



**#C01 | 50 Niagara St.**  
St. Catharines | ON

LEASE PRICE:

**\$12.00**/SF GROSS LEASE  
+ HST + Utilities

**FOR LEASE** | LOCATED IN THE ST. CATHARINES DOWNTOWN CORE

**±10,075 SF Warehouse**  
**Unit w/ 2 Drive-In Doors**

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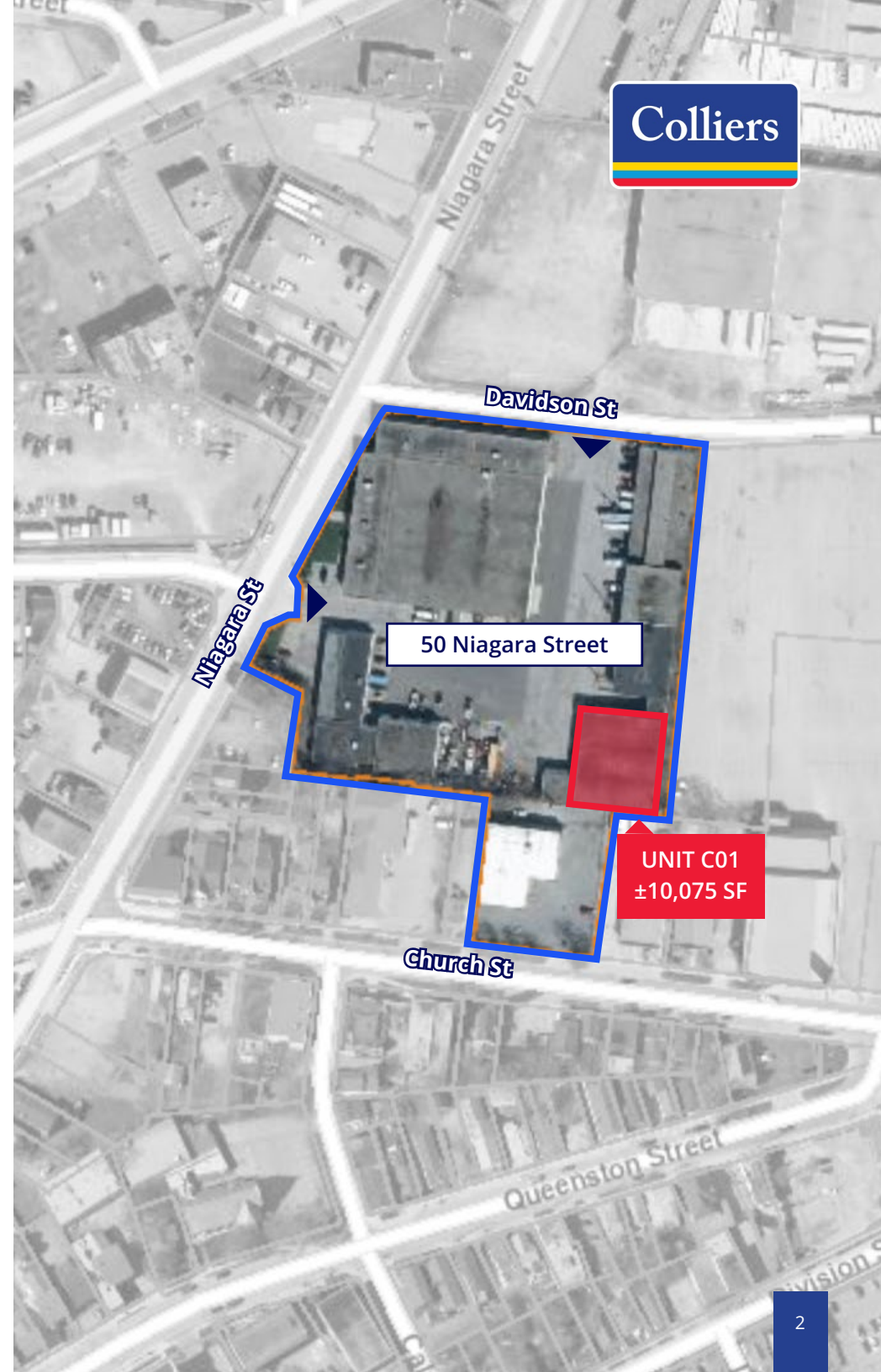
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# Listing Specifications

