



**1630 Niagara Stone Rd., Niagara on the Lake, ON**

Prime Retail Space  
**For Lease** | Anchored by  
Niagara on the Lake / Virgil



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# Highlights



## Subject Property

- Anchored by Starbucks and Pet Valu
- Newer building and professionally managed
- Located on the Niagara on the Lake gateway commercial corridor HWY 55 / Niagara Stone Rd.
- Excellent Pylon signage exposure
- Ample parking
- 10 minutes each to the QEW and Old Town, Niagara on the Lake
- Site caters to both the local community and tourist traffic visiting Niagara on the Lake
- The area is a popular summer destination with quaint shops, cafes, restaurants, breweries and, of course, wineries

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# Exterior Photos

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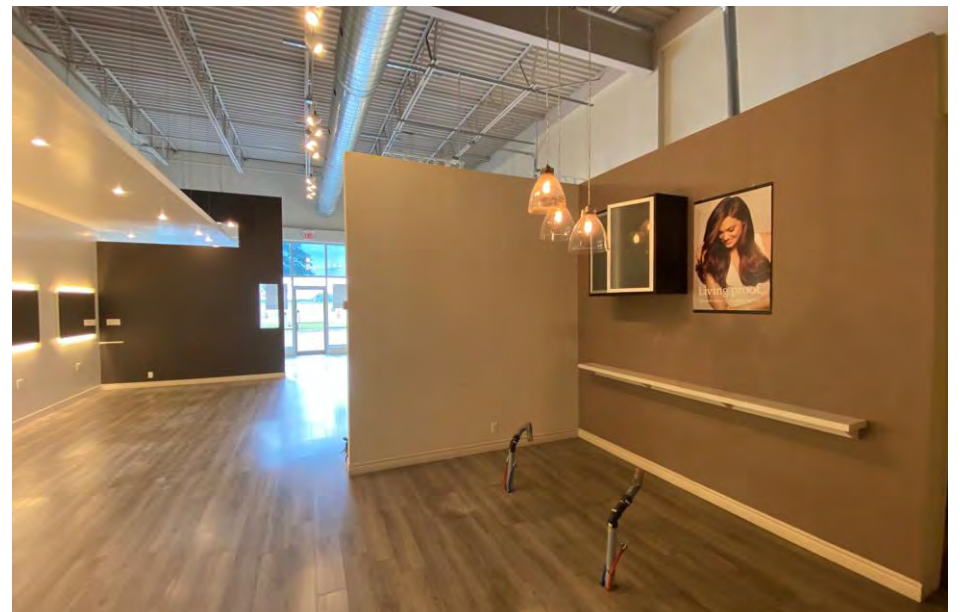
1630 Niagara Stone Rd., Niagara on the Lake, ON



