



## NIAGARA GATEWAY GRIMSBY

Food Court Setting

International Brands

3.5M Annual Visitors

Rare leasing opportunities at Niagara Gateway Tourist Information Centre & Major Highway Rest Stop/Service Station, which is conveniently located at QEW/Casablanca Blvd (Hwy 10) in Grimsby with over 85,000 vehicles passing per day (one of the busiest highways in Canada!) with over 3.5 million visitors per year passing through the centre. Join best in class brands including Tim Hortons, Wendy's, KFC/Taco Bell, Mr. Sub, Manchu Wok, New York Fries, Dairy Queen, Pizza Pizza & more. There is former restaurant space of 2,550 SF + patio (with potential to expand or demise if necessary) with average net rent starting at \$30 PSF minimum rent per square foot per year (with escalations expected throughout the term) + approximately \$20 PSF in additional rent = \$10,625 + HST monthly rent in first year. There is also a 1,265 SF kiosk space (with no cooking infrastructure in place currently) at market rent to be determined. Note existing exclusive uses in place as shown. 10 year lease preferred, although Landlord will require a right to redevelop the property anytime as of the 5th year of the term, in which case they may elect to terminate the lease on 6 months advance written notice (with no repayment of unamortized tenant improvement expenses). In close proximity to Real Canadian Superstore, RONA, Fit4Less, A&W, Starbucks, car dealerships & more. Lockbox installed for authorized access to view premises after approved by listing brokerage in writing in advance. Visit <https://niagarainformation.ca/> for property website.

[Click Here](#)  
[for Video!](#)



**Dave Marino**  
**Broker of Record**



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# NIAGARA GATEWAY



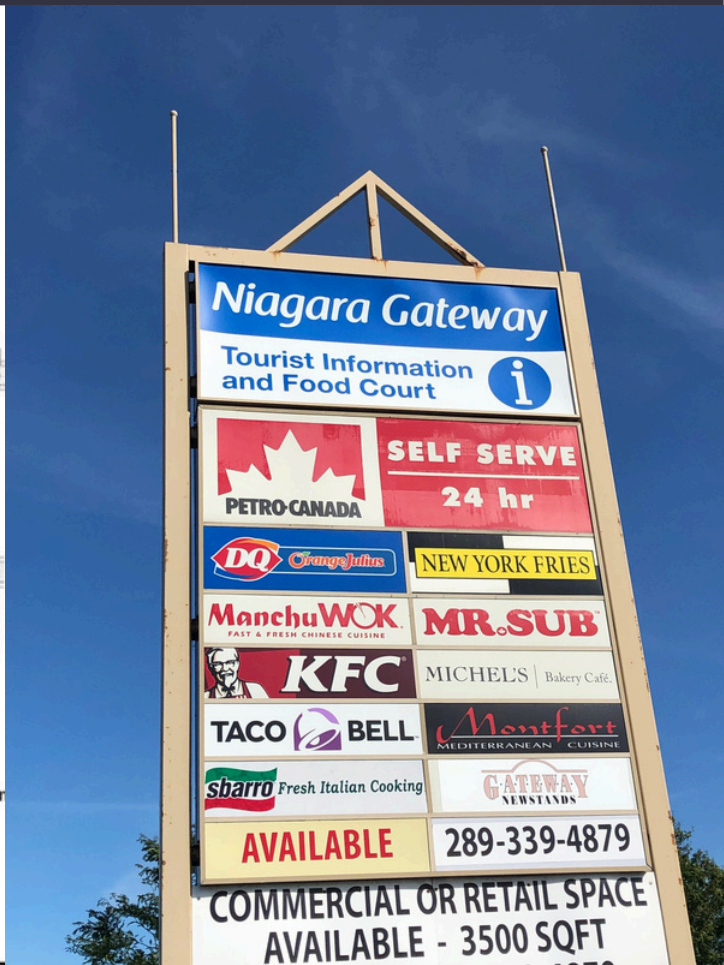
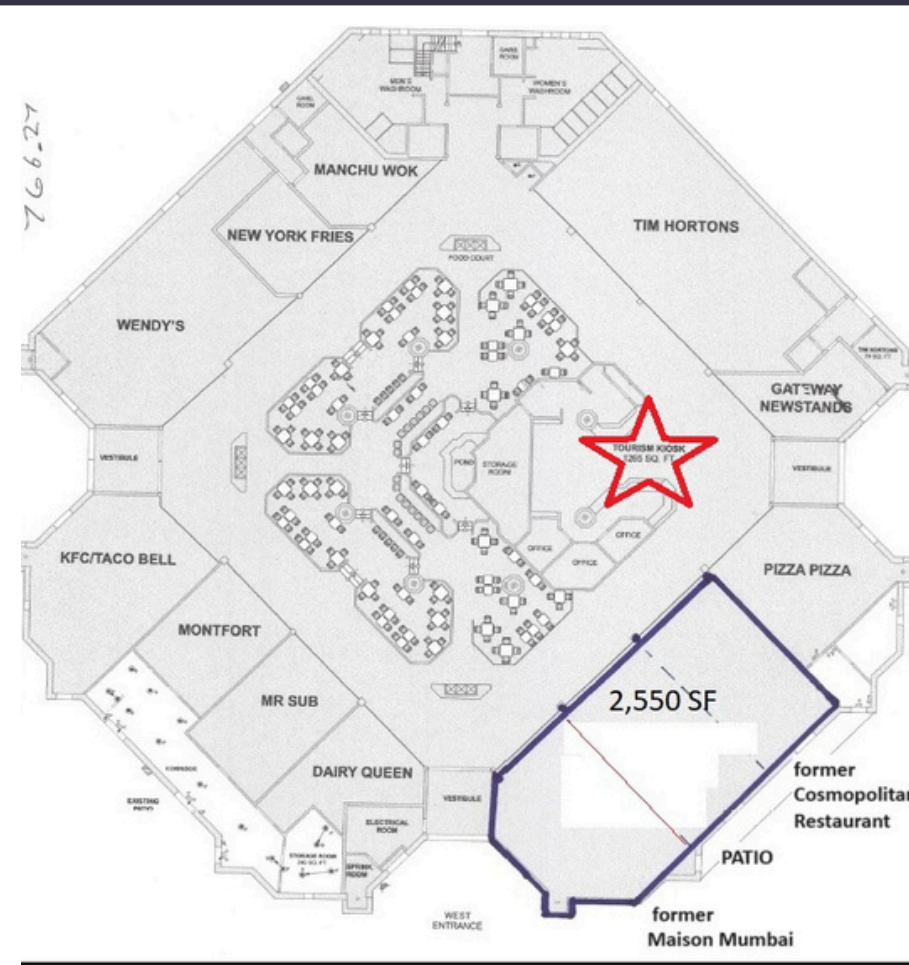
**FOOD COURT,  
KITCHEN, AND  
FOOD COURT  
ENTRANCE TO  
RESTAURANT SEATING**

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## LARGE OUTDOOR PATIO SPACE



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## Niagara Information Centre Kiosk Space



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