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|                |                                                                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location       | SE Corner of Niagara Street & Davidson Street                                                                                                                                                                                                        |
| Available Unit | Unit C01: ±10,075 SF                                                                                                                                                                                                                                 |
| Lot Dimension  | Frontage: ±309 ft.   Depth: ±351 ft.                                                                                                                                                                                                                 |
| Zoning         | M3-H1   High Density Mixed Use                                                                                                                                                                                                                       |
| Lease Price    | \$12.00/SF GROSS LEASE + HST + Utilities<br>(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.                                                                                                                                                                                                             |
| Clear Height   | 16' 8" to 18' 8" Under deck                                                                                                                                                                                                                          |
| Doors          | ONE 12' x 14' Drive-in overhead door<br>ONE New 18' x 16' Drive-in overhead door                                                                                                                                                                     |
| Features       | <ul style="list-style-type: none"><li>• 4 support beams</li><li>• 1 small office (can be removed)</li><li>• 1 washroom</li><li>• Suspended gas heat</li><li>• New LED lighting</li><li>• 200A power service</li></ul>                                |
| Comments       | <ul style="list-style-type: none"><li>• Located in a busy multi-tenanted mixed-use plaza in the St. Catharines Downtown Core</li><li>• Tenant pays heat &amp; hydro</li><li>• Quick and easy access to the QEW Hwy via Niagara Street ramp</li></ul> |





