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#A201 | 50 NIAGARA STREET | ST. CATHARINES | ON
±3,155 SF Industrial Unit in a High
Traffic Plaza **Available For Lease**

LEASE RATE **\$10.00**/SF GROSS LEASE + HST + Utilities

Colliers International Niagara Ltd., Brokerage
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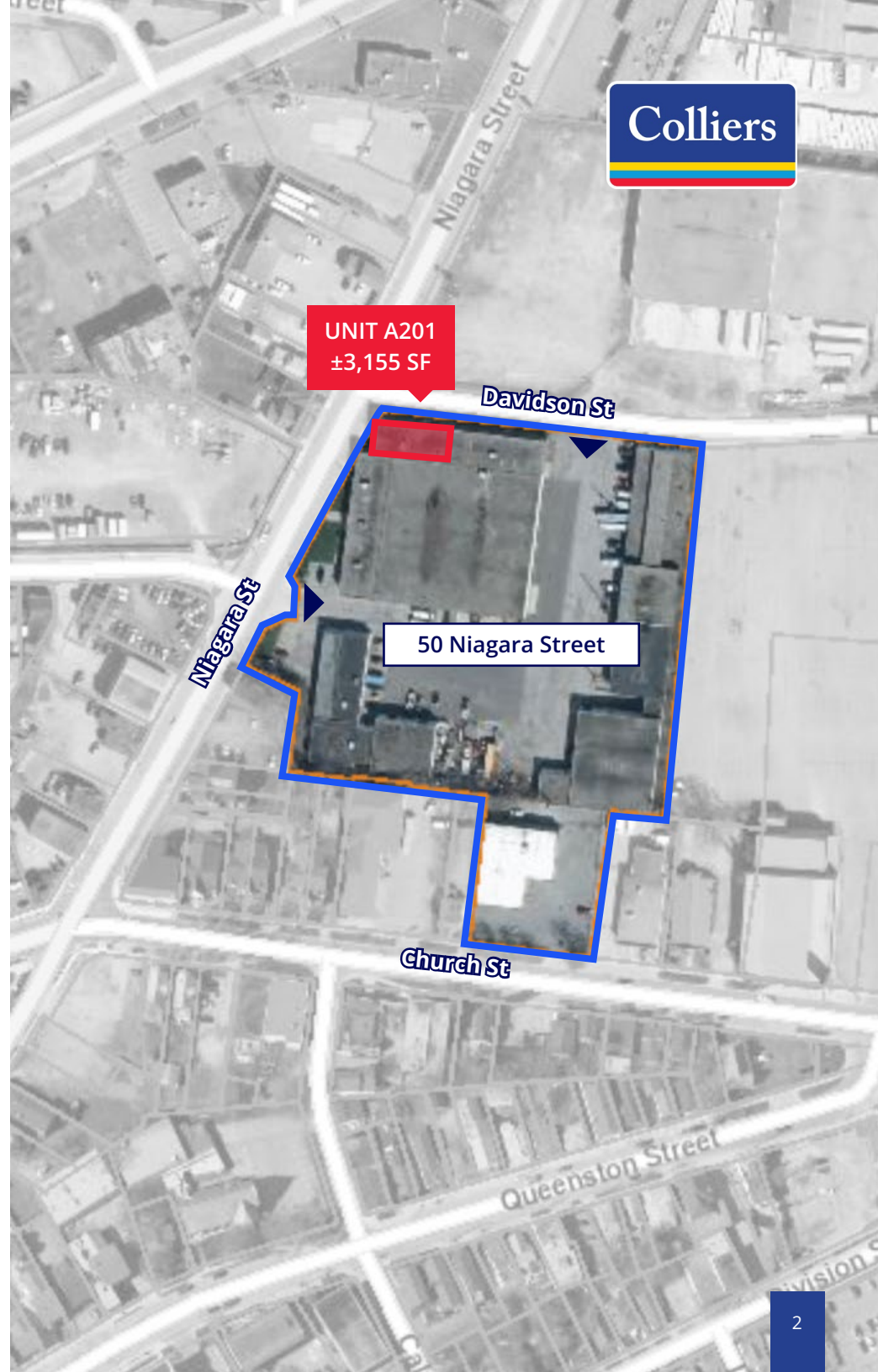
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Unit A201 Details

