

FOR LEASE



Unit 3 | 367 Lake Street | St. Catharines | Ontario
±1,355 SF High-Traffic Retail Unit with Excellent Visibility

LEASE PRICE:

\$25.00/SF NET + \$15.02/SF TMI + HST + Utilities



Colliers International Niagara Ltd., Brokerage
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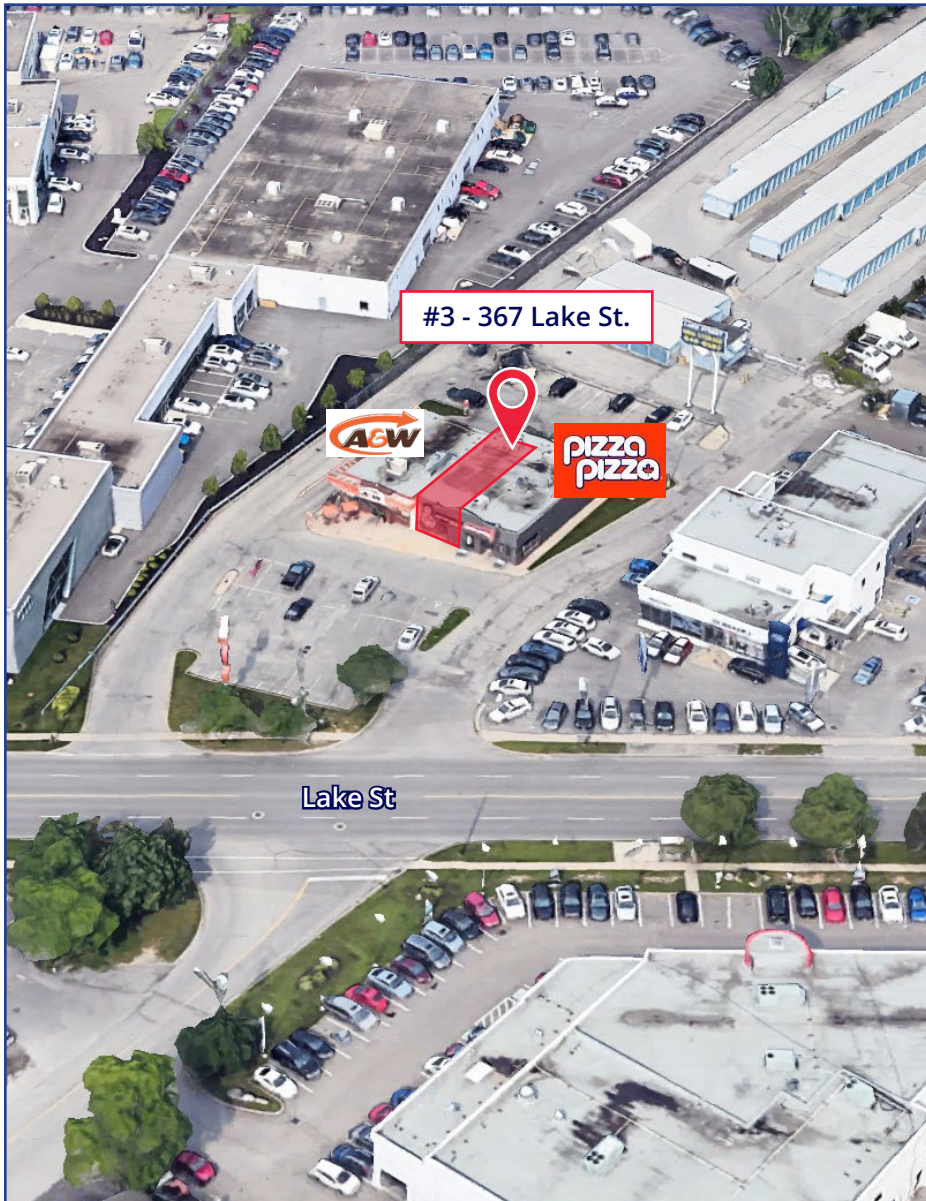
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**Sales Representative*



Listing Details



Location	Frontage along Lake Street
Available Unit	Unit 3: ±1,355 SF
Lease Price	\$25.00/SF NET + TMI + HST + Utilities
TMI (2026)	\$15.02/SF
Zoning	C3 - Arterial Commercial
Comments	<ul style="list-style-type: none"> • Rare offering of a retail unit located along the highly trafficked Lake Street corridor • Situated within a busy neighbourhood plaza anchored by A&W and Pizza Pizza • This location benefits from consistent daily traffic and strong surrounding demographics • The unit offers excellent signage opportunities, outstanding visibility • Plenty of on-site parking for customers and staff • Ideal for a wide range of retail or service-based users • Formerly operated as Cannabis Shop • Available January 1st, 2027 • Inquire with listing agent about possession