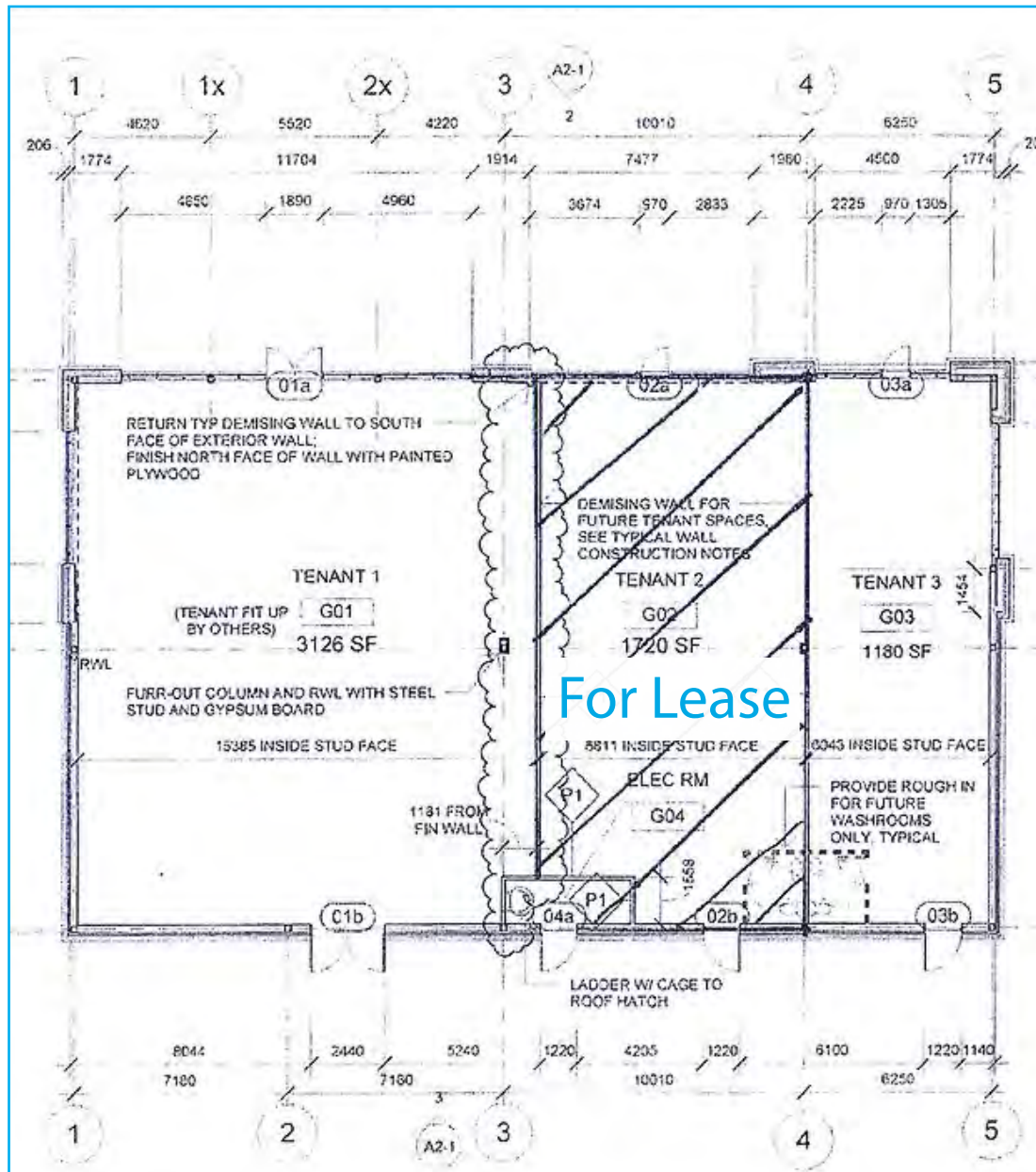


# Interior Photos

1630 Niagara Stone Rd., Niagara on the Lake, ON



# Floor Plan



## Property Overview

Civic Address	1630 Niagara Stone Rd., Niagara on the Lake, ON L0S 1J0
Legal Description	PT BLK 13 TP PL 85 NI- AGARA BEING PT 2 ON 30R12949 ; NIAGARA ON THE LAKE
Location	The Property is located on the west side of HWY 55 / Niagara Stone Rd. just north of Line 1 Rd.
Site Area	1.6 Acres
Frontage on HWY 55	519.65 FF
Net Lease Rate	\$28.00 PSF
TMI	\$10.00 PSF
Unit 2	1,720 SF
Zoning	VC - Village Commercial



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# Zoning - VC

## Village Commercial

- (a) accessory buildings and structures in accordance with Section 6.1
- (b) agricultural produce warehouse and/or shipping establishment
- (c) art, craft or photography studio
- (d) automobile sales & service establishment
- (e) automobile service station
- (f) bank or financial institution
- (g) bake shop
- (h) brew your own operation
- (i) building supply outlet
- (j) business or professional office
- (k) church or religious institution
- (l) coin laundry
- (m) commercial recreation facility
- (n) commercial school
- (o) convenience store
- (p) dry cleaning outlet
- (q) farm implement dealer
- (r) fire hall
- (s) funeral home
- (t) garden centre
- (u) gas bar
- (v) grocery store (v)hotel
  
- (w) hardware store
- (x) manual or an automatic car wash
- (y) medical clinic, medical office, medical practitioner (as amended by 4316J-11)
- (z) micro-brewery
- (aa) motel
- (bb) outdoor patio restaurant as a secondary use to a restaurant use in accordance with Section 6.36
- (cc) personal service establishment
- (dd) postal outlet
- (ee) residential use in accordance with Section 6.48
- (ff) restaurant
- (gg) retail store
- (hh) service establishment
- (ii) tavern
- (jj) taxi establishment
- (kk) take-out restaurant
- (ll) vacation apartment (added by 4316AI-13, OMB PL130581, December 5, 2013)
- (mm) veterinary office (as amended by 4316J-11)