#A201 | 50 NIAGARA STREET | ST. CATHARINES | ON

Location	SE Corner of Niagara Street & Davidson Street
Available Unit	Unit A201: $\pm 3,155$ SF <i>Can be combined with unit A101 ($\pm 2,592$ SF) directly below & connected via private staircase between the two floors for a total of 5,747 SF</i>
Lot Dimension	Frontage: ± 327 ft. Depth: ± 351 ft.
Zoning	M3-H1 High Density Mixed Use
Lease Price	\$10.00/SF GROSS LEASE + HST + Utilities <i>(Water included in rent provided Tenant is not using it as part of business process)</i>
Opt. Charge	\$20.00/ month additional charge for sleeve in pylon use.
Clear Height	7' 10.5"
Features	• Support beams • 2 washrooms • Natural lighting • Second floor sprinkler — pool hall • Separate entrance
Comments	• Located in a busy multi-tenanted mixed-use plaza in the St. Catharines Downtown Core • Open concept unit on second floor • Very functional space for a variety of possible uses • Tenant pays heat & hydro • Quick and easy access to the QEW Hwy via Niagara Street ramp



Property Site Plan

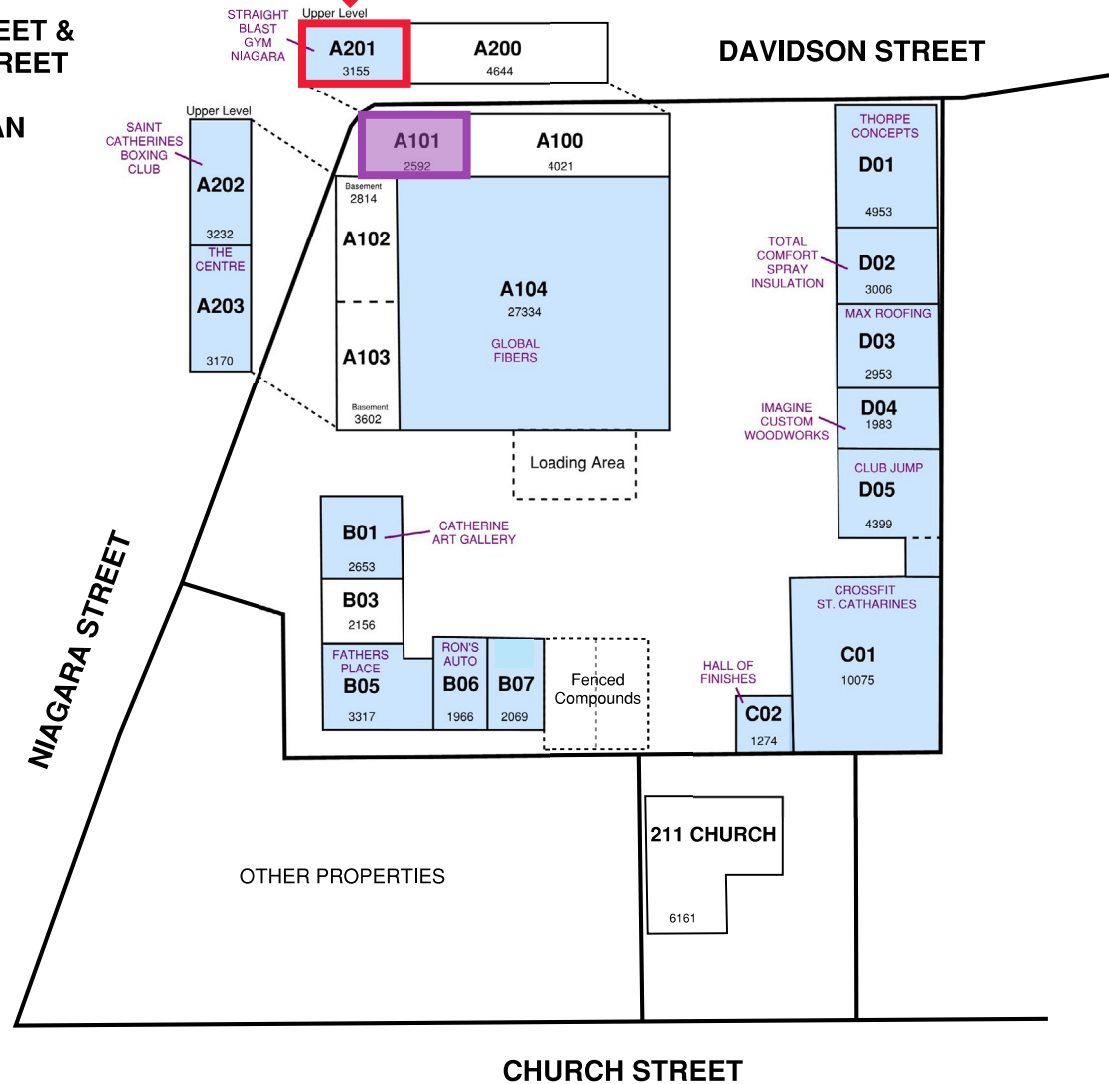
#A201 | 50 NIAGARA STREET | ST. CATHARINES | ON

