



Colliers



#8 | 191 WELLAND AVENUE | ST. CATHARINES | ON
±2,610 SF Commercial Unit in a High
Traffic Geneva Square Plaza, **For Lease**

LEASE RATE **\$14.00/SF NET + \$12.00/SF TMI + HST + Utilities**

Colliers International Niagara Ltd., Brokerage
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**Sales Representative **Broker of Record*

Unit 8 Details



#8 | 191 WELLAND AVE. | ST. CATHARINES | ON

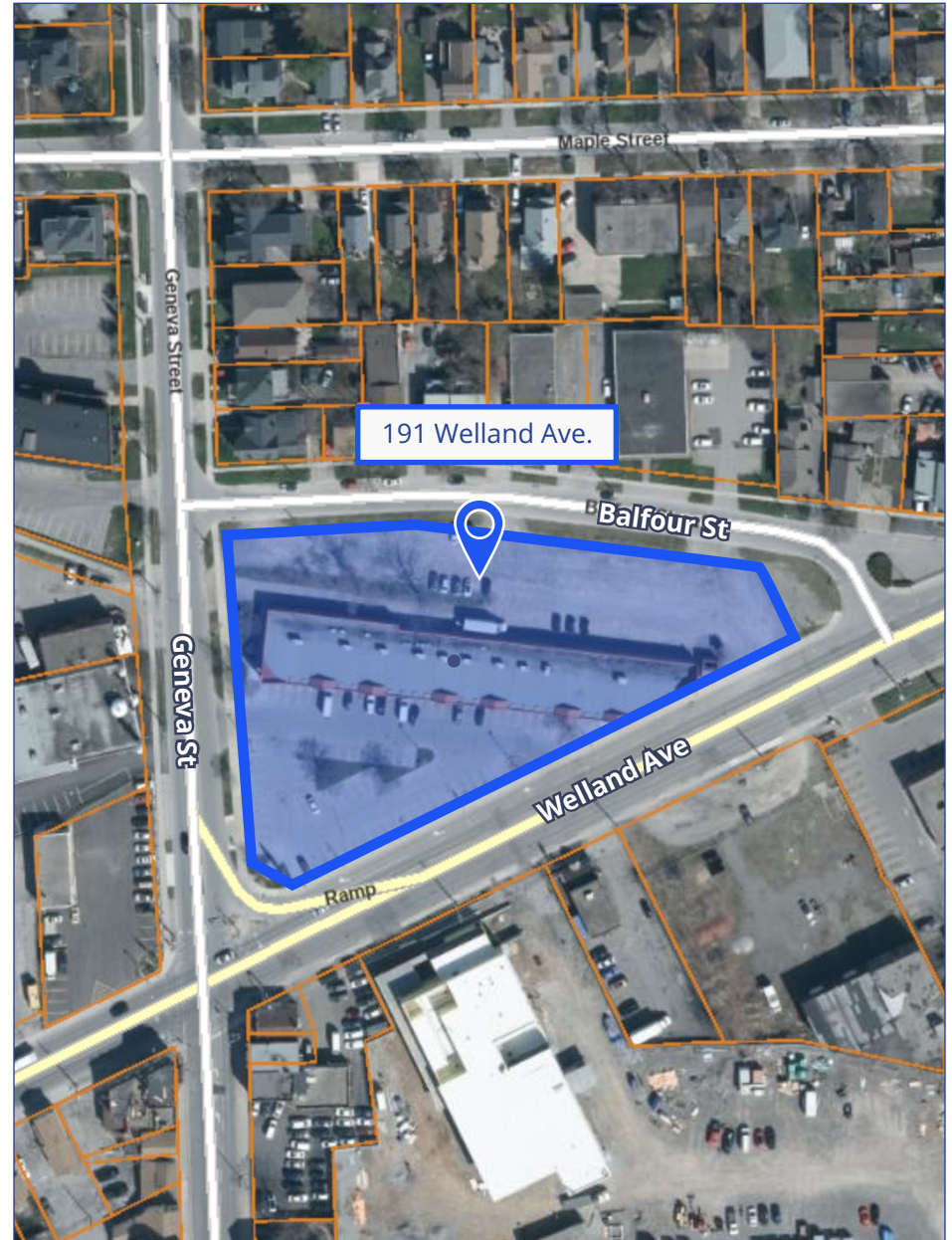
Location	Corner of Geneva Street & Welland Avenue
Unit Sizes	Unit 8: ±2,610 SF
Lease Rate	\$14.00/SF NET + TMI + HST + Utilities
TMI (2024)	\$12.00/SF TMI
Zoning	C2 - Community Commercial
Doors	ONE Front Door & ONE Back Door Entrances
Comments	<ul style="list-style-type: none">• Busy plaza in St. Catharines• Shell condition unit available• Handicap accessible bathroom• Available immediately• Plaza tenants include Subway, Dental Clinic, Avondale and more



