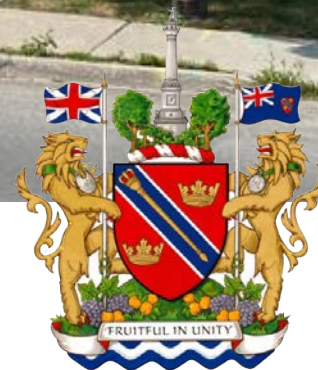




246 Four Mile Creek Rd., Niagara on the Lake, ON

# Character Building For Lease

Niagara on the Lake / St. Davids



**Greg Chew**  
Sales Representative  
+1 905 329 4415  
greg.chew@colliers.com





# Location



## Subject Property

- St. Davids is a quaint intersection in Niagara on the Lake minutes from the QEW
- Located in a new exciting residential development surrounded by brand new residential buildings
- Four Mile Creek Rd. and York Rd. are main thoroughfares connecting the QEW, Niagara Falls, Niagara on the Lake, Queenston Heights and the US Border





# Exterior Photos



246 Four Mile Creek Rd., Niagara on the Lake, ON





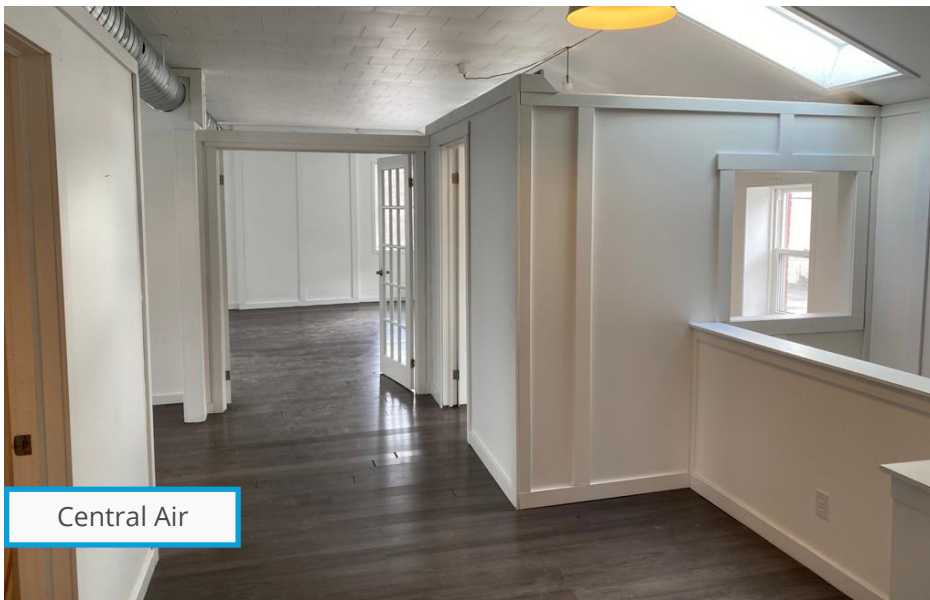
# Interior Photos



246 Four Mile Creek Rd., Niagara on the Lake, ON



Laminate Floors Throughout