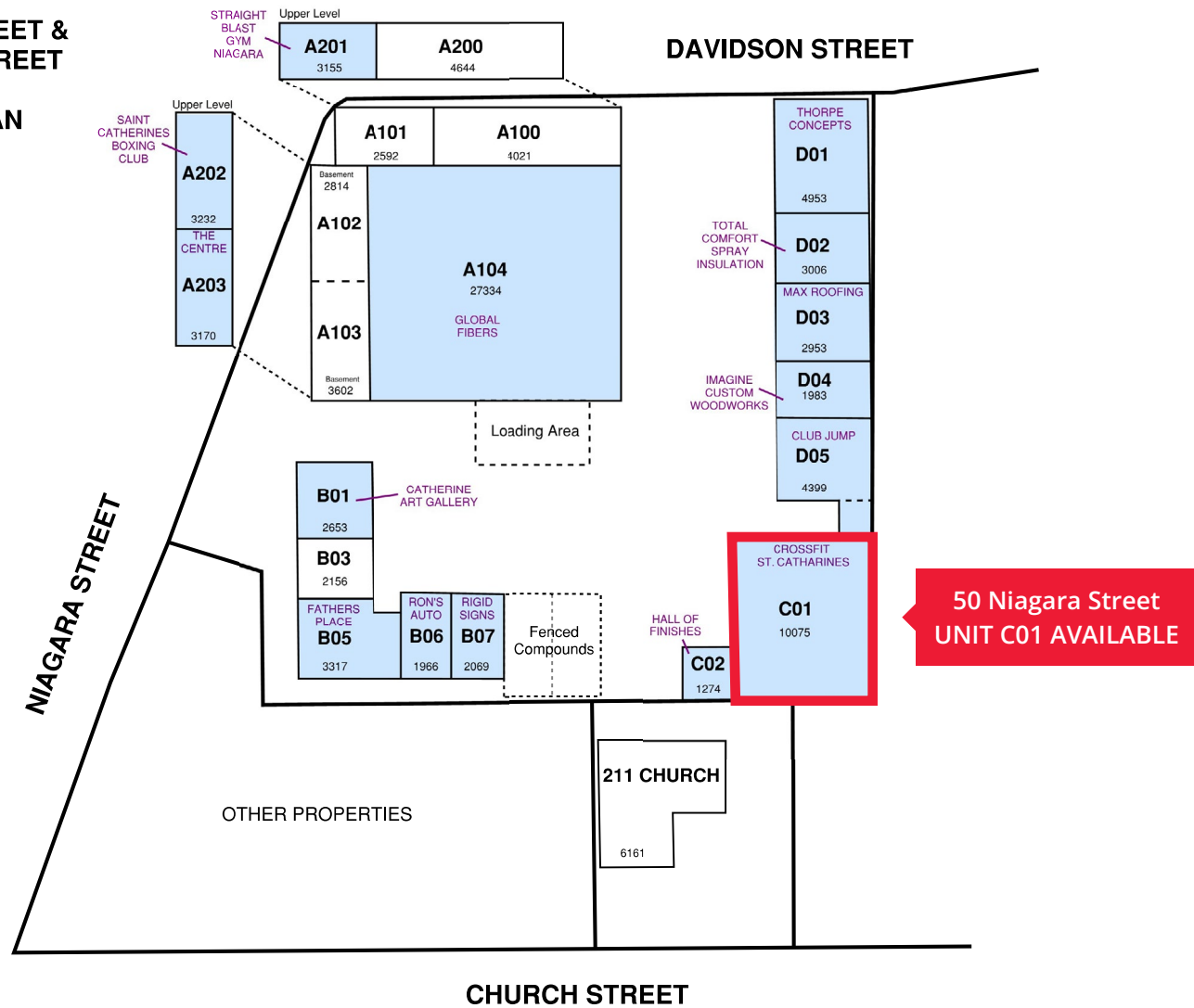
# Property Site Plan

#C01 | 50 NIAGARA STREET | ST. CATHARINES | ON



50 NIAGARA STREET &  
211 CHURCH STREET

## LEASING PLAN



50 Niagara Street  
UNIT C01 AVAILABLE

Note: Not to scale.