Ample On-Site Parking



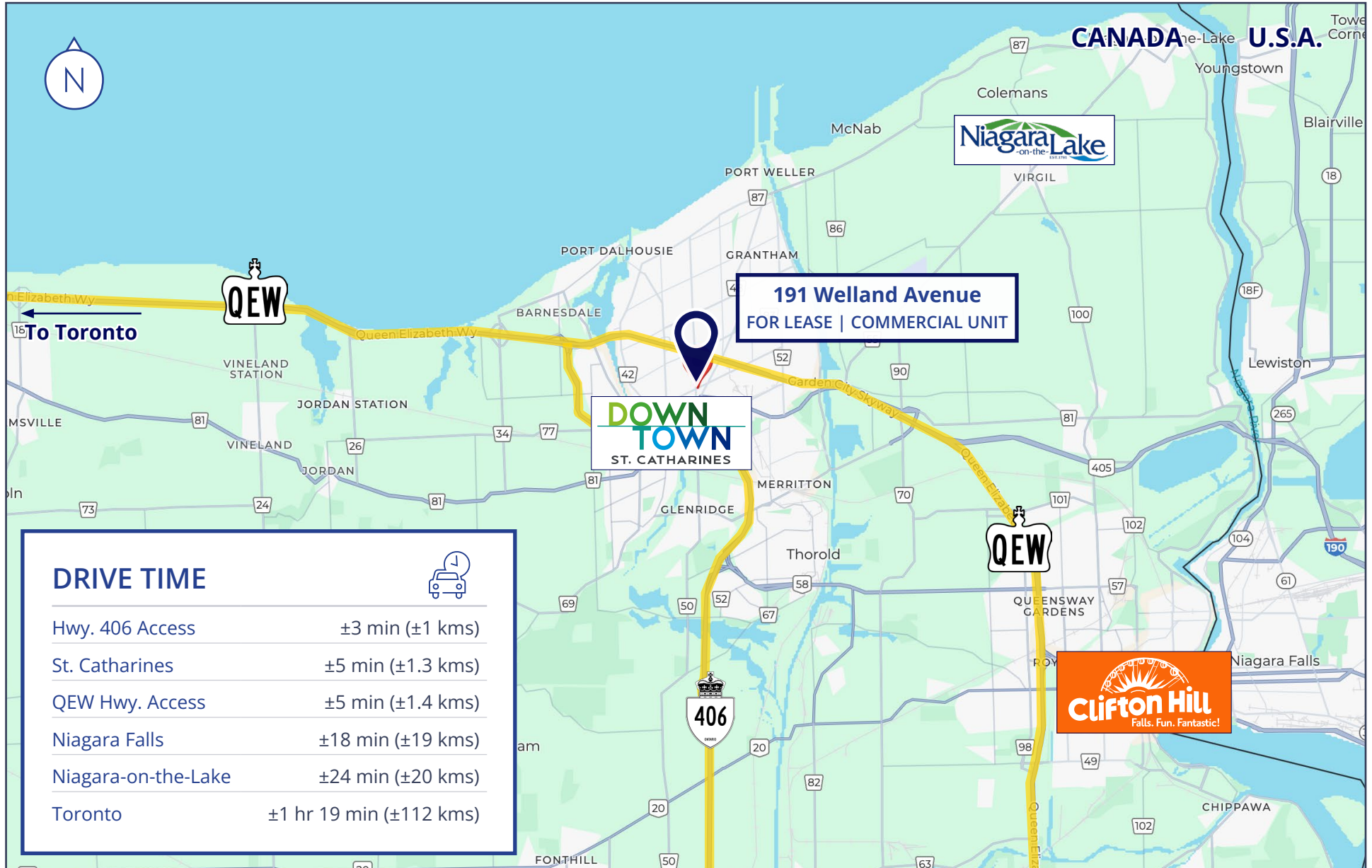
Large frontage & windows for advertisement



