

# FOR LEASE



3255 SNYDER STREET | STEVENSVILLE | ON

## ±1,001 SF Ground Floor Retail in Mixed-Use Commercial Building

LIST PRICE: **\$10.00**/SF NET +  
TMI + HST + Utilities



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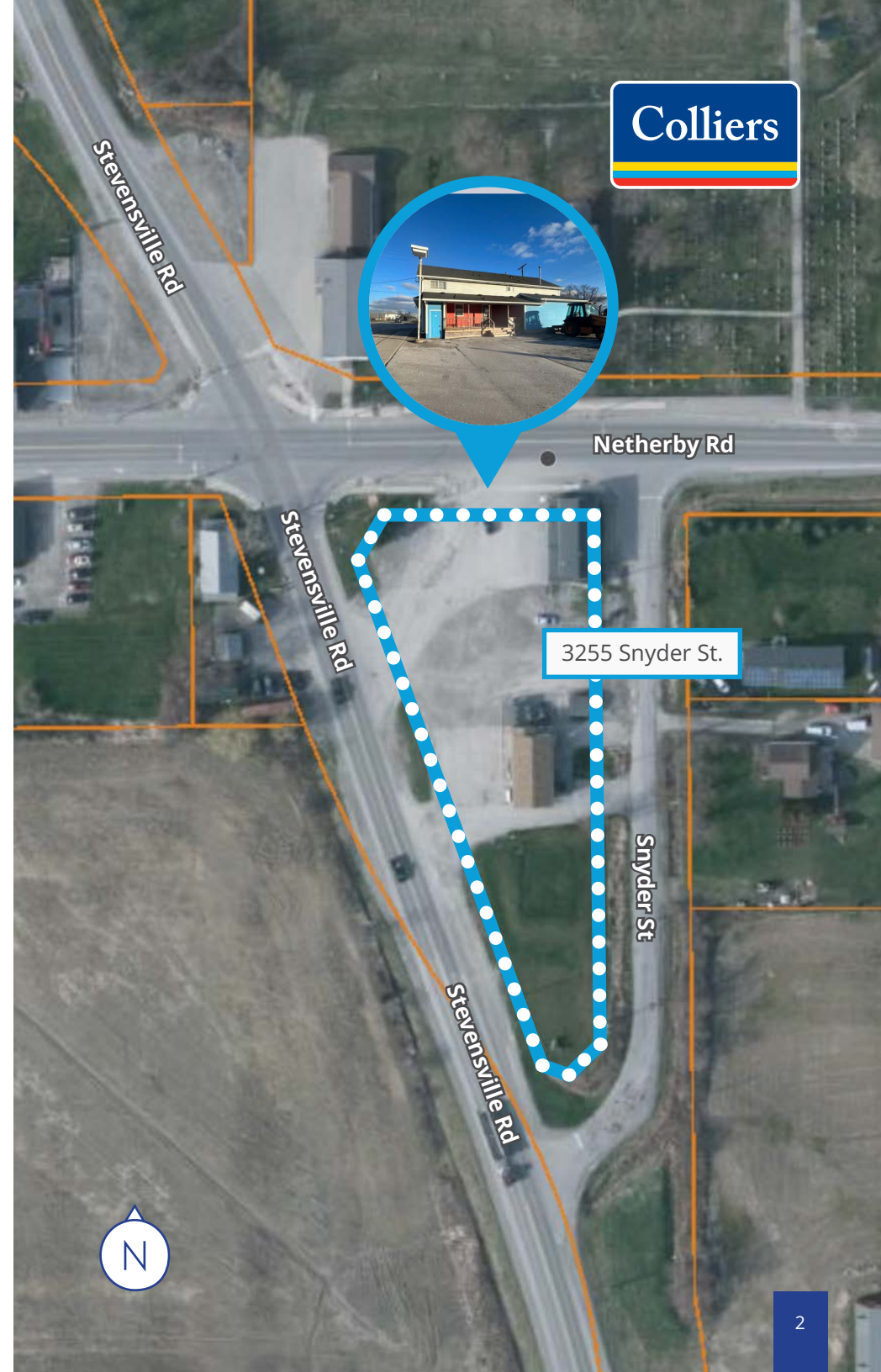
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# Listing Specifications

