

RETAIL FOR LEASE

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Landlord Incentives Can Be Available

LEASE PRICE: **\$40.00/SF GROSS LEASE + HST + Utilities**

#2 & 3 | 7637 LUNDY'S LANE | NIAGARA FALLS | ON
2 Retail Units Available Along One of Niagara's Busiest Streets

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Accelerating Success.

Property Details



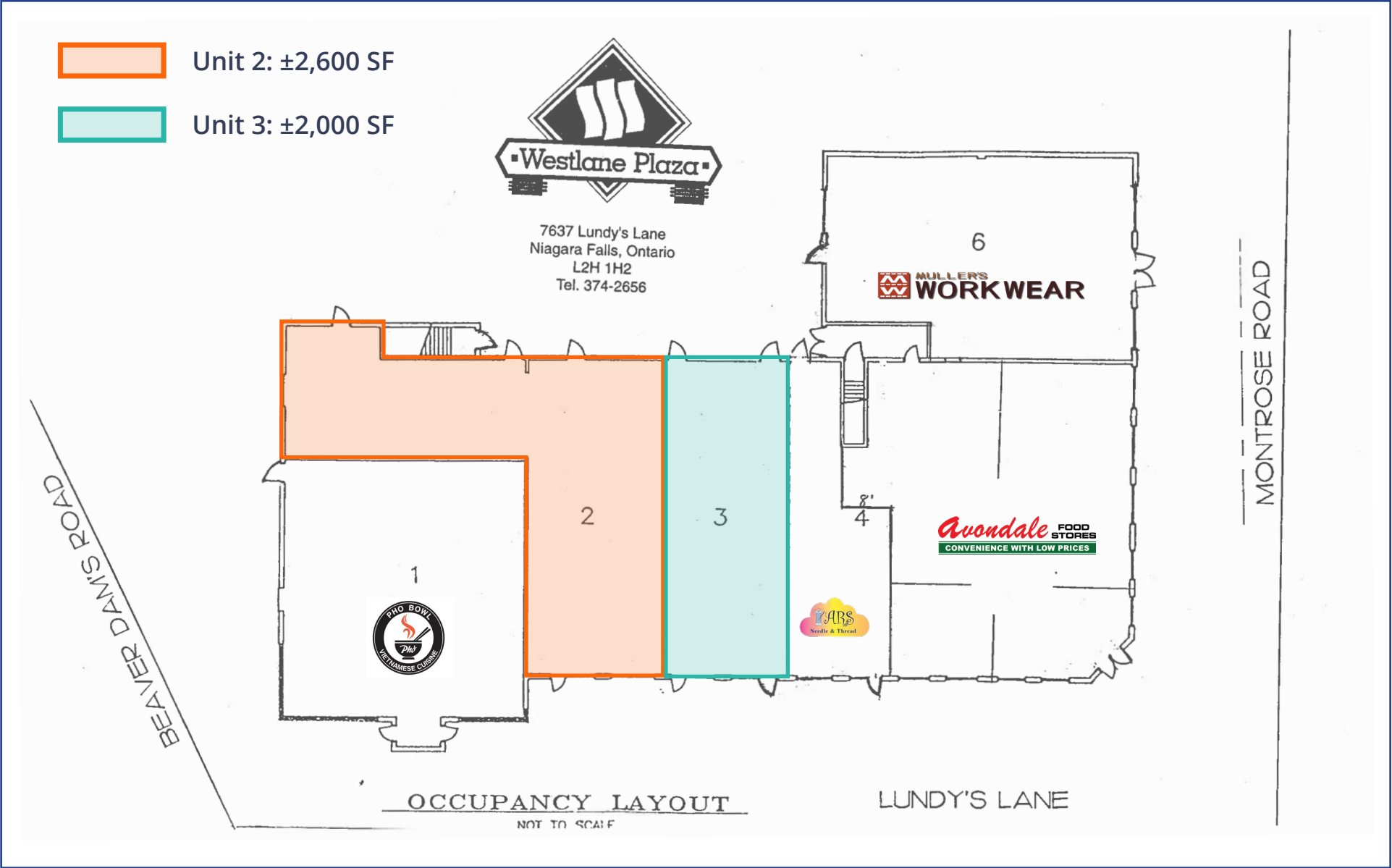
Location	NW corner of Lundy's Lane & Montrose Road
Available Unit	Unit 2: ±2,600 SF Unit 3: ±2,000 SF
Lease Price	\$40.00/SF GROSS LEASE + HST + Utilities
Zoning	TC - Tourist Commercial
Occupancy	September 1, 2025
Parking	Ample on-site parking
Features	• Front and back door access • Finished bathroom • Open steel web ceilings
Comments	• Located on one of Niagara's busiest streets • High daily traffic counts on Lundy's Lane (19,800 vehicles/day, 2021) • Tourist Commercial zoning allows many permitted uses • Great location for retail or office user