Location Overview

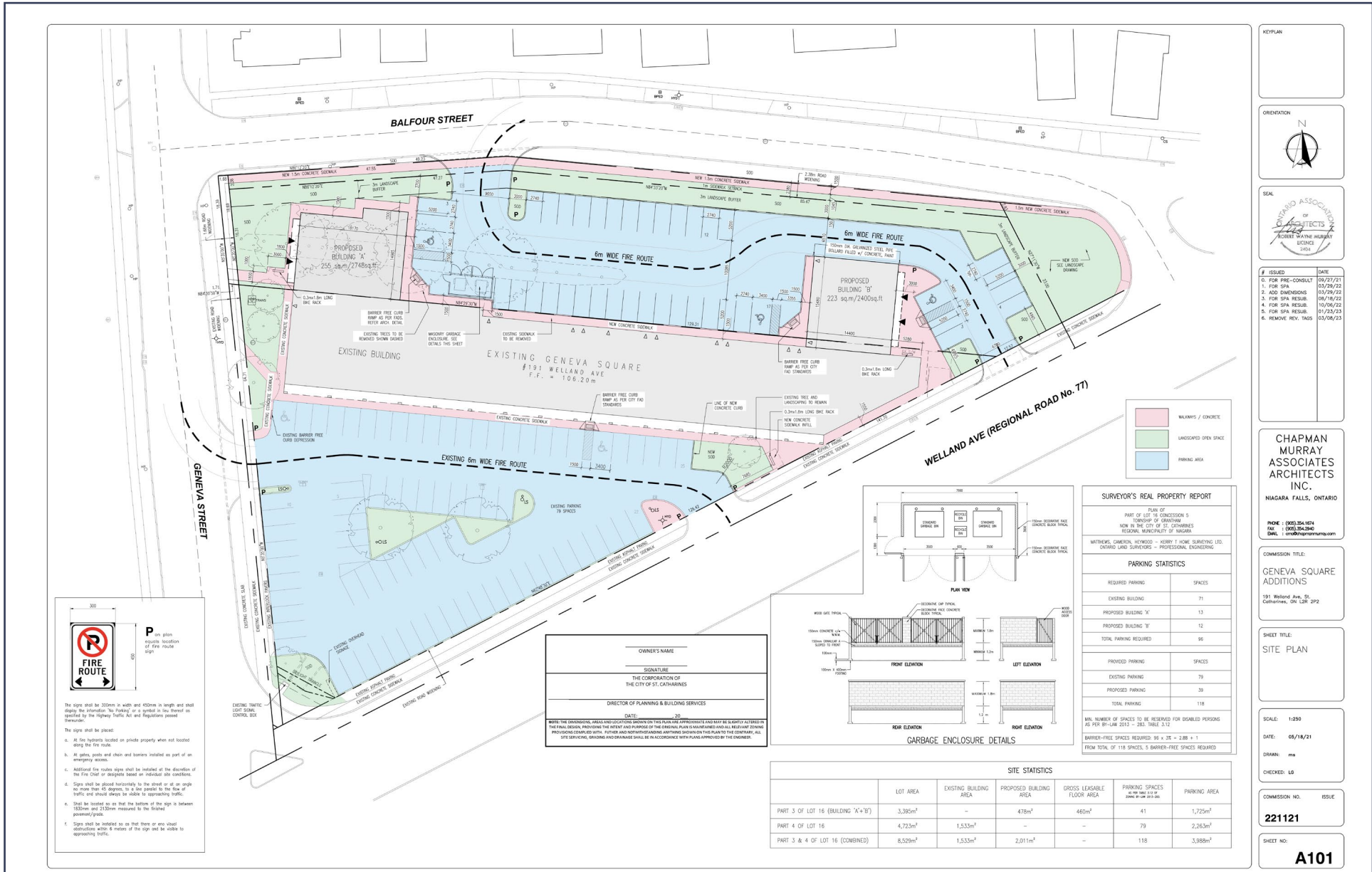


191 WELLAND AVE. | ST. CATHARINES | ON



Property Site Plan

191 WELLAND AVE. | ST. CATHARINES | ON



KEYPLAN

ORIENTATION



SCALE



ISSUED

#	FOR PRE-CONSULT	DATE
0.	FOR PRE-CONSULT	09/27/21
1.	FOR SPA	03/29/22
2.	ADD DIMENSIONS	03/29/22
3.	FOR SPA RESUB.	08/18/22
4.	FOR SPA RESUB.	10/06/22
5.	FOR SPA RESUB.	01/23/23
6.	REMOVE REV. TAGS	03/08/23

CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC. NIAGARA FALLS, ONTARIO

PHONE: (905) 354-1674
FAX: (905) 354-2840
EMAIL: info@cmuray.com

COMMISSION TITLE:

GENEVA SQUARE ADDITIONS
191 Welland Ave., St. Catharines, ON L2R 3P2

SHEET TITLE:

SITE PLAN

SCALE: 1:100

DATE: 05/18/21

DRAWN: ms

CHECKED: LG

COMMISSION NO. ISSUE

221121

SHEET NO.:

A101

WALKWAYS / CONCRETE
LANDSCAPED OPEN SPACE
PARKING AREA

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF CONVEYANCE
PART OF LOT 16 CONVEYANCE 5
TOWNSHIP OF GRIFFITH
NEW IN THE CITY OF ST. CATHARINES
REGIONS MUNICIPALITY OF NIAGARA

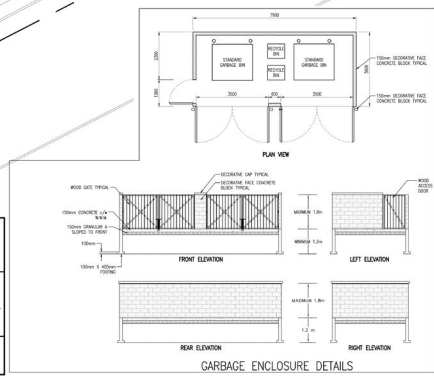
