

#A100 | 50 NIAGARA ST. | ST. CATHARINES | ON

±4,021 SF Ground Floor Partially Finished Office Space

LEASE PRICE:

\$10.00/SF GROSS LEASE + HST + Utilities

Colliers International Niagara Ltd., Brokerage

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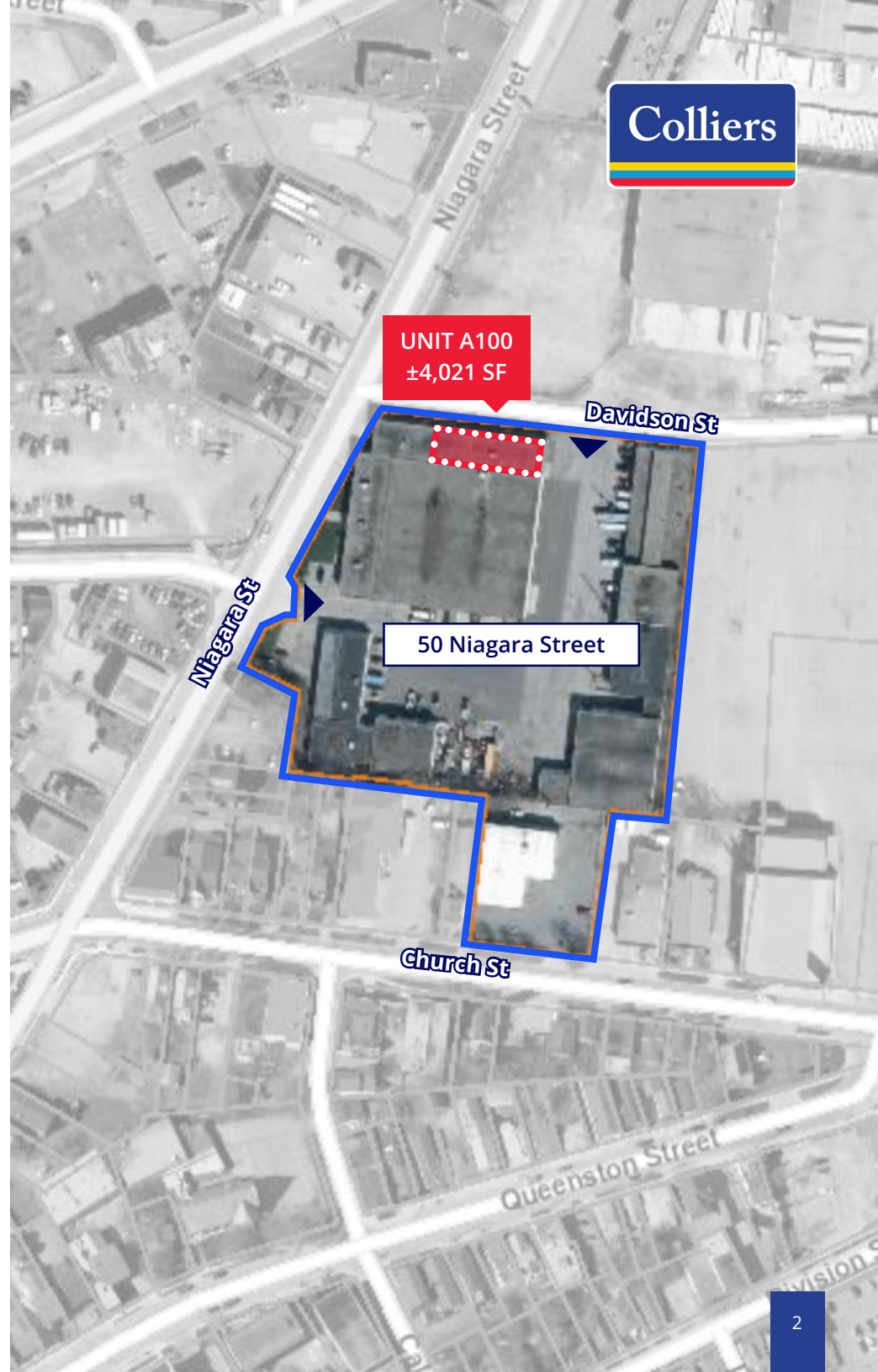
**Sales Representative*