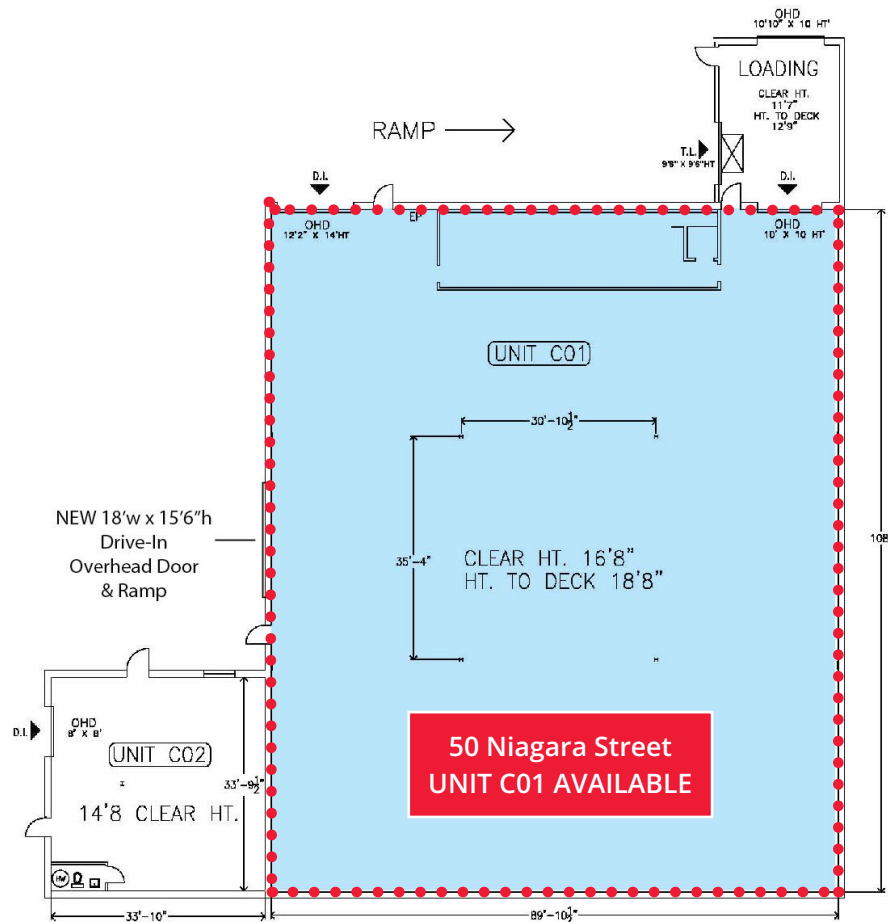
September 1, 2018

# Unit C01 Layout

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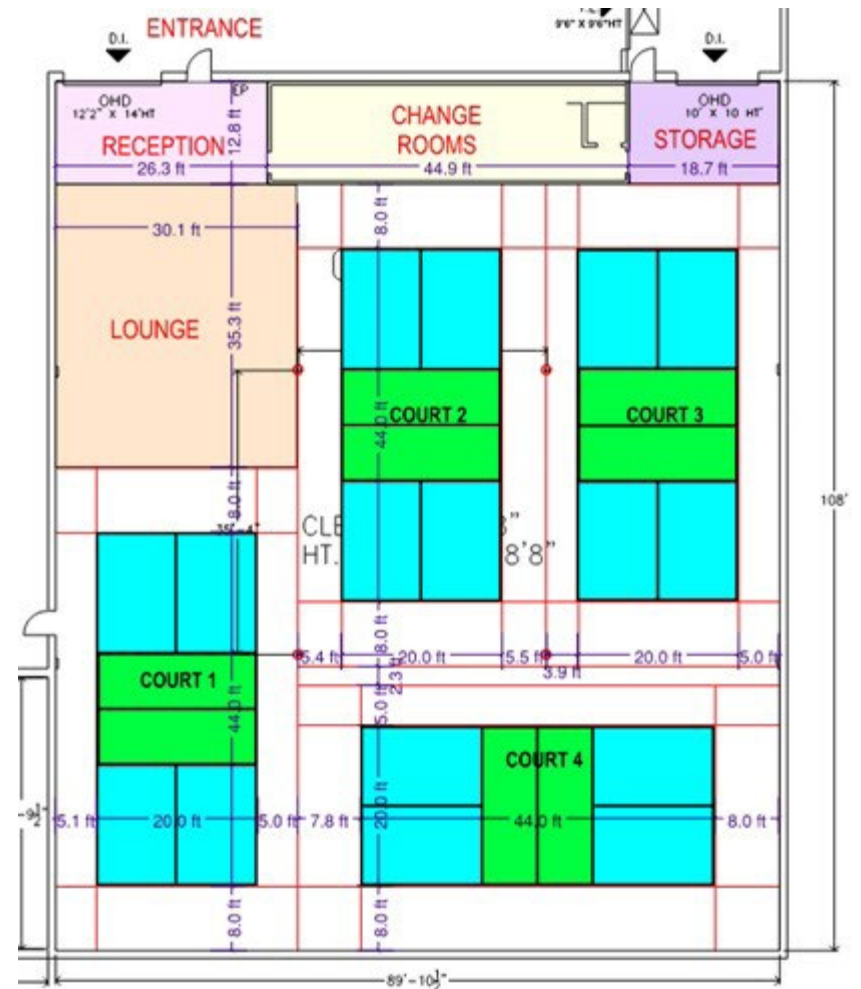
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## Pickleball Concept Design



All measurements and calculations are based on the principles of measurements as set out in S.I.O.R. Standards Society of Industrial and Office Realtors