Central Air



French Doors into Retail Space

# Site Plan



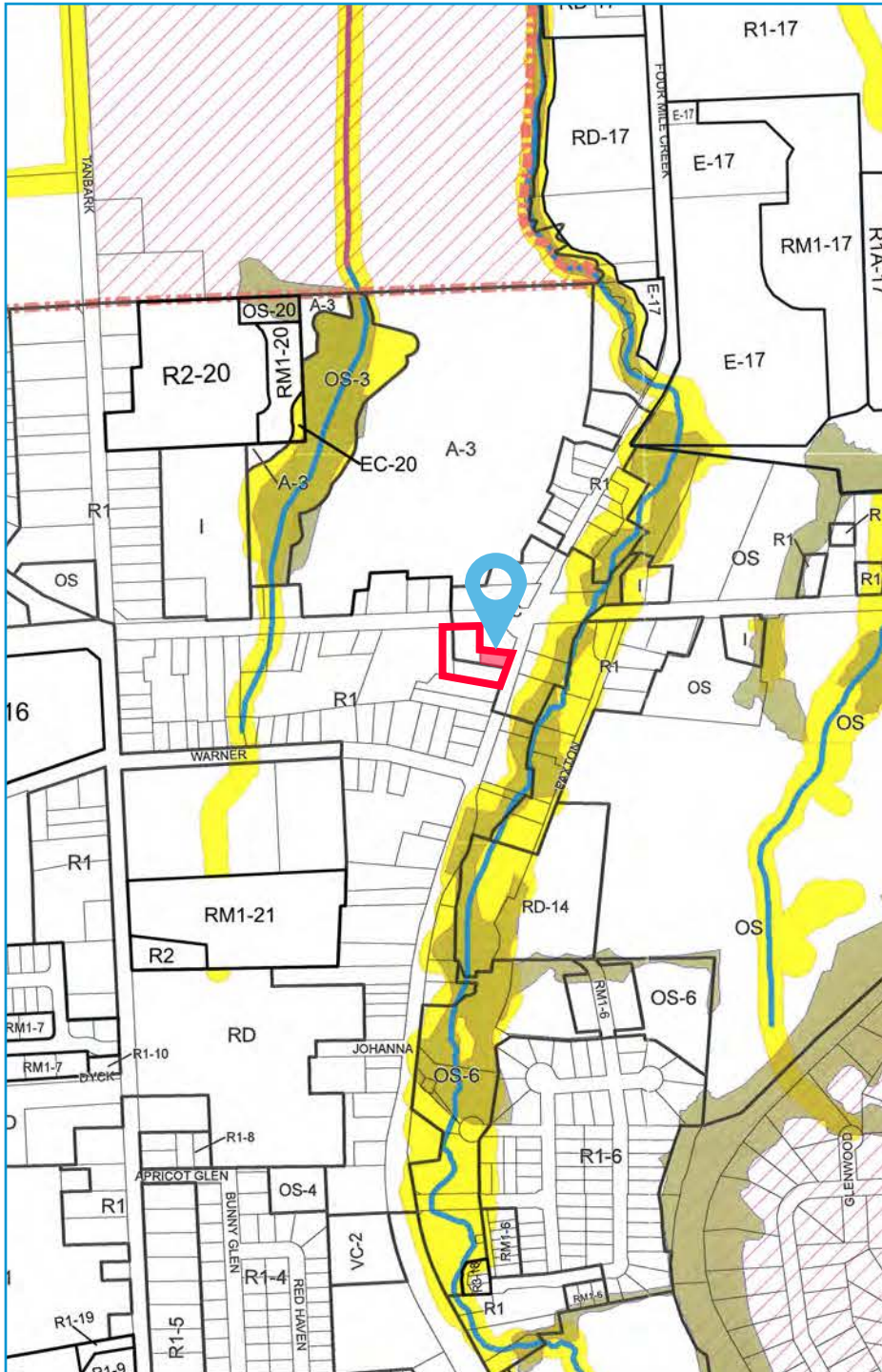
# Property Overview

<b>Civic Address</b>	246 Four Mile Creek Rd., Niagara on the Lake, ON L0S 1J0
<b>Legal Description</b>	PART TWP LOT 90 NIAGARA BEING PART 1 ON PL 30R15195 EXCEPT PART PARTS 1,2 ON 30R-15540 TOWN OF NIAGARA-ON-THE-LAKE
<b>Location</b>	The Property is located on Four Mile Creek Rd just south of York Rd.
<b>Site Area</b>	+/-1.099 Acres
<b>Base Rent</b>	\$2,667.00
<b>TMI</b>	\$6.50 PSF
<b>Utilities</b>	Extra
<b>1st Floor</b>	1,000 SF
<b>2nd Floor</b>	1,000 SF
<b>Total SF</b>	2,000 SF
<b>Zoning</b>	VC - Village Commercial



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# Zoning - VC

## Village Commercial Permitted Uses

- (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)



