

**KABUL FARMS**

**SUPERMARKET**

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395-397 Ontario St, St. Catharines, ON

Prime Retail Space  
For Lease

Anchored by

**KABUL FARMS**  
**SUPERMARKET**

Medical - Office - Retail

**Greg Chew**  
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**Colliers**



# Highlights



## Subject Property

- Excellent location in the north end of St. Catharines on Ontario St. at the west end of the commercial corridor just off of the QEW
- Large units with display windows
- Excellent visibility from the QEW
- Pylon Signage available
- Professionally managed building with excellent Tenant mix
- Ample parking
- Wheelchair accessible
- Demising potential





# Exterior Photos



395-397 Ontario St, St. Catharines, ON





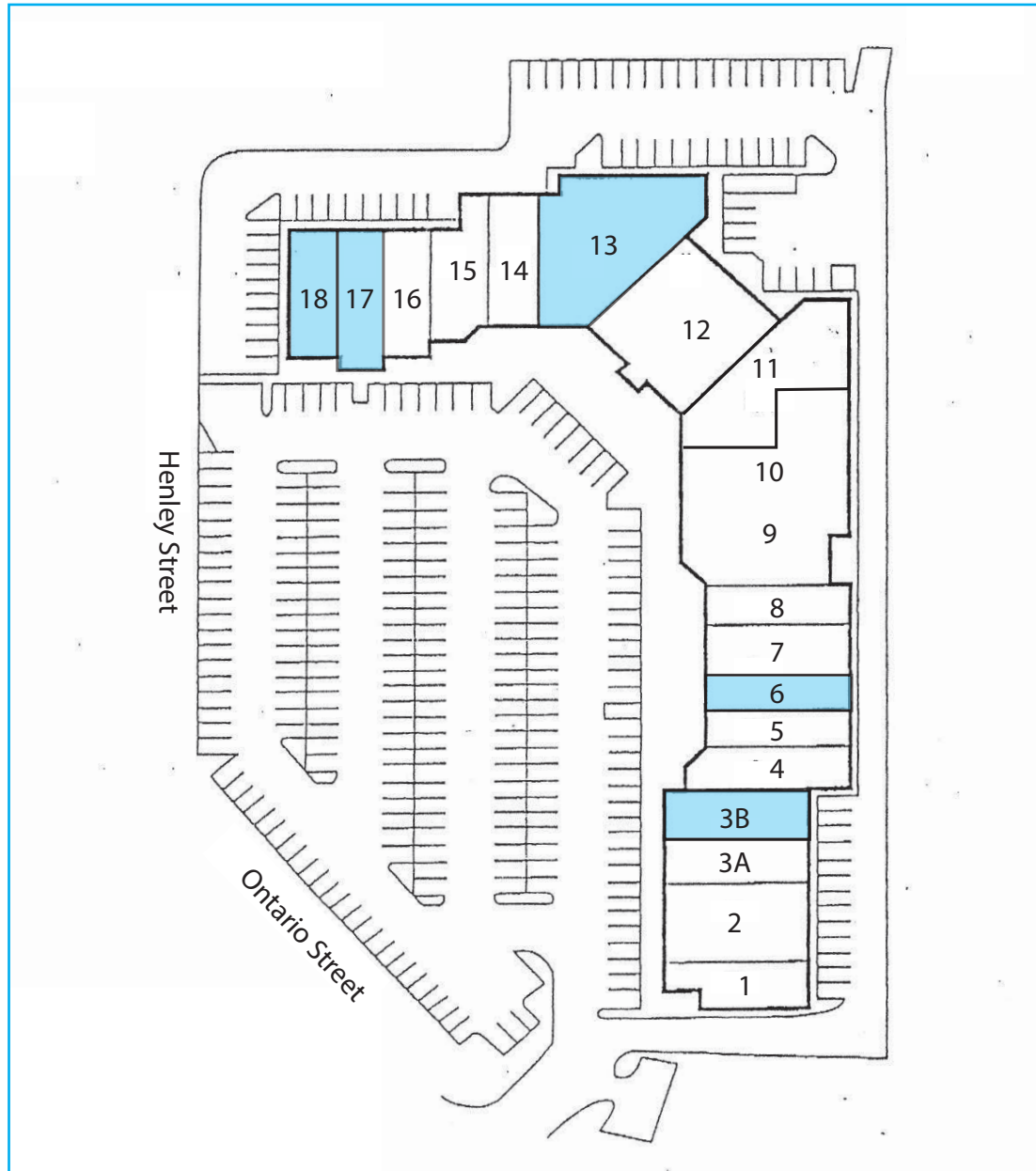
# Exterior Photos



395-397 Ontario St, St. Catharines, ON



# Site Plan



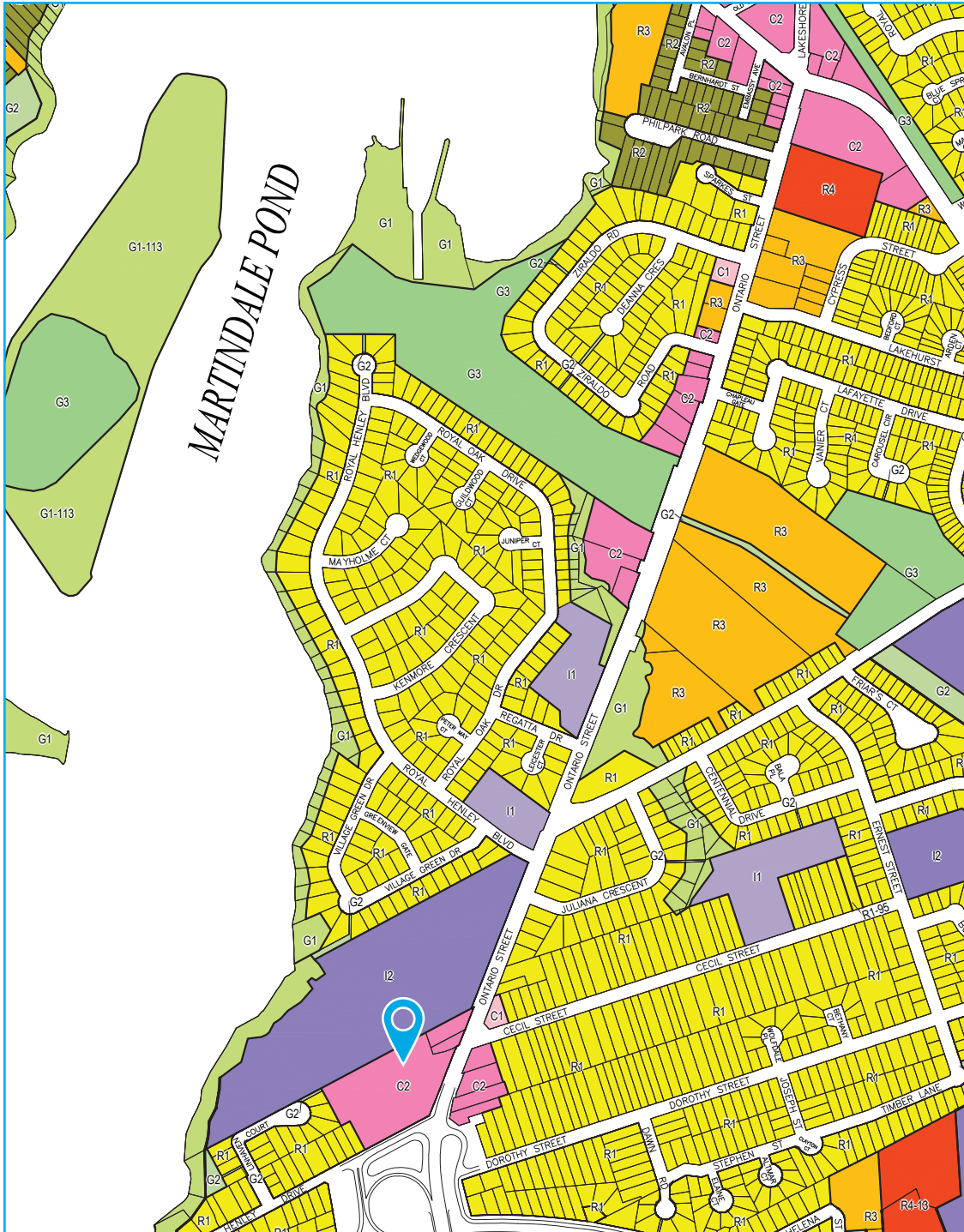
## Property Overview

Civic Address	395-396 Ontario St, St. Catharines, ON
Site Area	4.83 Acres
TMI	\$13.23 PSF
Unit 3B	1,905 SF - \$20.00 PSF
Unit 6	3,089 SF - \$20.00 PSF
Unit 13	6,259 SF - \$14.00 PSF
Unit 17	1,752 SF \$22.00 PSF
Unit 18	2,301 SF \$22.00 PSF
Unit 17 & 18 (Combined)	4,053 SF \$22.00 PSF
Zoning	C2 Community Commercial
Accessible	Yes



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# Zoning - C2

## Community Commercial

USES	Zones					
	C1	C2	C3	C4	C5	C6
Animal Care Establishment	C1	C2	C3	C4	C5	C6
Apartment Building		C2 <sup>(b)</sup>		C4 <sup>(b)</sup>	C5	C6 <sup>(g)</sup>
