

FOR LEASE

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LEASE PRICE: **\$15.00/SF NET + \$6.00/SF TMI + HST + Utilities**

#3 | 225 St. Paul Street W | St. Catharines | ON
±1,500 SF Open Concept Retail/ Office Unit on a busy Corridor

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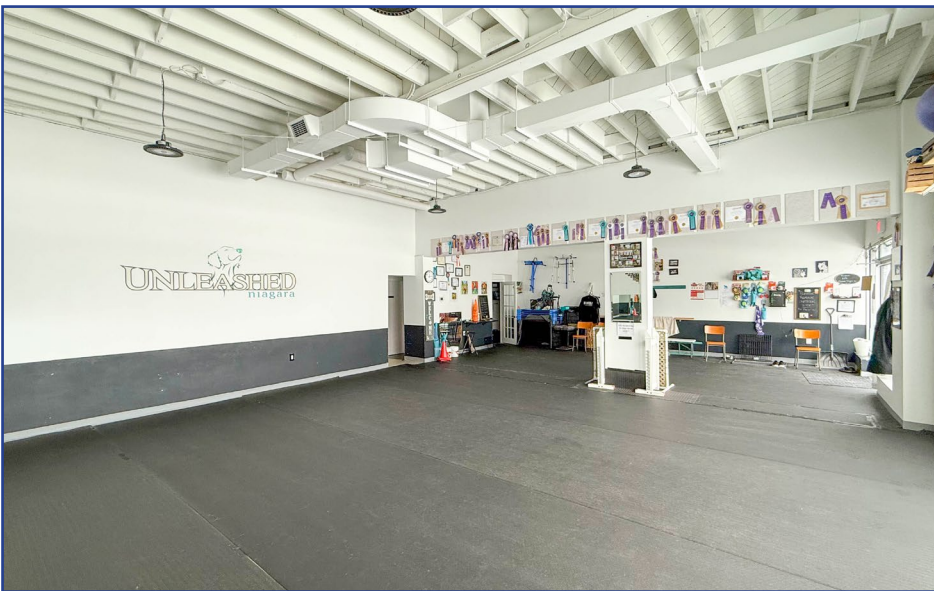
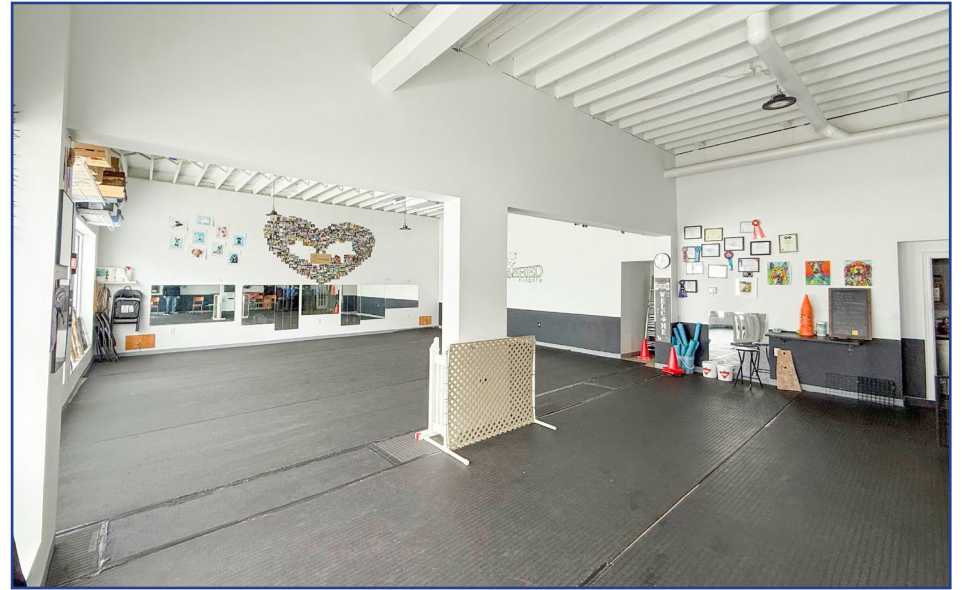
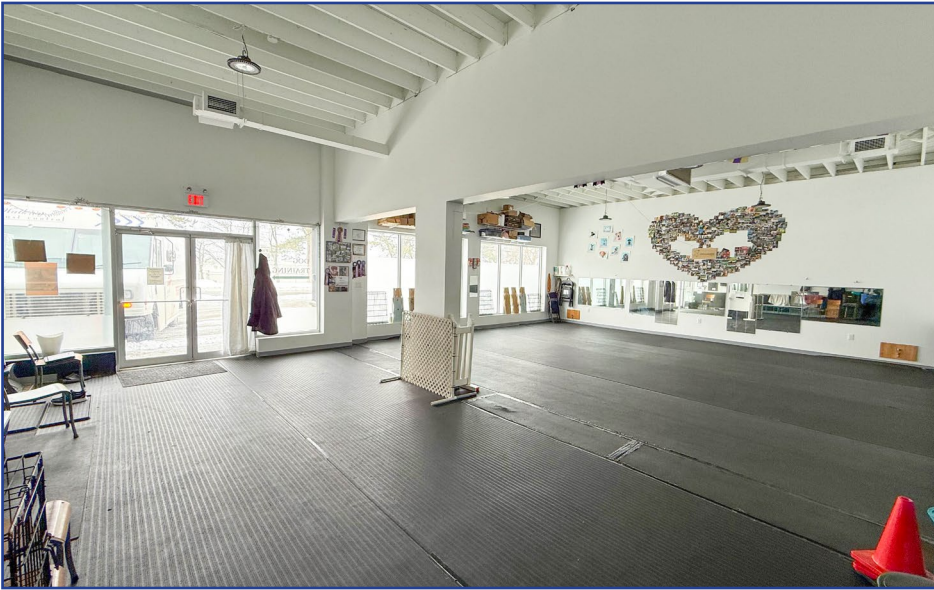
Listing Details