# A Few N.O.T.L. Highlights

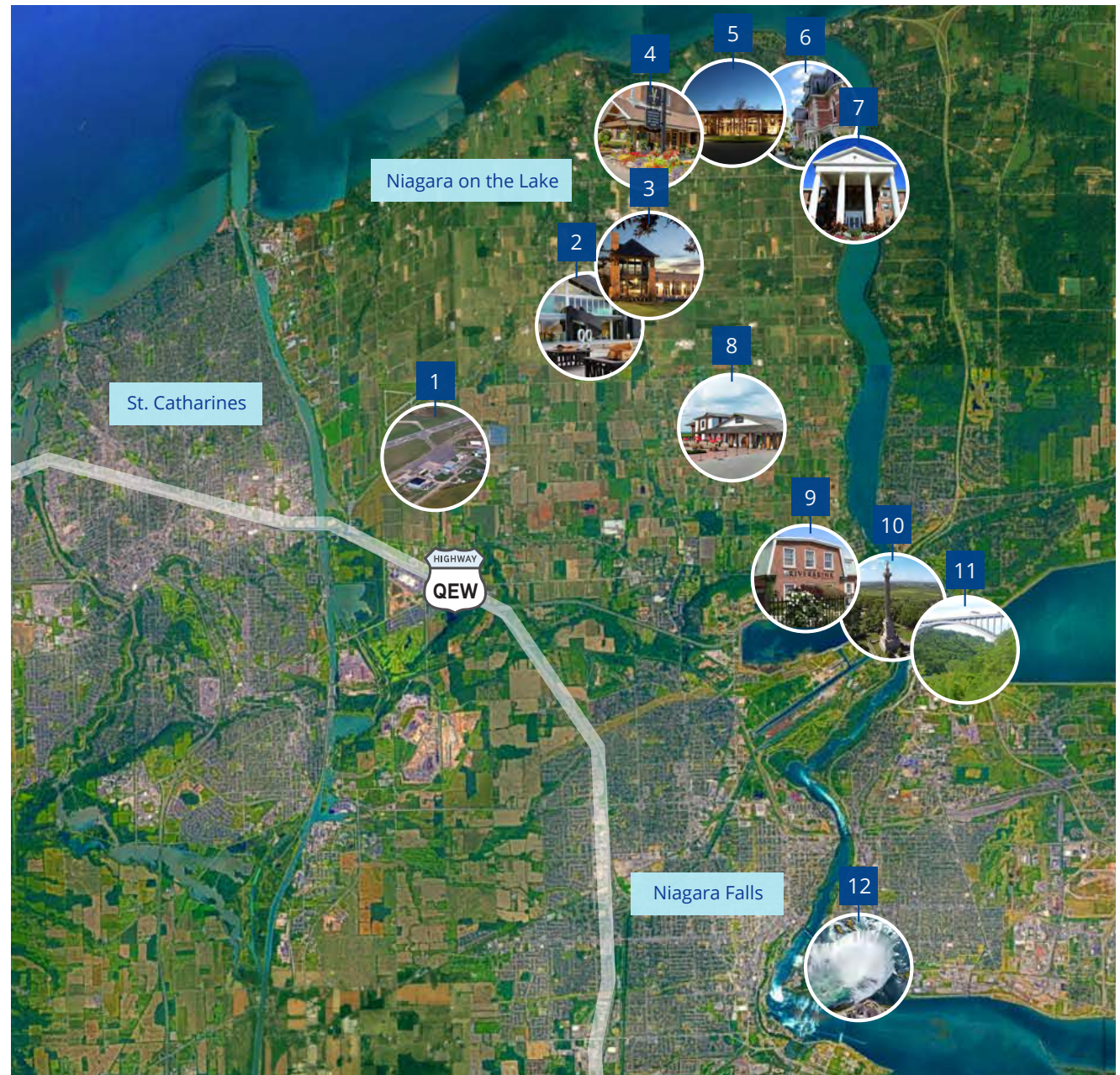
1	Niagara District Airport
2	Wayne Gretzky Winery
3	Trius Winery
4	Pillar and Post Hotel
5	Two Sisters Winery
6	Prince of Wales Hotel
7	Queens Landing Hotel
8	Inniskillin Winery
9	Riverbrink Art Museum
10	Queenston Heights
11	Queenston Lewiston Bridge
12	Niagara Falls

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