UNIT A201
±3,155 SF

**50 NIAGARA STREET &
211 CHURCH STREET**

LEASING PLAN

Can be combined with unit
A101 (±2,592 SF) directly
below & connected via private
staircase between the two
floors for a total of 5,747 SF

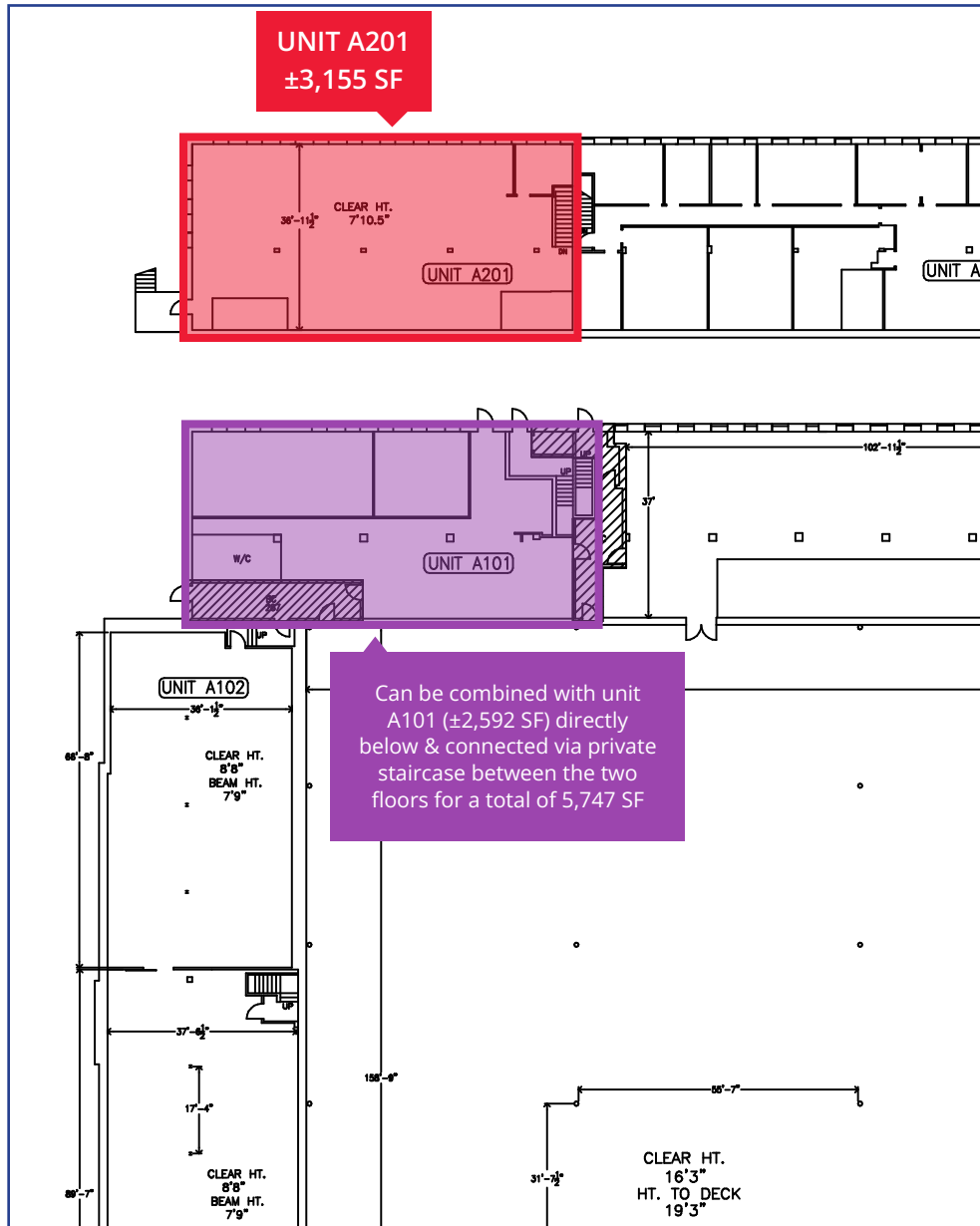


Note: Not to scale.

