

CLASS 'A' MEDICAL BUILDING FOR LEASE

BRANSCOMBE
MENTAL HEALTH
CENTRE

1338

#S221 | 1338 FOURTH AVENUE | ST. CATHARINES | ON
±1,038 SF Fully Built-Out Medical Suite Near NHS St. Catharines Hospital Site

Colliers

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Listing Details

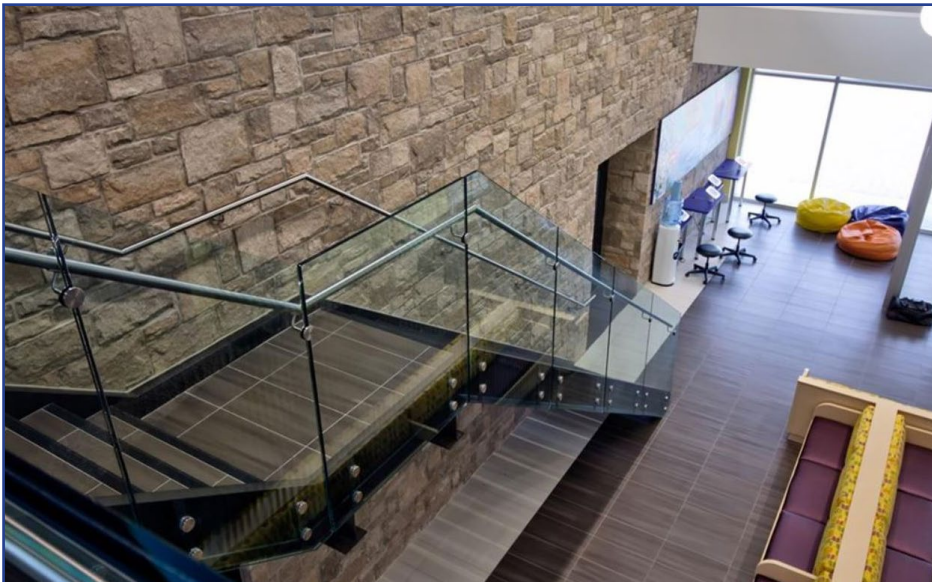
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Location	SE of Fourth Avenue & Third Street Louth
Lot Size	±3.75 Acres
Available Suite	Unit S221: ±1,038 SF (2nd Floor)
Zoning	E1-5 Business Commercial Employment
Lease Price	<i>Please contact our agents</i>
Comments	<ul style="list-style-type: none">• Rare offering of a fully built-out medical suite for lease at The Branscombe Centre• Professional medical building located close to the Moratta Family Hospital• The property is home to a range of medical and professional tenants, offering a practical setting for healthcare uses• Suite 221 includes 4 exam rooms, procedure room, clean room, private washroom, office, staff area, and reception• Move-in ready for medical users• Ample on-site paid parking available• Flexible possession and lease terms• Contact listing agents for additional information.



Property Photos

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Location Overview

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E1-5 Business Commercial Employment Zone

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Permitted Uses

PRINCIPLE USES

- Car Wash
- Hotel / Motel
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Research Facility
- Social Service Facility

ACCESSORY USES

- Animal Care Establishment
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

\$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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