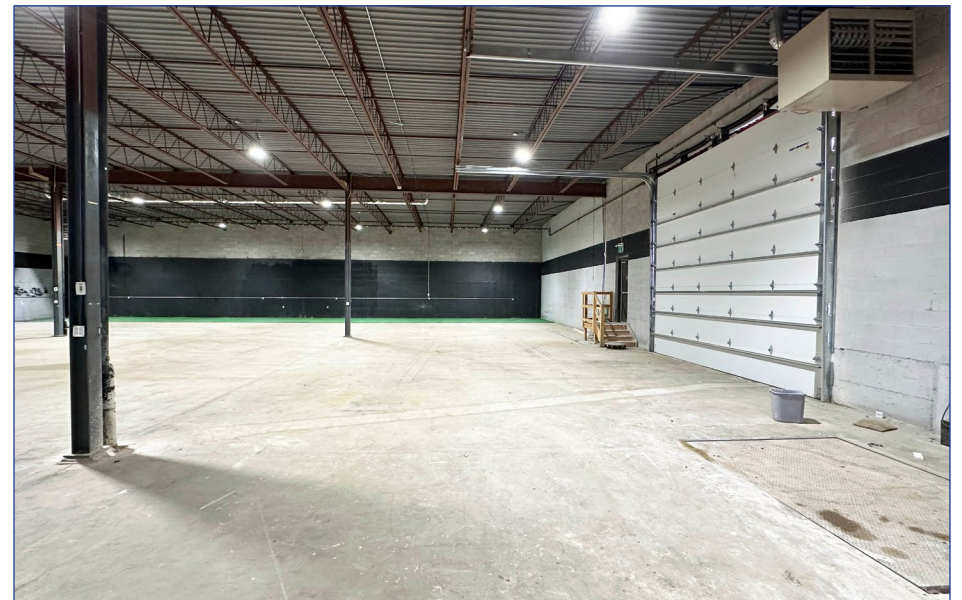
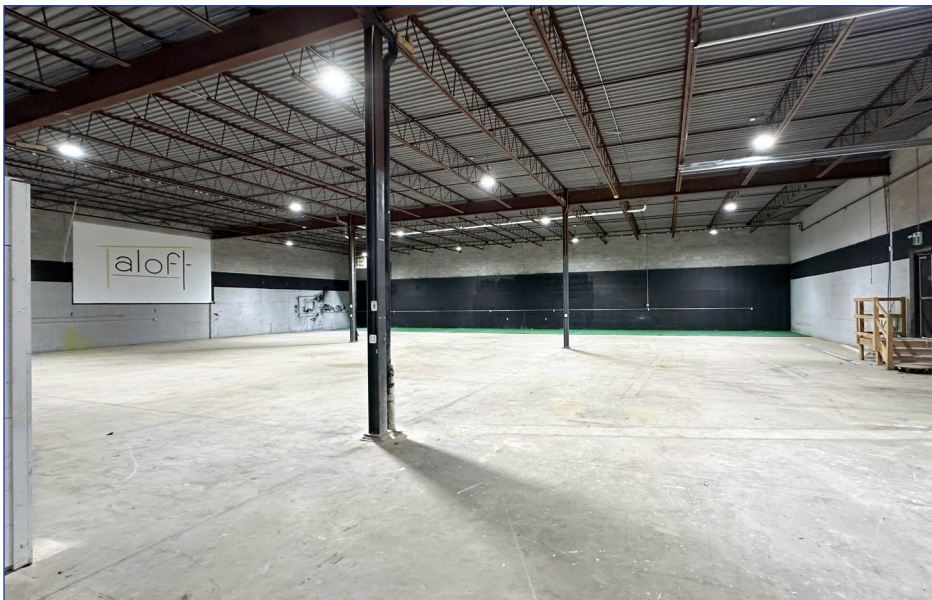
| RENTABLE | SQ. FT. |
|----------|---------|
| UNIT C01 | 10,075  |
| UNIT C02 | 1,274   |
| LOADING  | 535     |
| TOTAL;   | 11,884  |