Listing Specifications

#A100 | 50 NIAGARA STREET | ST. CATHARINES | ON

Location	SE Corner of Niagara Street & Davidson Street
Available Unit	Unit A100: ±4,021 SF
Lot Dimension	Frontage: ±309 ft. Depth: ±351 ft.
Zoning	M3-H1 High Density Mixed Use
Lease Price	\$10.00/SF GROSS LEASE + HST + Utilities (Water included in rent provided Tenant is not using it as part of business process)
Opt. Charge	\$20/Month for sleeve in Pylon Sign use.
Features	• Kitchen • 3 to 6 individual offices • 2 washrooms
Comments	• Located in a busy multi-tenanted mixed-use plaza in the St. Catharines Downtown Core • Very functional space for a variety of possible uses • Tenant pays heat & hydro • Main floor unit along Davidson Road • Partially finished office, needs renovating • Quick and easy access to the QEW Hwy via Niagara Street ramp

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Property Site Plan

#A100 | 50 NIAGARA STREET | ST. CATHARINES | ON



50 NIAGARA STREET &
211 CHURCH STREET

LEASING PLAN

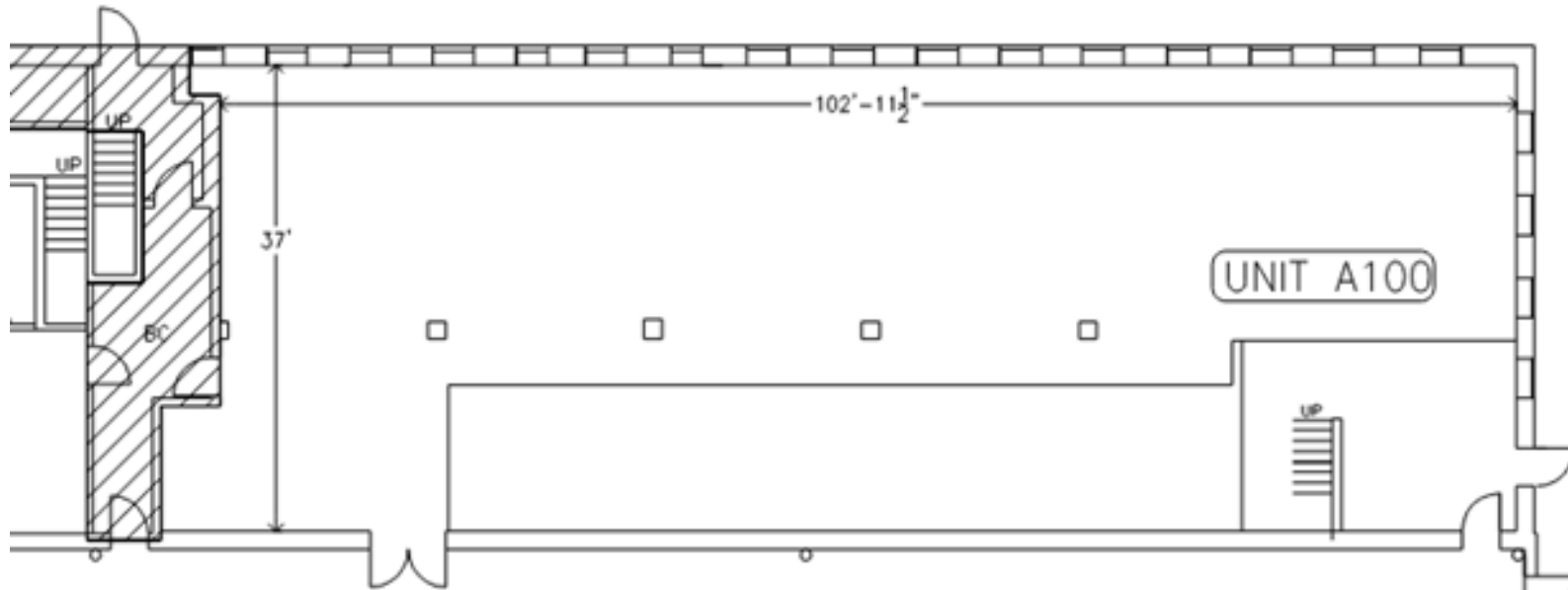


Note: Not to scale.

