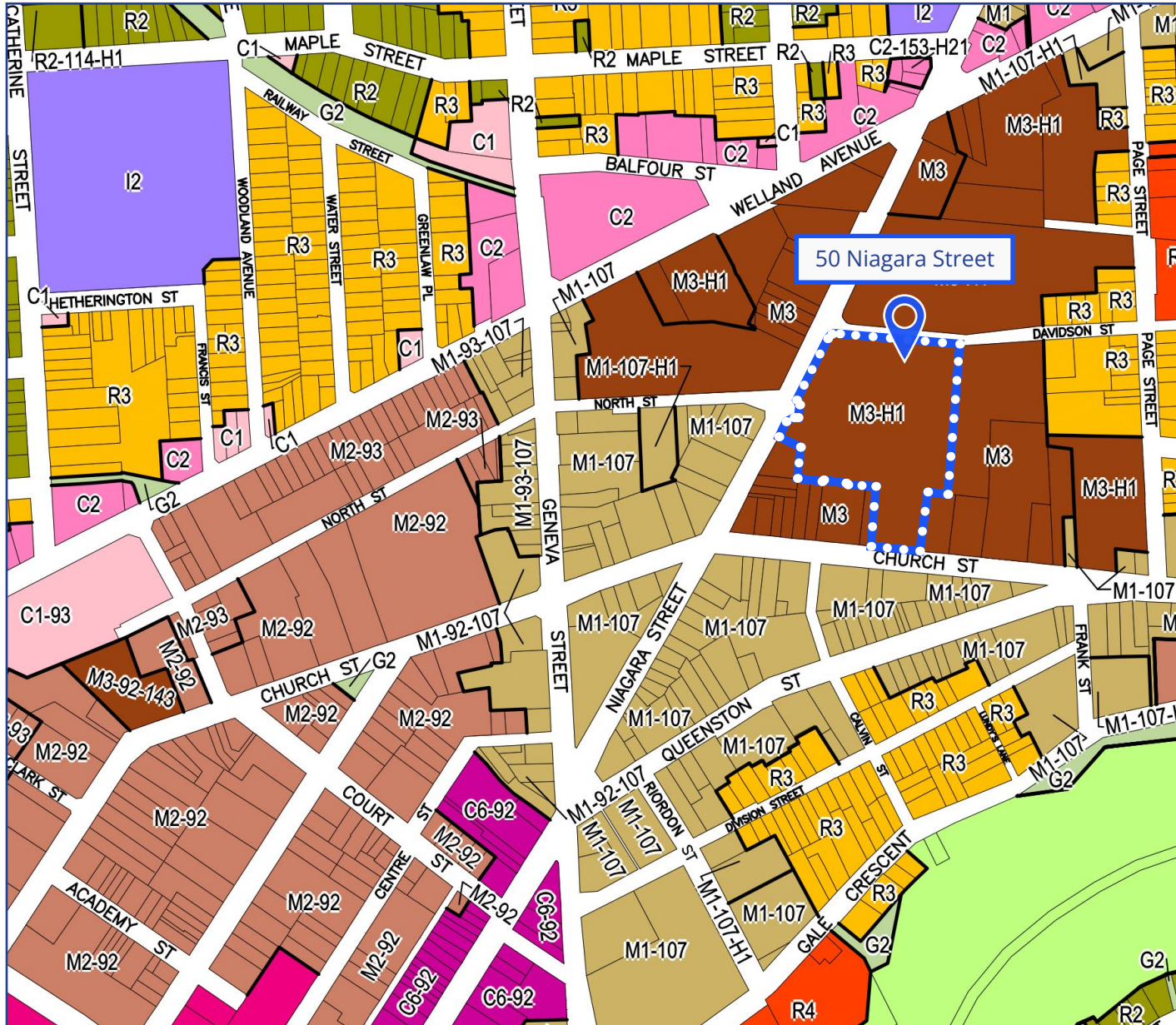
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Zoning M3-H1 | High Density Mixed Use

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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

#A102 & 103 | 50 NIAGARA STREET | ST. CATHARINES | ON



Madina Halal Meat & Grocery

U-HAUL

Brock
BROCK ELEVATOR LTD.

Steelcon

#A102 & 103 | 50 Niagara Street
FOR LEASE | BASEMENT STORAGE UNIT

Tim Hortons

Welland Ave

Niagara St

GIANT
TIGER

de la
terre
BAKERY • CAFE

Rexall

Esso

LifeLabs

Farm's
The Way Peris Should Be!

Queenston St

EAST
IZAKAYA

niagara
region
transit

DOWN
TOWN
ST. CATHARINES

ServiceOntario

Scotiabank

CIBC

RBC

BMO

FirstOntario
CREDIT UNION

Meridian
CENTRE

406

Westchester Ave

406

Garden City
Golf Course

\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

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 May 2025

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset 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, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 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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