# Property Photos

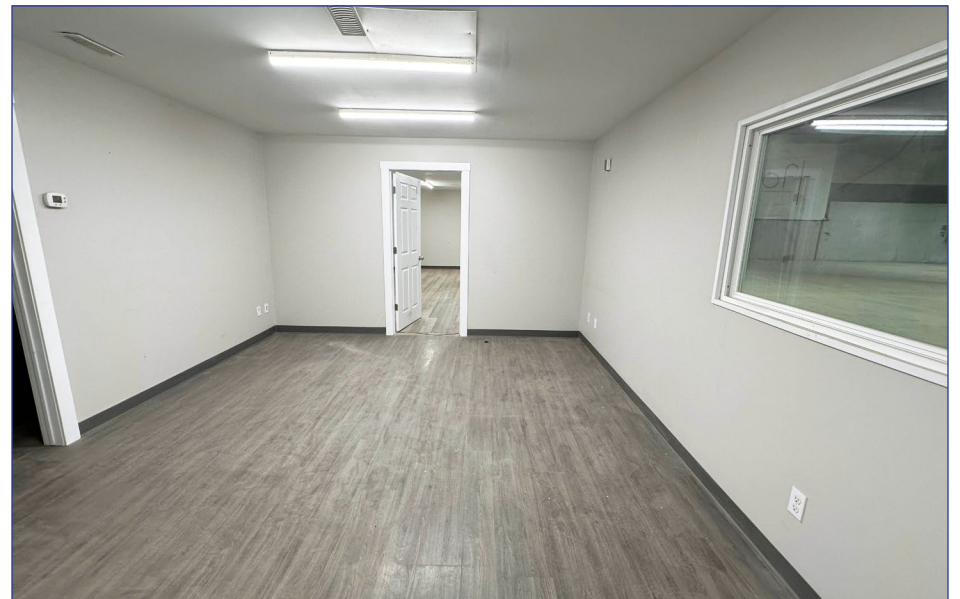
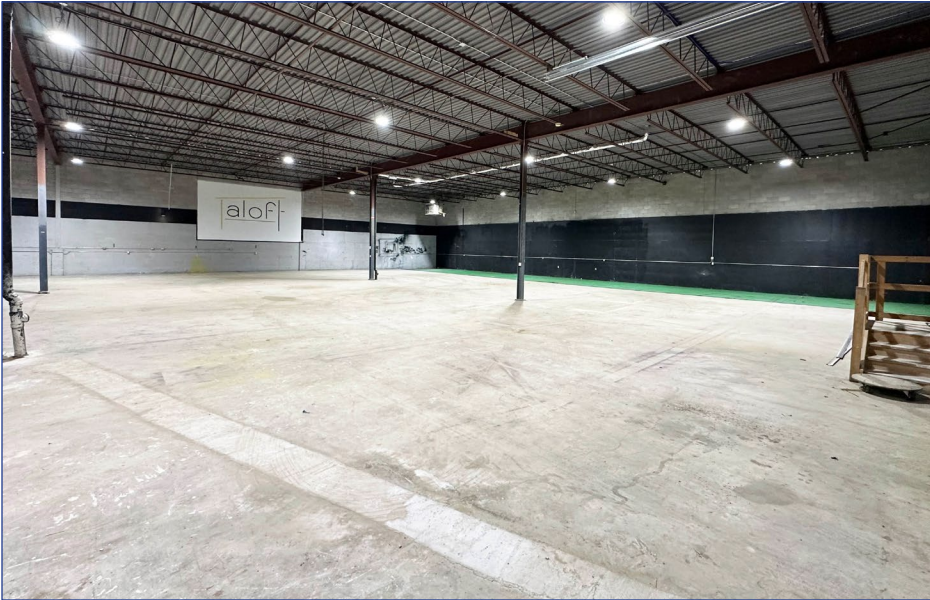
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# Property Photos

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- 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

#C01 | 50 NIAGARA STREET | ST. CATHARINES | ON

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\$5.5B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B+

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 November 2025

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