Car Wash		C2	C3	C4		
Commercial Parking Structure		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5 <sup>(a)</sup>	C6 <sup>(a)</sup>
Cultural Facility	C1	C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Day Care	C1	C2	C3	C4	C5	C6
Apartment Dwelling Unit(s)	C1 <sup>(d)</sup>	C2 <sup>(d)</sup>		C4 <sup>(d)</sup>	C5	C6 <sup>(d)</sup>
Emergency Service Facility		C2	C3	C4 <sup>(h)</sup>	C5	C6
Hospital					C5	
Hotel / Motel			C3	C4 <sup>(h)</sup>	C5	C6
Long Term Care Facility					C5	
Major Transit Station					C5	
Motor Vehicle Gas Station	C1 <sup>(e)</sup>	C2 <sup>(e)</sup>	C3	C4 <sup>(e)</sup>		
Motor Vehicle Repair Garage		C2 <sup>(e)</sup>	C3	C4 <sup>(e)</sup>		
Motor Vehicle Sales / Rental Service Centre			C3			
Nightclub			C3	C4	C5	C6
Office	C1	C2 <sup>(h)</sup>	C3 <sup>(e)</sup>	C4 <sup>(h)</sup>	C5	C6
Place of Assembly / Banquet Hall		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Place of Worship	C1	C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Recreation Facility, Indoor	C1	C2	C3	C4	C5	C6
Restaurant	C1	C2	C3	C4	C5	C6
Retail Store	C1	C2	C3	C4	C5 <sup>(f)</sup>	C6 <sup>(f)</sup>
Service Commercial	C1	C2	C3	C4	C5 <sup>(f)</sup>	C6 <sup>(f)</sup>
Social Service Facility	C1	C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Theatre		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
University / College		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6







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