

Henley Square Shopping Centre - St. Catharines



ST. CATHARINES

Immaculate Retail Plaza Units For Lease

Great location for medical offices and or clinics. Large units with display windows. Excellent visibility from the QEW. Pylon Signage available.

\$22.00 PSF

TMI - \$12.11



Schedule a Tour Today:

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FOR LEASE 395-397 Ontario St. // St. Catharines // ON



VIEW ONLINE collierscanada.com/21076



Professionally Maintained Retail Plaza in North St. Catharines.

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.

4.83 ACRES

Subject Site



Fully Accessible



HWY QEW



Public Transit



Niagara Pop. 2016
447,888



Niagara Median Household Income
\$68,410

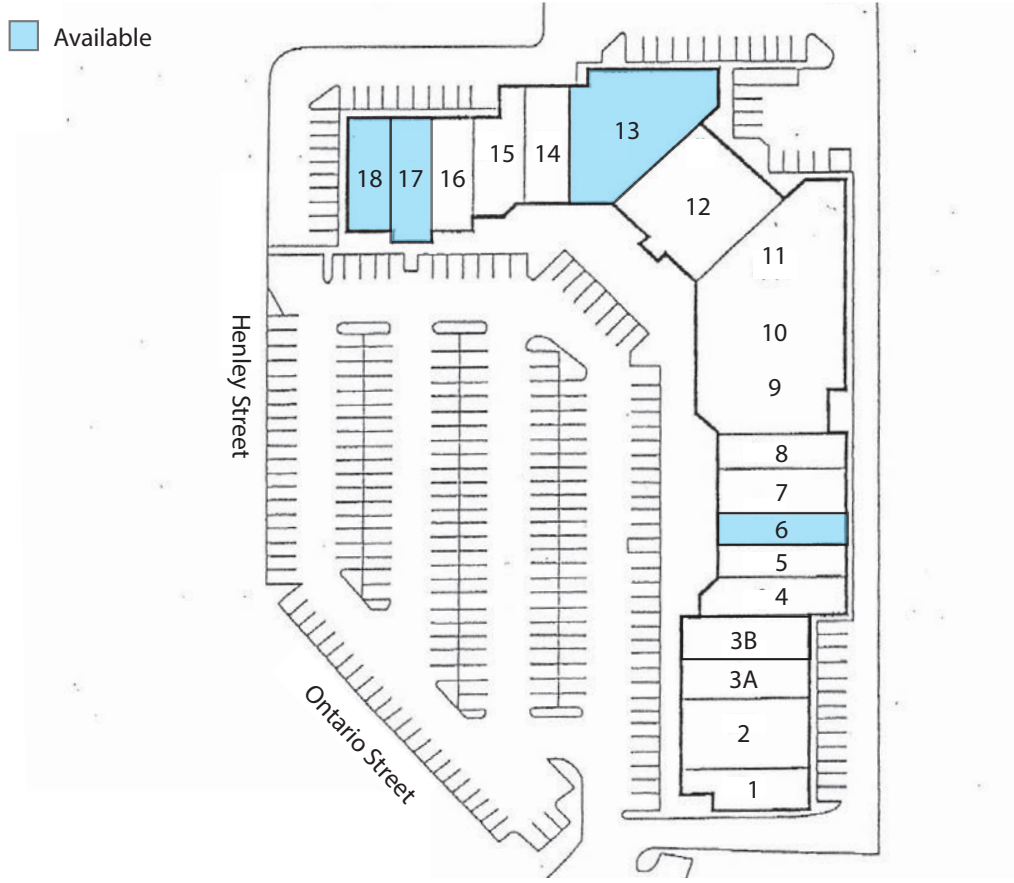


Niagara Region Post Secondary Diploma or Degree
169,170



Subject Site





RENT

Net Rent	\$22.00/SF
TMI	\$12.11/SF
Term	5 YR +

UNIT SPECIFICATIONS

Unit 6	3030 SF
Unit 13	7073 SF - \$14.00/SF
Unit 17	1887 SF
Unit 18	1887 SF
Wheelchair Accessible	Yes

THE BUILDING

Wheelchair accessible. Immaculately maintained building with an excellent professional Tenant mix.

THE AREA

In the north end of St. Catharine's just off of the QEW. Close proximity to the commercial corridor on Ontario St. and surrounded by residential.

