

High Traffic Opportunities in Tourist Town



ST. DAVID'S - NOTL

New Commercial Building For Lease

Retail Frontage
on York Rd.

\$26.00 PSF

TMI: TBD

- Retail Development with Residential Units
- High Traffic Location

Schedule a Tour Today:

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FOR LEASE 1397 York Rd. // St. David's // ON

VIEW ONLINE



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Niagara on the Lake

St. Catharines



St. David's

Queenston Heights

Niagara Falls

Retail Location Opportunity

Retail Floor: +~4,290.9 SF

3 UNITS AVAILABLE

- 3 Units Available in Building "A"
- York Rd. is a main thoroughfare from the QEW to Niagara Falls, Niagara on the Lake, Queenston Heights and the US Border.



1.099
Acres



QEW & HWY 405
Access



Accessible



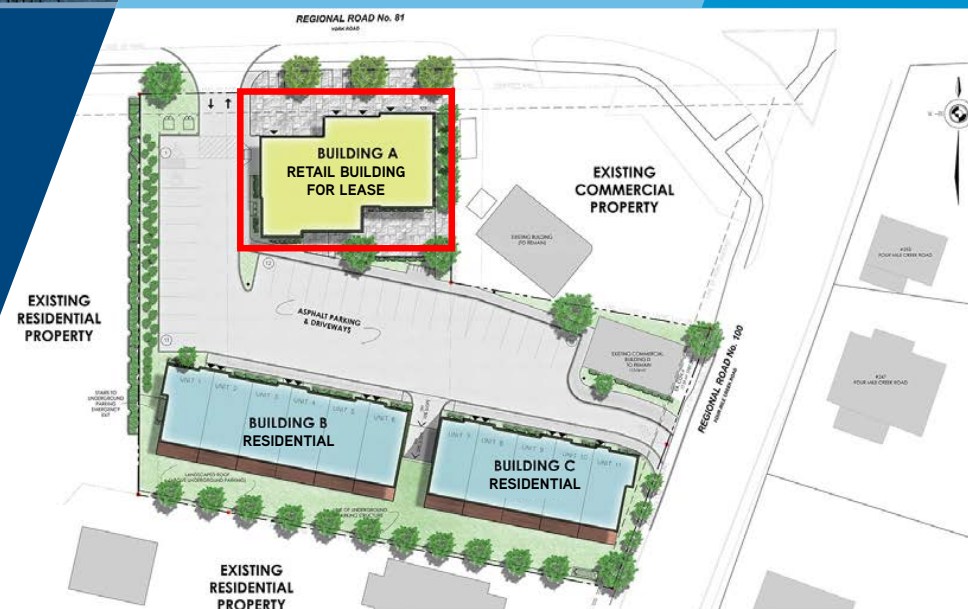
Niagara Pop.
2016
447,888



Niagara Median
Household Income
\$68,410



29 Stalls & Underground
Residential Parking

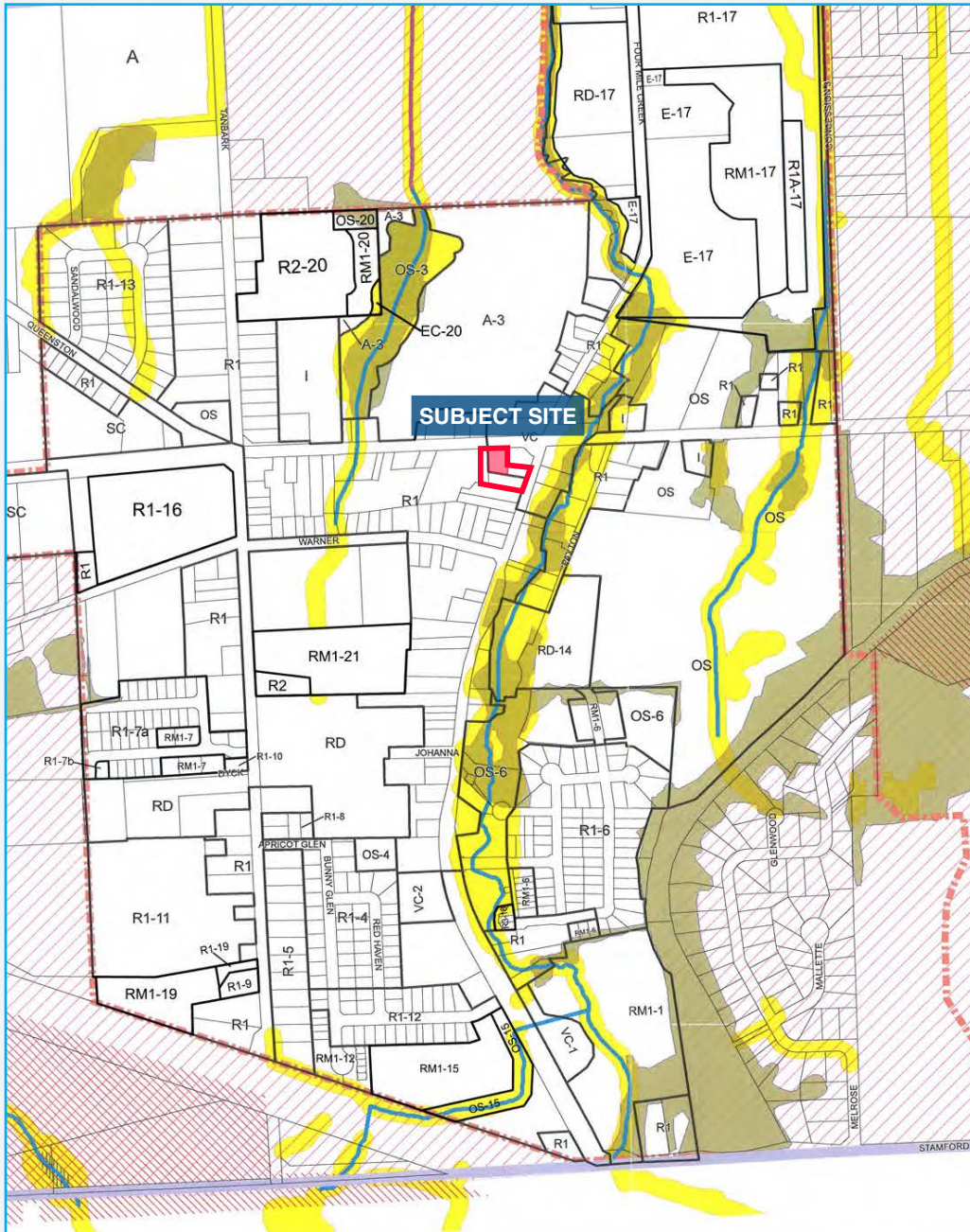


Civic Address	1397 York Rd. St. David's ON L0S 1P0
Lease Price	\$26.00 PSF
TMI	TBD
Total Retail SF	+-4,290.9 SF
Site Area	+-1.099 Acres
Location	Corner of York Rd. and Four Mile Creek Rd.
Zoning	VC - Village Commercial
Unit 1	1015 SF
Unit 2	1015 SF
Unit 3	764 SF
Unit 4 (Leased)	1138 SF