MATTHEWS, GERRISON, HEWWOOD - KERRY T HOWE SURVEYING LTD.
ONTARIO LAND SURVEYORS - PROFESSIONAL ENGINEERING

PARKING STATISTICS

REQUIRED PARKING	SPACES
EXISTING BUILDING	71
PROPOSED BUILDING 'A'	13
PROPOSED BUILDING 'B'	12
TOTAL PARKING REQUIRED	96

PROVIDED PARKING	SPACES
EXISTING PARKING	79
PROPOSED PARKING	39
TOTAL PARKING	118

MIN. NUMBER OF SPACES TO BE RESERVED FOR DISABLED PERSONS AS PER BY-LAW 2013 - 263, TABLE 3.12
BARRIER-FREE SPACES REQUIRED: 96 x 3x = 288 + 1
FROM TOTAL OF 118 SPACES, 5 BARRIER-FREE SPACES REQUIRED



OWNER'S NAME
SIGNATURE
THE CORPORATION OF THE CITY OF ST. CATHARINES
DIRECTOR OF PLANNING & BUILDING SERVICES
DATE: 20

NOTE: THE DIMENSIONAL AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERNATE TO THE FINAL DESIGN. PROVIDING THE METRE AND NUMBER OF THE ORIGINAL PLAN IS MAINTAINED AND ALL MEASUREMENTS PROVIDING COMPLETE DATA. FURTHER AND UNANTICIPATED ANYTHING SHOWN ON THIS PLAN TO THE CONTRACTOR. ALL SITE OPERATIONS, SHADING AND SHADING SHALL BE IN ACCORDANCE WITH THE APPROVED BY THE ENGINEER.