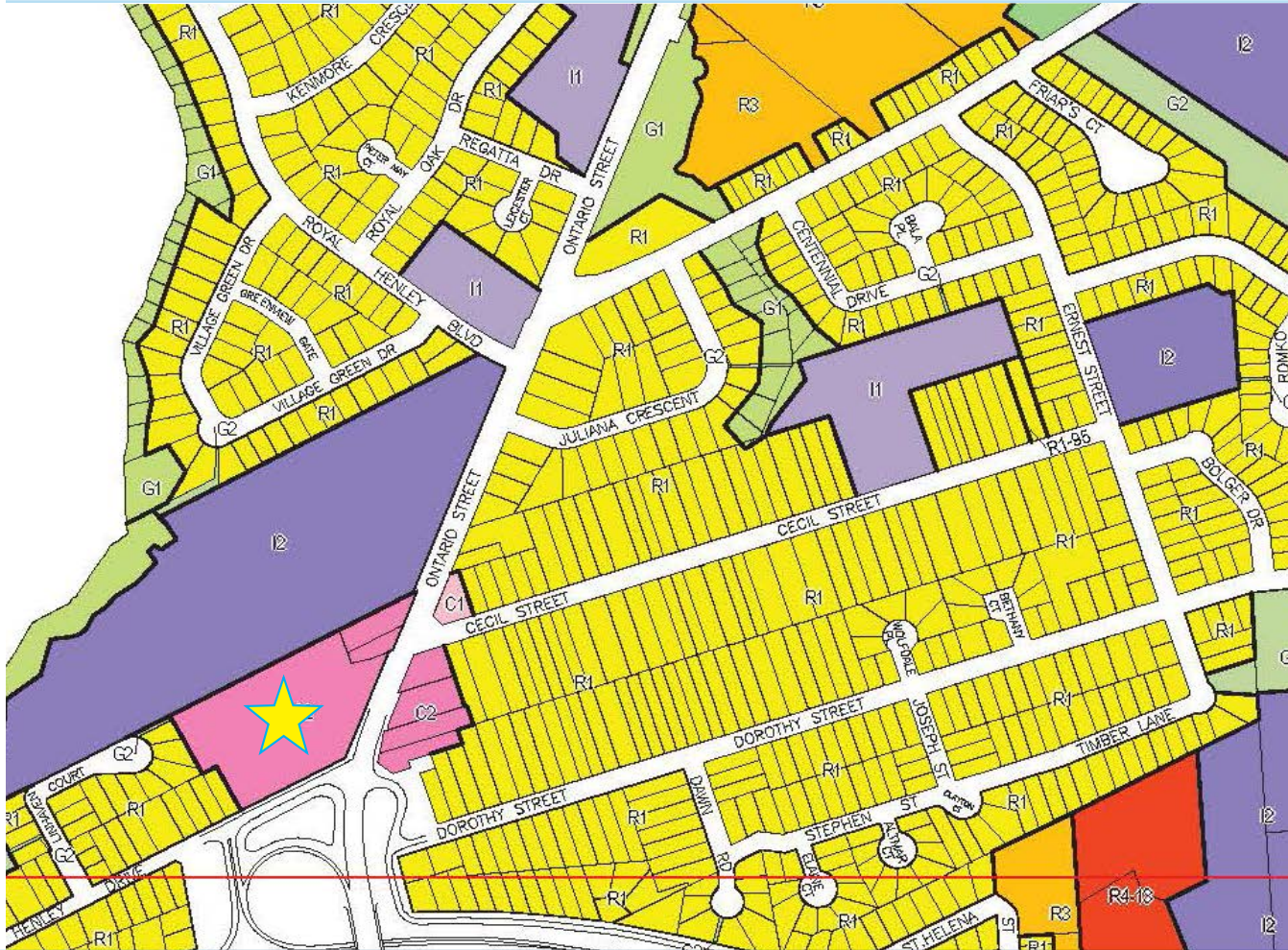
THE UNITS

Large units with display windows. Demising potential.

\$22.00 PSF
TMI - \$12.11



CLOCKWISE FROM TOP LEFT: Pylon Sign // Unit 13 // Angel's // Empire Grocery // North Plaza Strip



Permitted Uses

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

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