Unit A201 Layout

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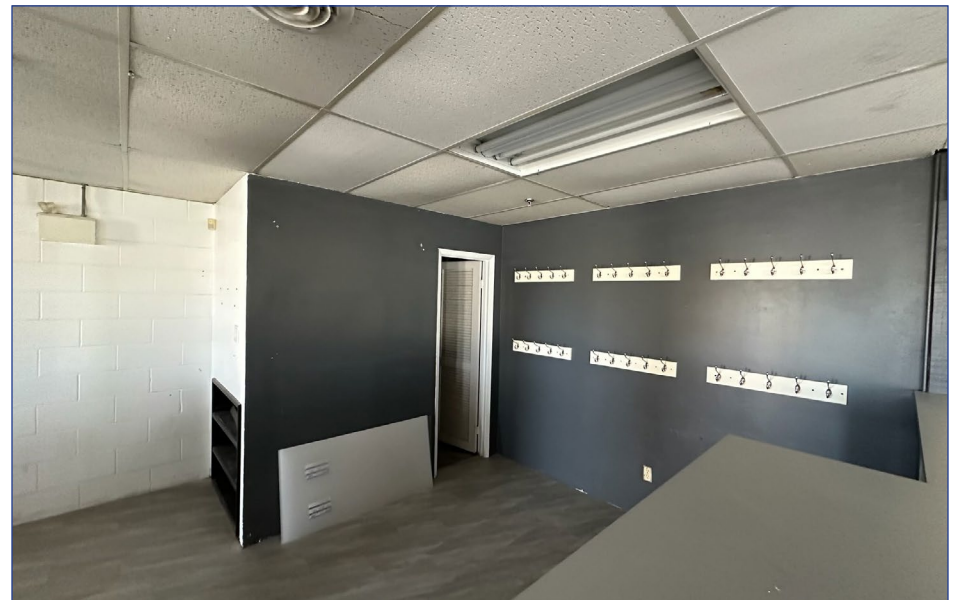
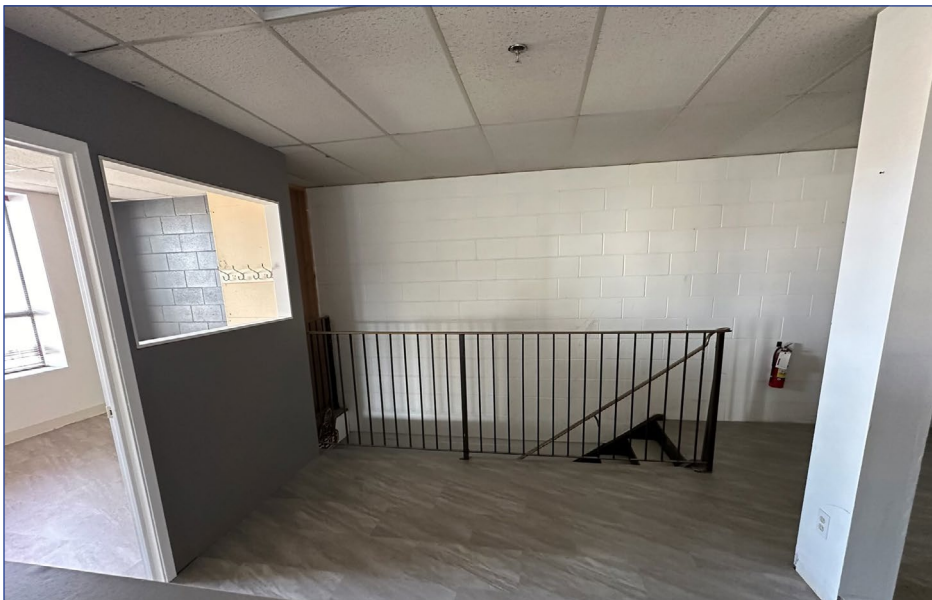
Property Photos

