

FOR LEASE

Colliers

LEASE PRICE: \$2,200/Month (Base Rent + TMI) + HST + Utilities

Unit 4 | 4 Nihan Drive | St. Catharines | ON
±1,194 SF Unit with Show Room Area & Drive-In Storage

TODD CRAWFORD**

+1 905 321 4755

todd.crawford@colliers.com

**Sales Representative **Broker of Record*

RALPH ROSELLI* SIOR

+1 905 329 4175

ralph.roselli@colliers.com

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798

collierscanada.com/niagara



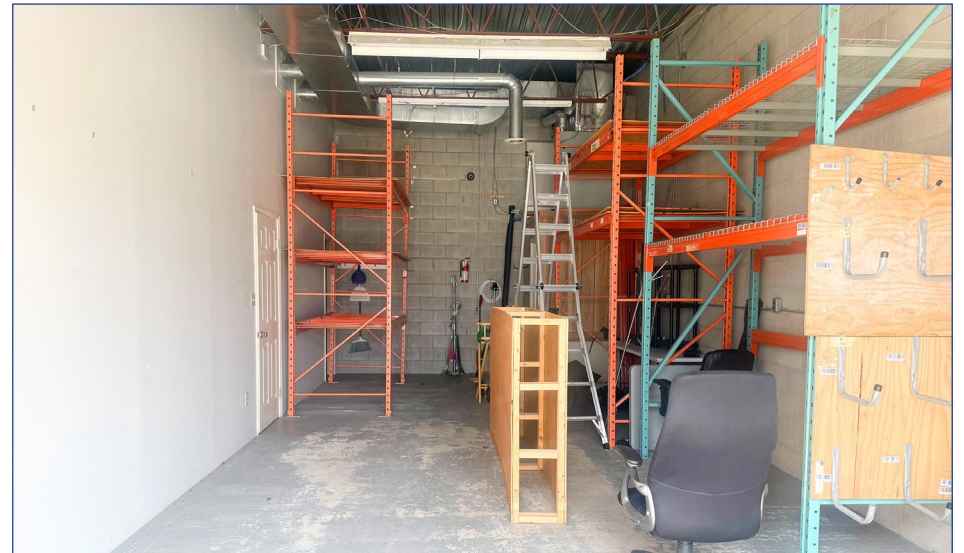
Listing Details



Location	Frontage on Nihan Drive, near the Scott Street & Lake Street intersection
Available Unit	Unit 4: ±1,194 SF
Lease Price	\$2,200/ Month (Base Rent + TMI) + HST + utilities
Zoning	E1 - Business Commercial Employment
Clear Height	11.9 ft.
Door	ONE 10.8 ft. x 9.9 ft. grade level drive-in door
Comments	<ul style="list-style-type: none"> • Commercial unit in well maintained mixed use complex in central north sector of the City • Includes show room area and drive-in storage area with 2 piece washroom • Show room has vinyl plank flooring and small microwave/coffee area • Shared on-site parking • Desirable area near Scott/Lake Street intersection • Quick and easy access to the QEW Highway • Anchored tenants include OMNI Media, Functional Physiotherapy & Sports Clinic, The Studio at PDC, and Aqua-Don Pool Service & Supplies.