Location	Corner of St Paul Street W & Edith Street
Available Area	Unit 3: ±1,500 SF
Lease Price	\$15.00/SF NET + TMI + HST + Utilities
TMI (2025)	\$6.00/SF
Zoning	M1 - Medium Density Mixed Use
Comments	<ul style="list-style-type: none"> • Open concept retail/office unit available for lease • Located in a prime St. Catharines location • Situated on a busy corridor with excellent exposure to both pedestrian and vehicle traffic • Ideal for a wide range of retail, professional office, or service-based uses • Prominent signage opportunities • Ample on-site parking • Convenient access to Highway 406 • Available for immediate occupancy

Property Photos

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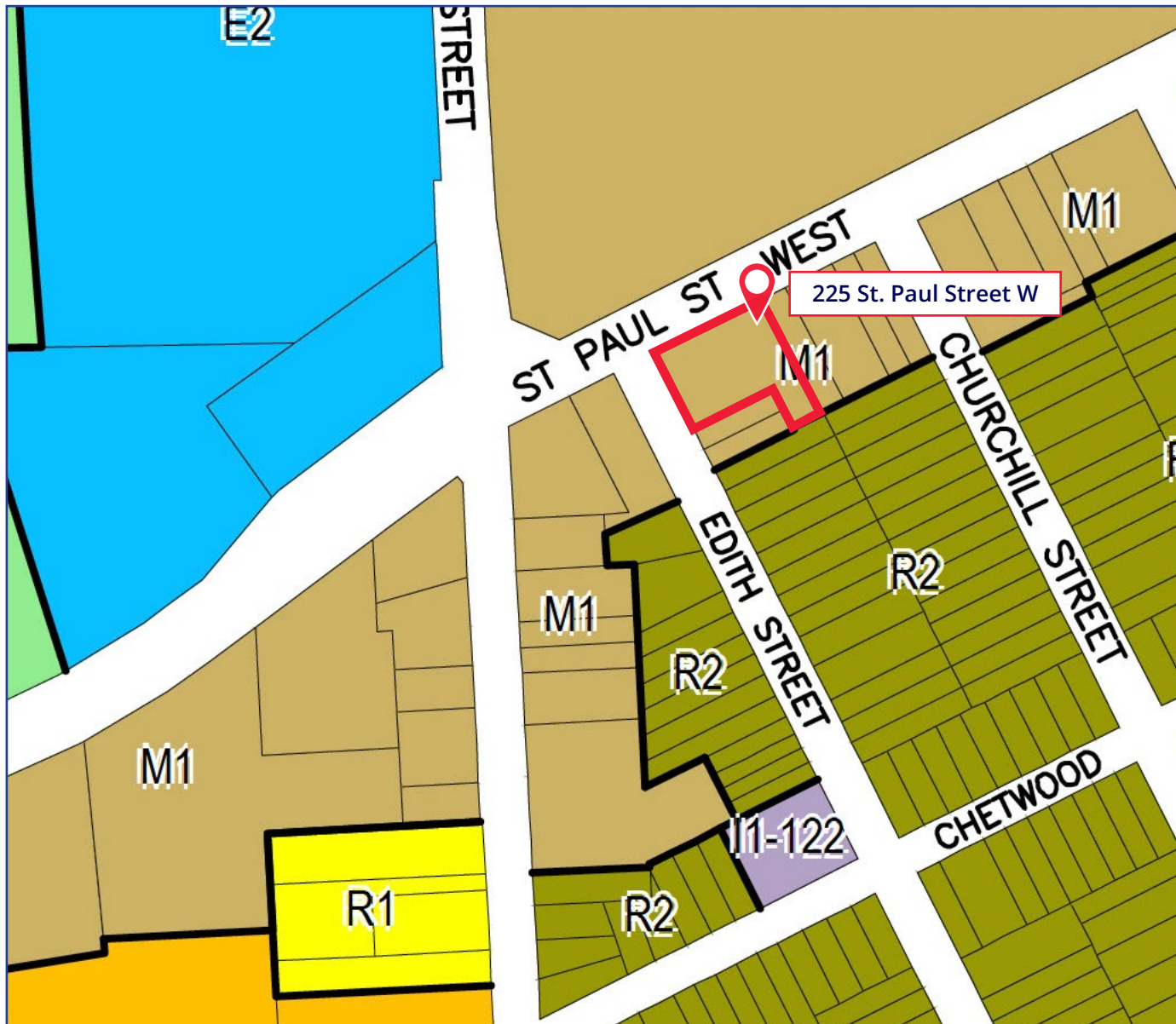
Area Neighbours

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M1 – Medium Density Mixed Use Zone

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Permitted Uses

- Animal Care Establishment
- Apartment Building
- Car Wash
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel/ Motel
- Long Term Care Facility
- Office
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- 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

\$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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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

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