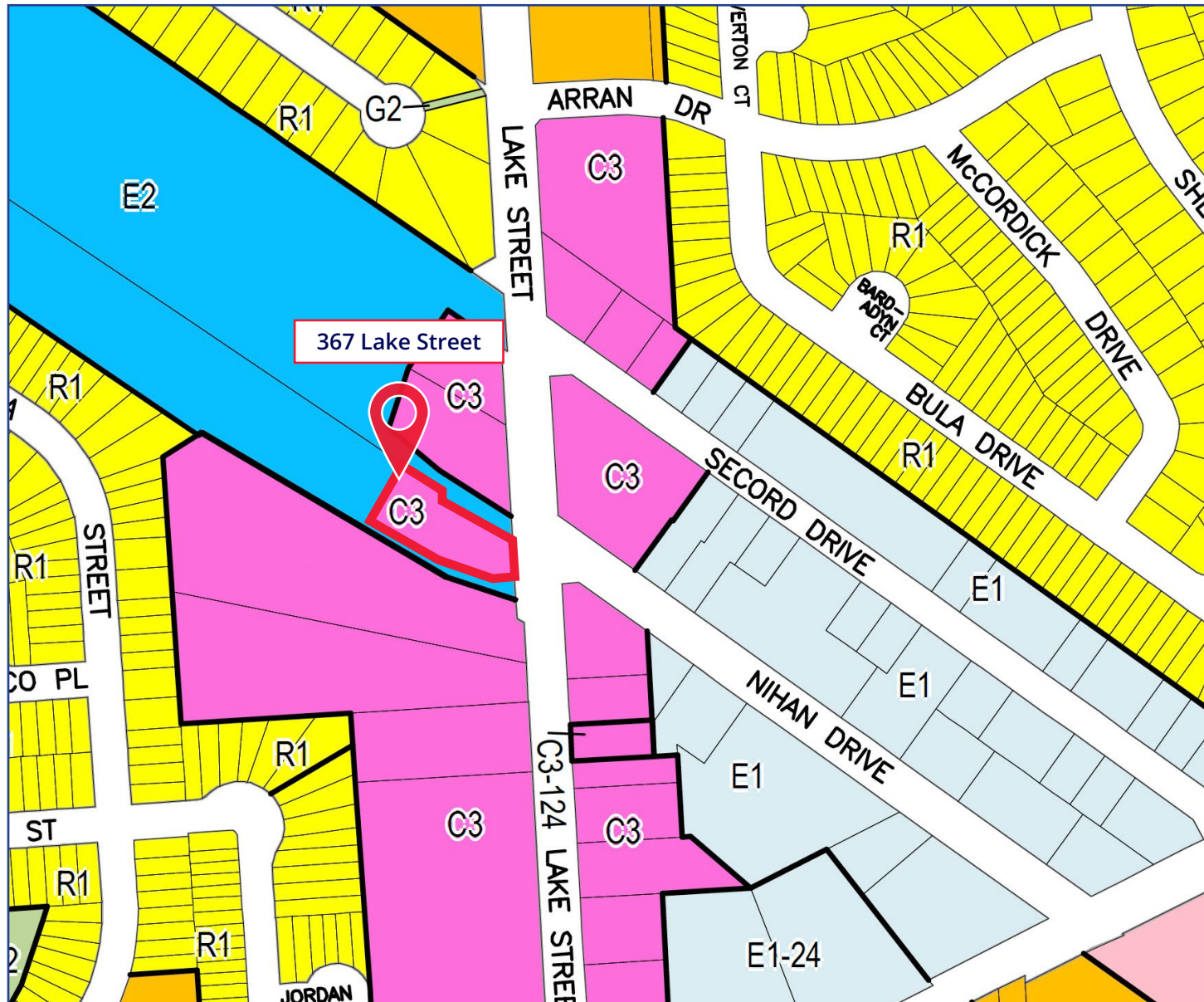
Property Photos

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C3 - Arterial Commercial Zone

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PERMITTED USES

- Animal Care Establishment
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Emergency Service Facility
- Hotel/ Motel
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Motor Vehicle Sales/ Rental Service Centre
- Nightclub
- Office
- Place of Assembly/ Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University/ College

Location Overview

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367 Lake Street

Eden High School

Grantham Optimist Youth Centre

DRIVE TIME

QEW Highway Access	±3 MIN AWAY (±850 m)
Port Dalhousie	±7 MIN AWAY (±3.2 kms)
Downtown St. Catharines	±9 MIN AWAY (±3.5 kms)
Clifton Hills, Niagara Falls	±18 MIN AWAY (±21 kms)
Niagara-on-the-Lake	±24 MIN AWAY (±18 kms)

\$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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