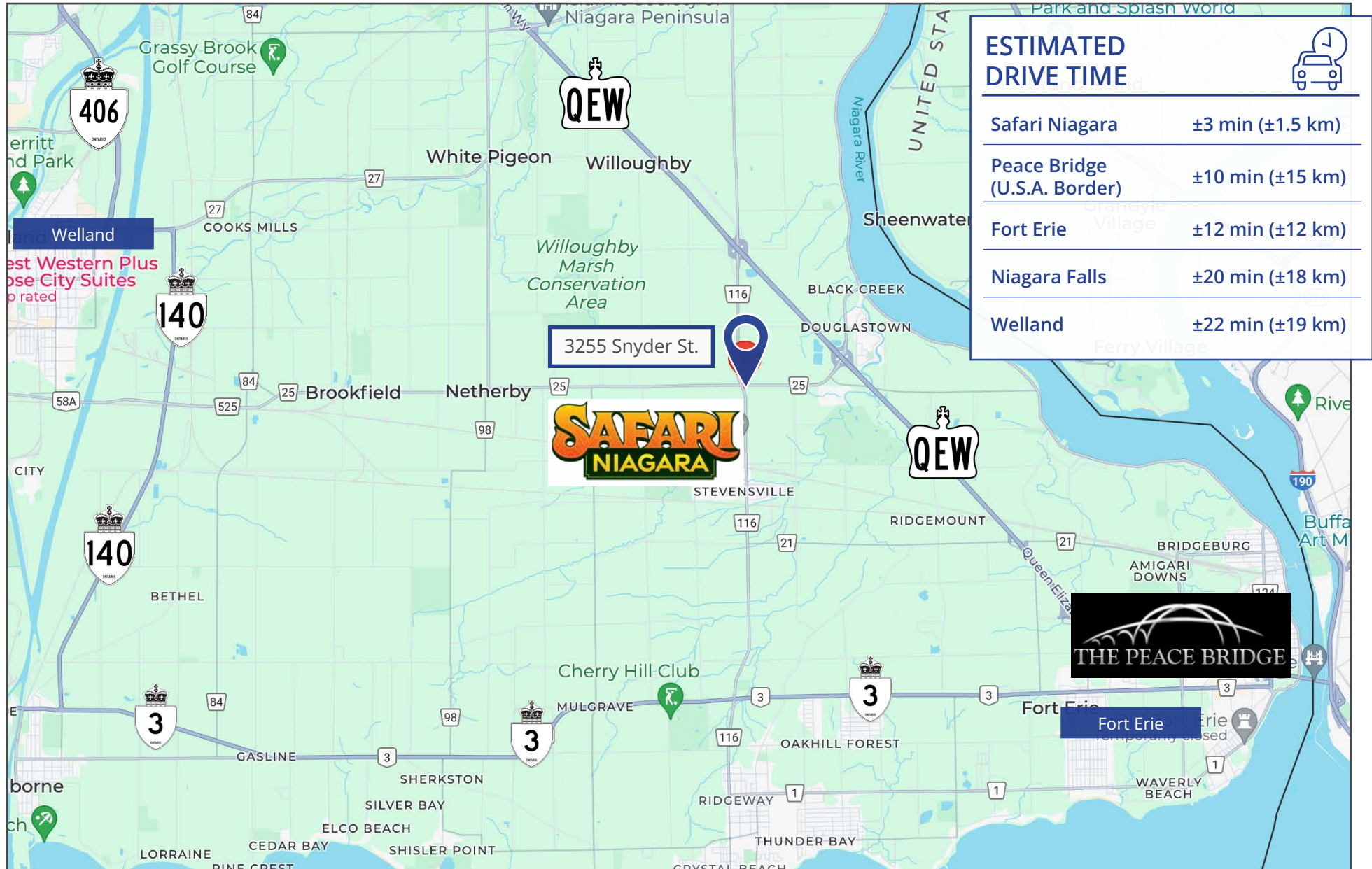
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Civic Address	3255 Snyder Street, Fort Erie, ON
Location	SW Corner of Netherby Road & Snyder Street, East of Stevensville Road
Available Area	Retail Area (Ground Floor): ±1,001 SF
Zoning	C2-197   General Commercial
Frontage	±380.80 ft.
Lease Price	\$10.00/SF NET + TMI + HST + Utilities
TMI	TBD
Comments	<ul style="list-style-type: none"><li>• Ground floor retail available in mixed use commercial building</li><li>• Next to Avondale at the SW corner of Netherby Road &amp; Snyder Road, just East of Stevensville Road</li><li>• Ample on-site parking</li><li>• Great for a retail user</li><li>• Excellent exposure &amp; access from Stevensville Road</li><li>• Advertising options available</li></ul>



# Location Overview

3255 SNYDER STREET | STEVENSVILLE | ON



# Exterior Photos

3255 SNYDER STREET | STEVENSVILLE | ON



# Interior Photos

3255 SNYDER STREET | STEVENSVILLE | ON



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# Zoning C2-197 | General Commercial

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## Permitted Uses

### (a) Commercial Uses

- Animal hospitals in wholly enclosed buildings
- Assisted Living House
- Automobile Service Stations
- Bake shops
- Banks and Financial Institutions
- Brewers' Retail outlets
- Building supply sales
- Business or professional offices
- Candy kitchens
- Car washes
- Catering establishments
- Clinics
- Commercial schools
- Custom brokers
- Custom workshops
- Day Nursery
- Department stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor Control Board of Ontario outlets
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops

- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Post offices
- Printing establishments
- Private or commercial clubs
- Public Libraries
- Public parking garages
- Public parking lots
- Public transportation depots including bus stations and rail stations
- Religious, fraternal or public institutions
- Retail stores
- Service shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Taxi establishments
- Undertaking establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

### (b) Dwelling units

**(c) Uses, buildings and structures accessory to any permitted commercial use.**

# Area Neighbours

3255 SNYDER STREET | STEVENSVILLE | ON



**3255 Snyder Street**  
FOR LEASE | RETAIL AREA (GROUND FLOOR)



\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates as of November 2023*

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