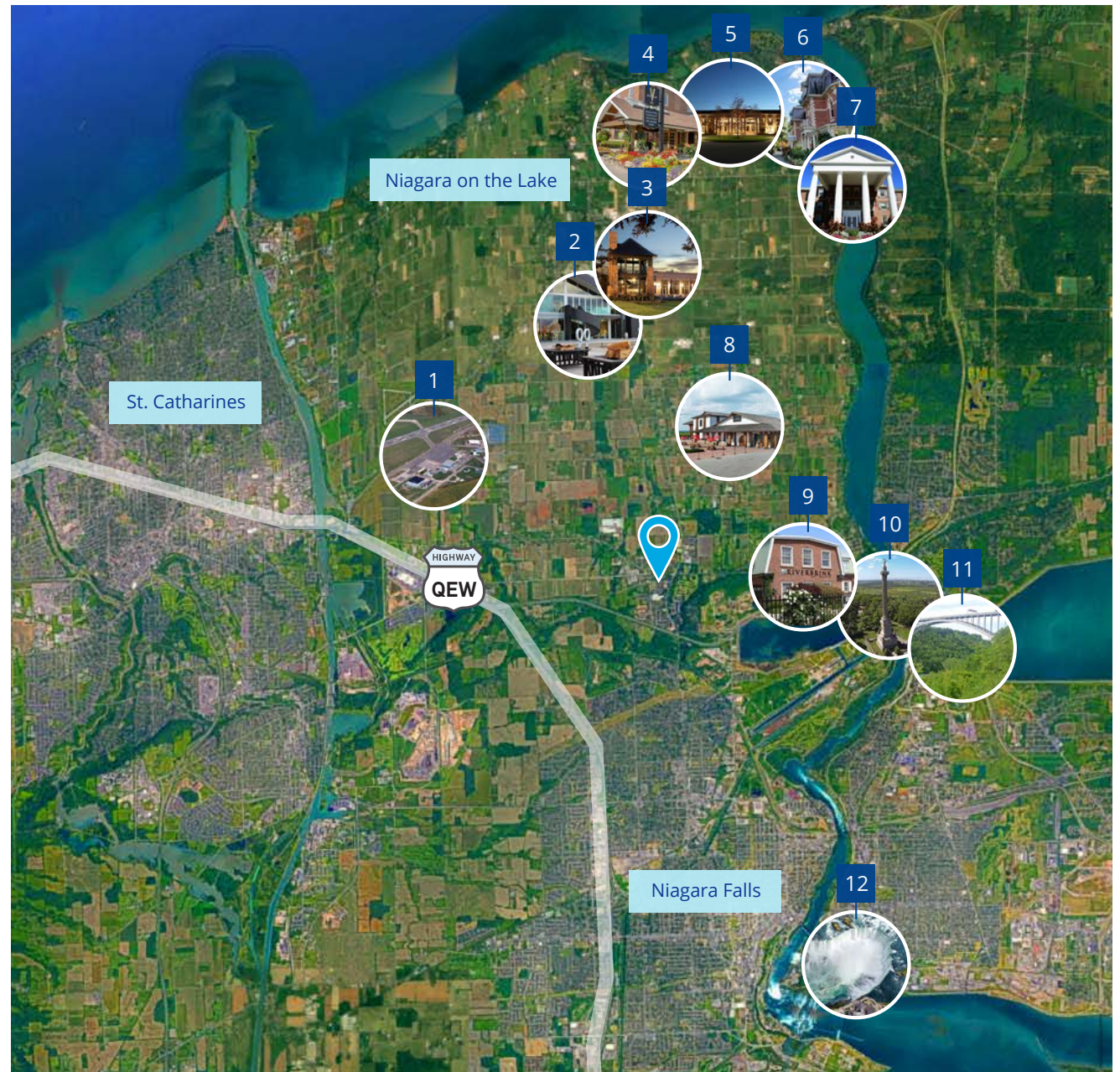
# A Few N.O.T.L. Highlights

## Subject Property

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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