SITE STATISTICS

	LOT AREA	EXISTING BUILDING AREA	PROPOSED BUILDING AREA	GROSS LEASABLE FLOOR AREA	PARKING SPACES (AS PER TABLE 3.12 OF BY-LAW 2013)	PARKING AREA
PART 3 OF LOT 16 (BUILDING 'A' + 'B')	3,385m ²	-	478m ²	460m ²	41	1,725m ²
PART 4 OF LOT 16	4,723m ²	1,533m ²	-	-	79	2,263m ²
PART 3 & 4 OF LOT 16 (COMBINED)	8,509m ²	1,533m ²	2,011m ²	-	118	3,988m ²



The signs shall be 300mm in width and 450mm in length and shall display the information 'No Parking' or a symbol in the format as specified by the Highway Traffic Act and Regulations passed thereunder.

The signs shall be placed:

- At the highway located on private property when not located along the fire route.
- At gates, points and chain and barriers installed as part of an emergency access.
- Additional fire route signs shall be installed at the discretion of the fire chief or designee based on individual site conditions.
- Signs shall be placed horizontally to the street or at an angle no more than 45 degrees, to a line parallel to the flow of traffic and should always be visible to approaching traffic.
- Signs shall be located so that the bottom of the sign is between 100mm and 210mm measured to the finished pavement/grade.
- Signs shall be installed so as that there are no visual obstructions within 4 metres of the sign and be visible to approaching traffic.