Property Photos

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Property Site Plan

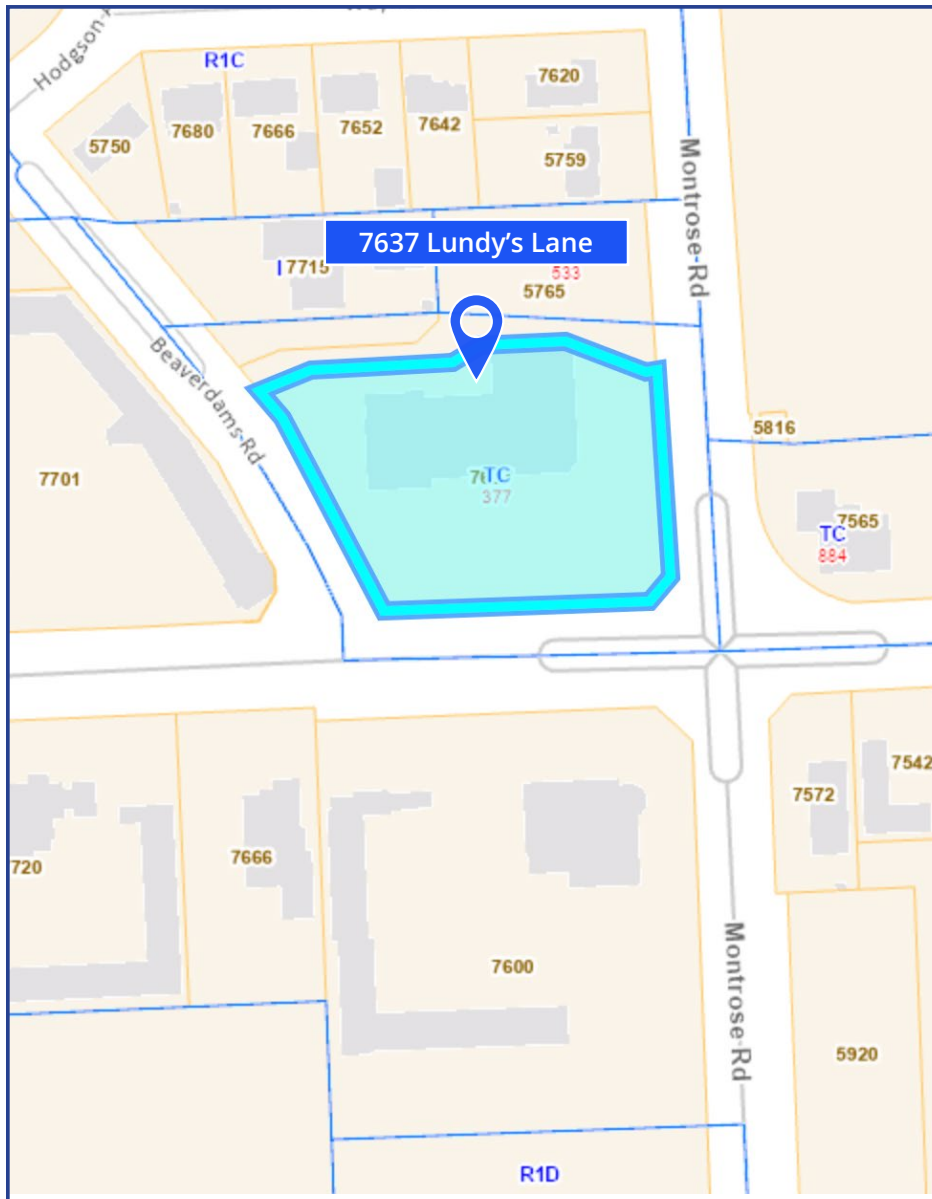


Property Location

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TC – Tourist Commercial Zoning

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PERMITTED USES

- Assembly hall
- Auctioneering establishment
- Bake Shop
- Bank, Credit Union, Currency Exchange
- A building supplies shop and yard
- Car/truck rental establishment
- Car wash/hand car cleaning
- Clinic
- Community building
- Day Nursery
- Drive-in restaurant
- Dry cleaning establishment
- Farmer's market
- Funeral home
- Health Centre
- Hotel
- Laundry
- Library
- Motel
- New car agency
- Nursing home
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of Worship
- Printing shop
- Private club
- Public garage, mechanical
- Receiving Home (The Child Welfare Act)
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Used car lot
- Animal clinic
- Adult store
- Body-rub parlour
- Dancing studio
- Tattoo studio
- Art Gallery
- Museum
- Accessory Garden Centre
- Accessory Outdoor patio

\$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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