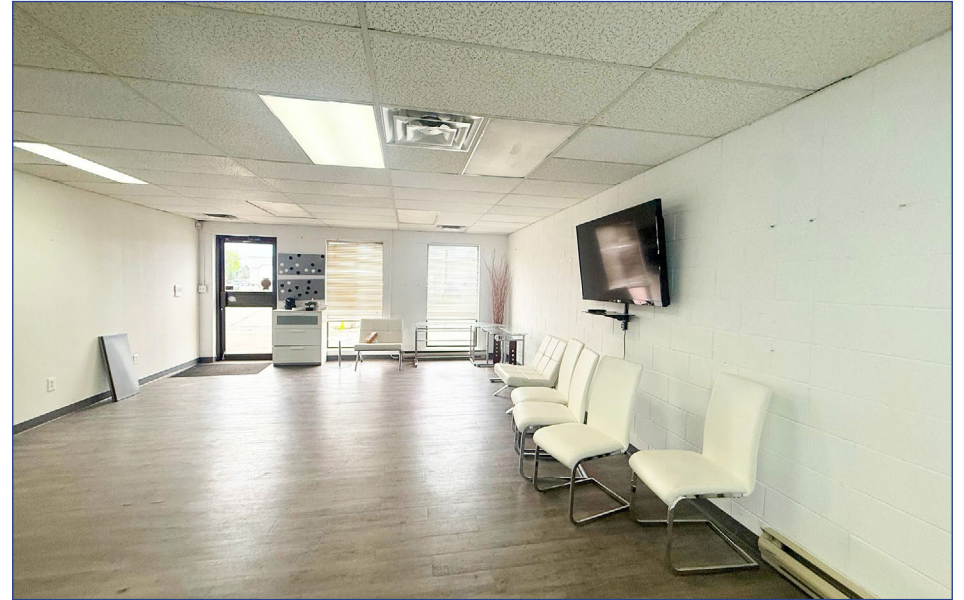
Property Photos

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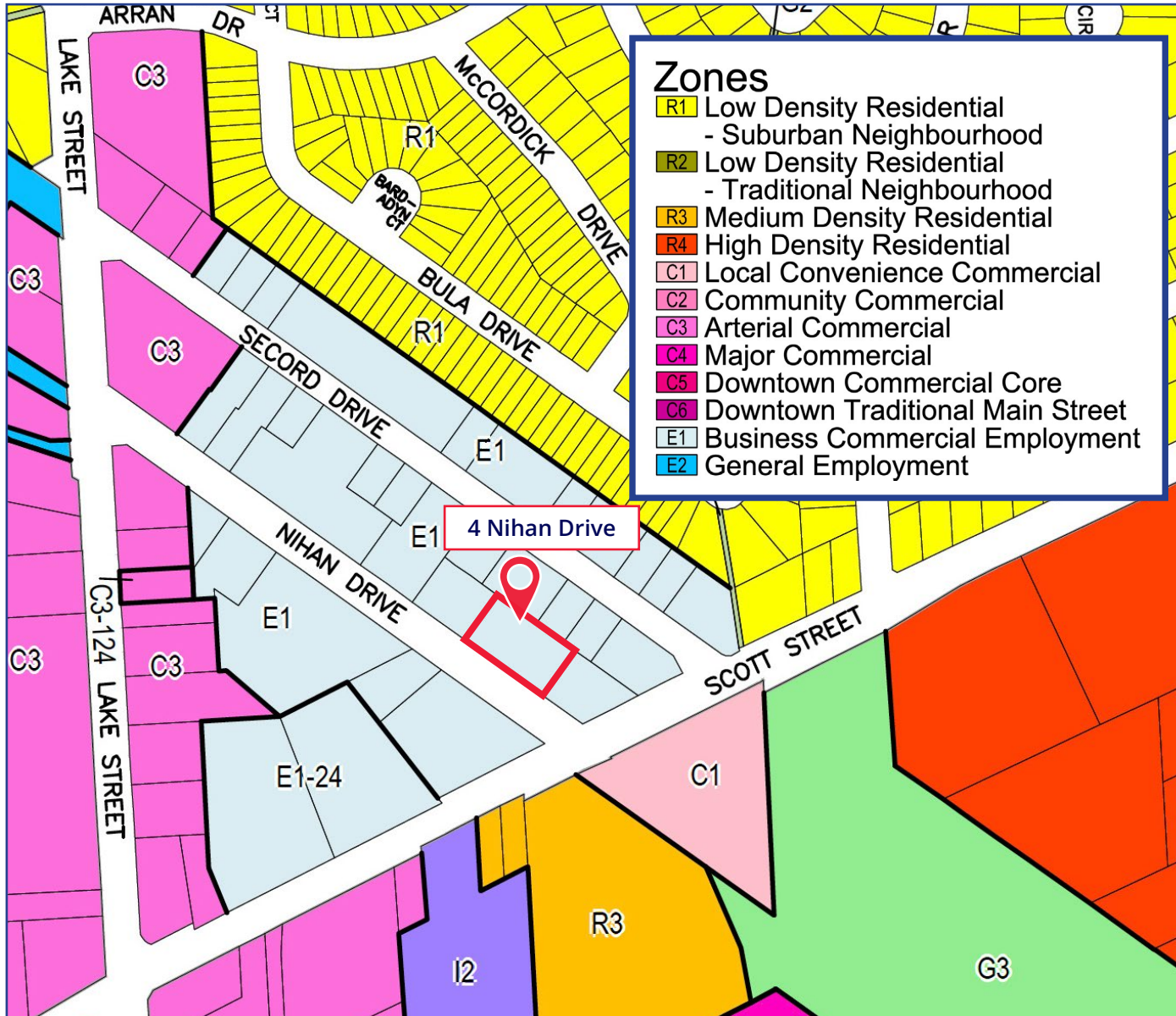


Location Overview

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E1 - Business Commercial Employment Zone



Permitted Uses

PRINCIPLE USES

- Adult Oriented Entertainment Establishment
- Car Wash
- Hotel / Motel
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Research Facility
- Social Service Facility

ACCESSORY USES

- Animal Care Establishment
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

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CONTACT:

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