September 1, 2018

Unit A100 **Layout**

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Property **Photos**

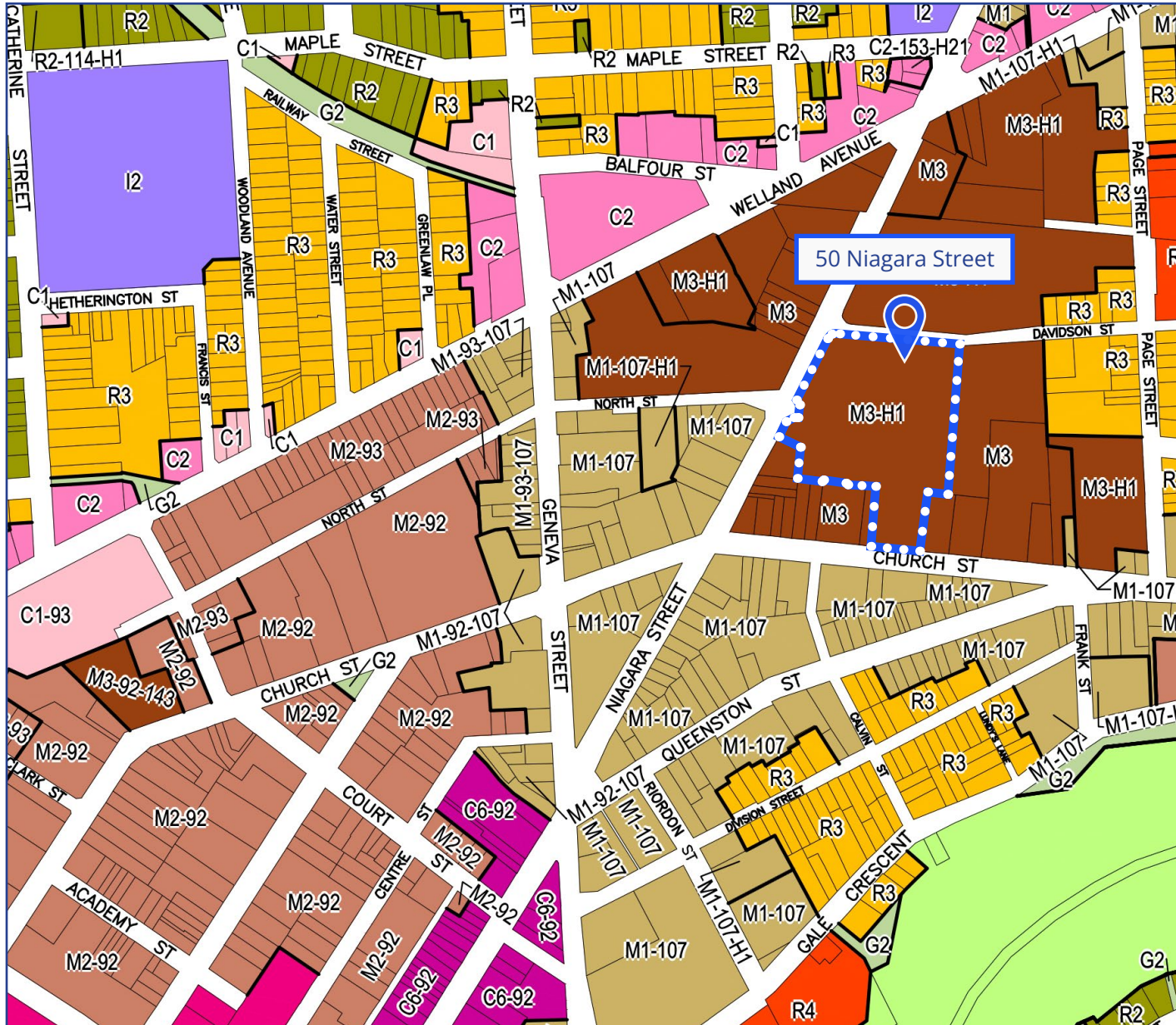
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Zoning M3-H1 | High Density Mixed Use

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Permitted Uses

- Animal Care Establishment
- Apartment Building
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel / Motel
- Long Term Care Facility
- Office
- 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

Area Neighbours

#A100 | 50 NIAGARA STREET | ST. CATHARINES | ON



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

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