- York St. Frontage
- Easy Access from QEII
- 4 Residential Suites above as well as 2 other Residential Buildings on Site
- 15 Residential Units in Total
- 29 Parking spots + Underground Residential Parking




CLOCKWISE FROM TOP LEFT: Location // Front Entrance // Proximity to Canal // Tourist Attractions // Property Lines



- (a) *accessory buildings and structures*
- (b) *antique sales store*
- (c) *automobile service station*
- (d) *bake shop*
- (e) *bank or financial institution*
- (f) *brew your own operation*
- (g) *coin laundry*
- (h) *commercial recreation facility*
- (i) *convenience store*
- (j) *dry cleaning outlet*
- (k) *florist shop*
- (l) *hardware store*
- (m) *hotel*
- (n) *medical clinic*
- (o) *motel*
- (p) *outdoor patio restaurant, as a secondary use to an existing restaurant in accordance with Section 6.36*
- (q) *personal service establishment (as amended by 4316J-11)*
- (r) *postal outlet*
- (s) *professional office*
- (t) *restaurant*
- (u) *residential use in accordance with Section 6.48*
- (v) *retail store*
- (w) *service establishment*
- (x) *take-out restaurant*
- (y) *tavern*
- (z) *vacation apartment (added by 4316AI-13, OMB PL130581, December 5, 2013)*

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