#A201 | 50 NIAGARA STREET | ST. CATHARINES | ON



Property Photos

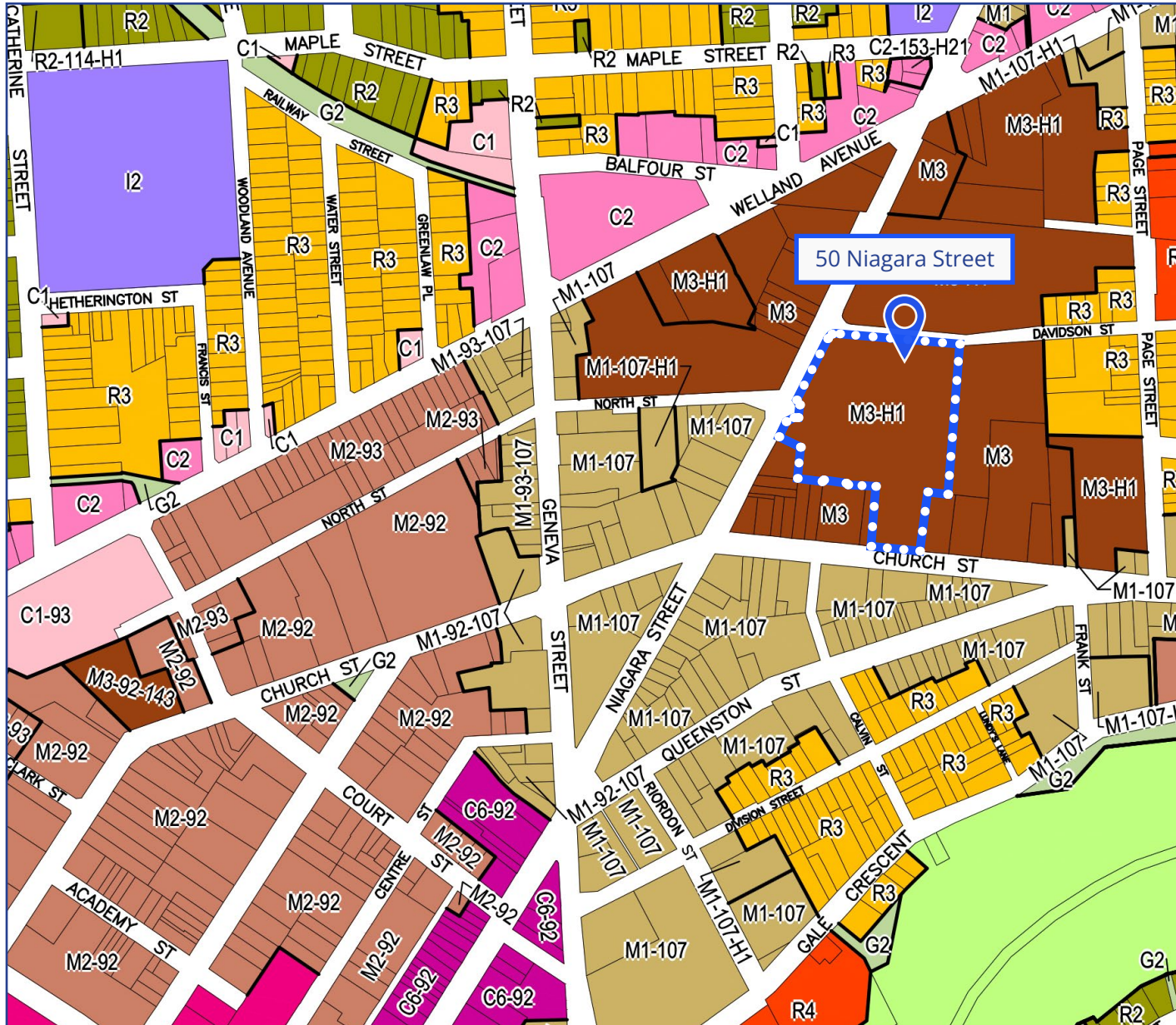
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Zoning M3-H1 | High Density Mixed Use

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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

#A201 | 50 NIAGARA STREET | ST. CATHARINES | ON

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\$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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