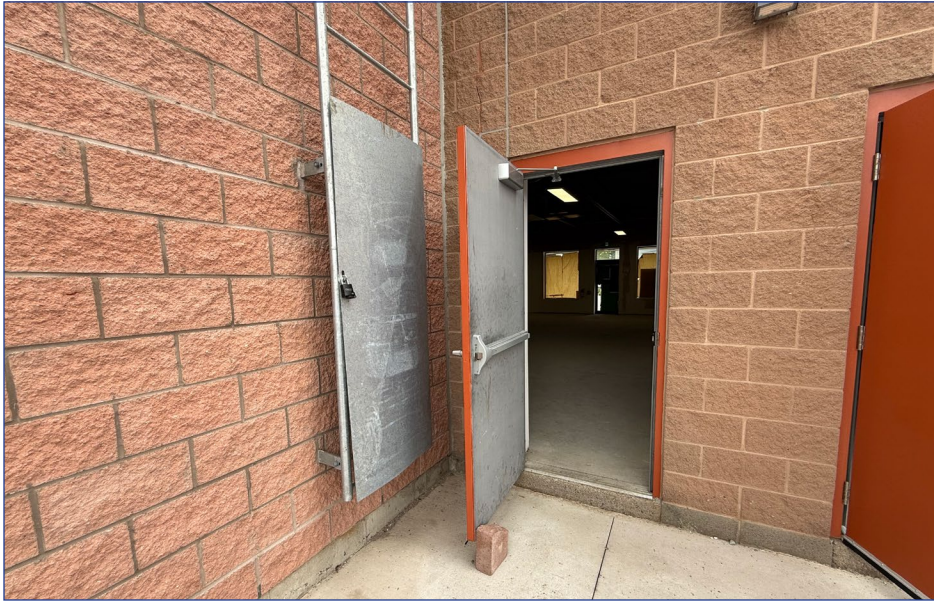
Exterior Photos

191 WELLAND AVE. | ST. CATHARINES | ON



Exterior Photos

191 WELLAND AVE. | ST. CATHARINES | ON



Unit 8 Photos

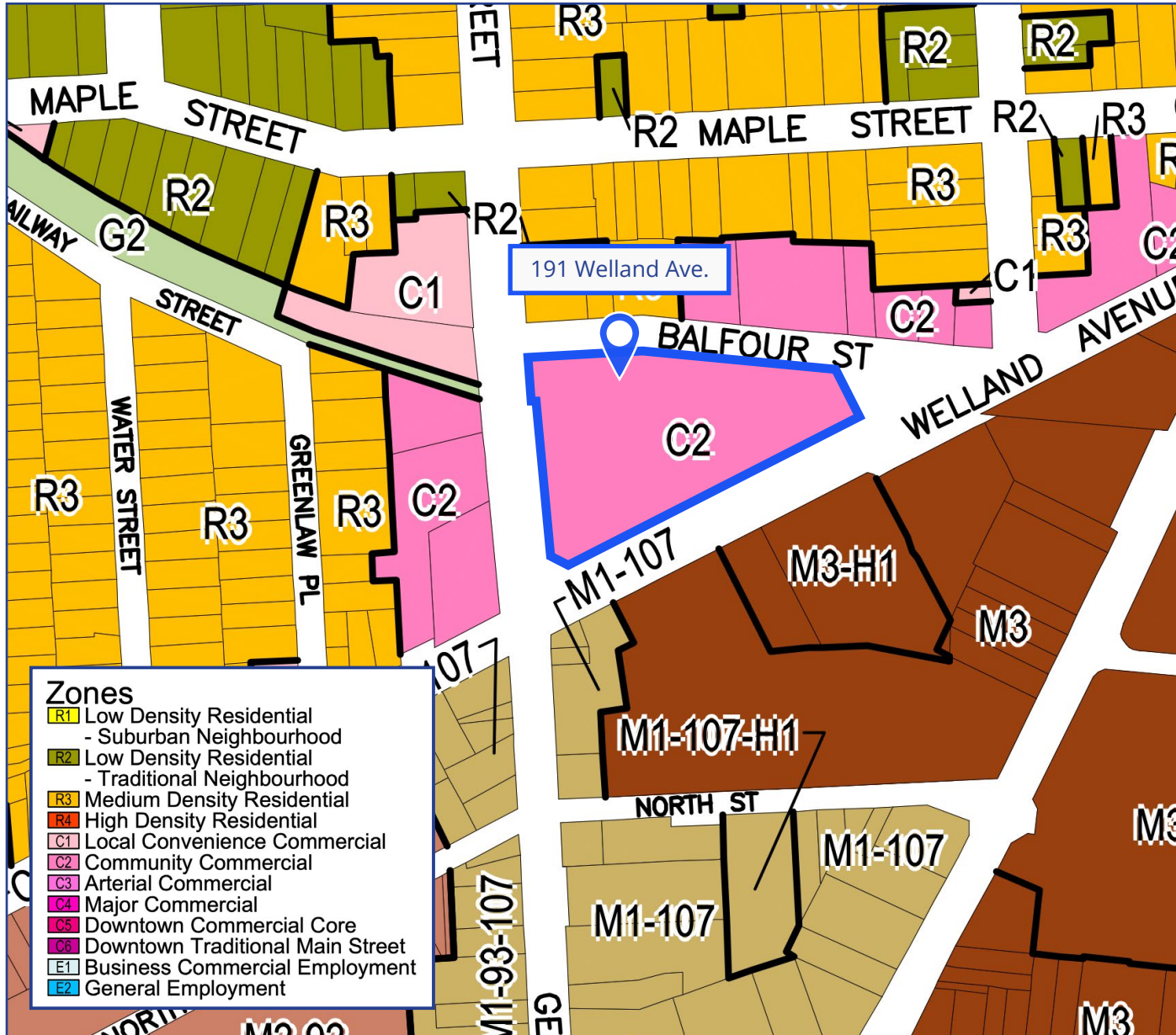
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Zoning C2 - Community Commercial



191 WELLAND AVE. | ST. CATHARINES | ON



Permitted Uses

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University/College

Area Neighbours

191 WELLAND AVE. | ST. CATHARINES | ON



191 Welland Ave.
FOR LEASE | COMMERCIAL UNIT

THE PEANUT MILL
We Know Natural

NATURAL FOODS MARKET

baba SHACK
Bubble Tea & Burgers

Avondale FOOD STORES
CONVENIENCE WITH LOW PRICES

SUBWAY

ST. CATHARINES FAMILY DENTAL CARE

MUSA'S MANAKISH

St. Catharines Collegiate



Euro Mobil AutoHouse Inc.



Lang Vietnamese Hot Pot & BBQ



\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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