



**3659 Stanley Ave, Niagara Falls, ON**

# Prime Office Space For Lease

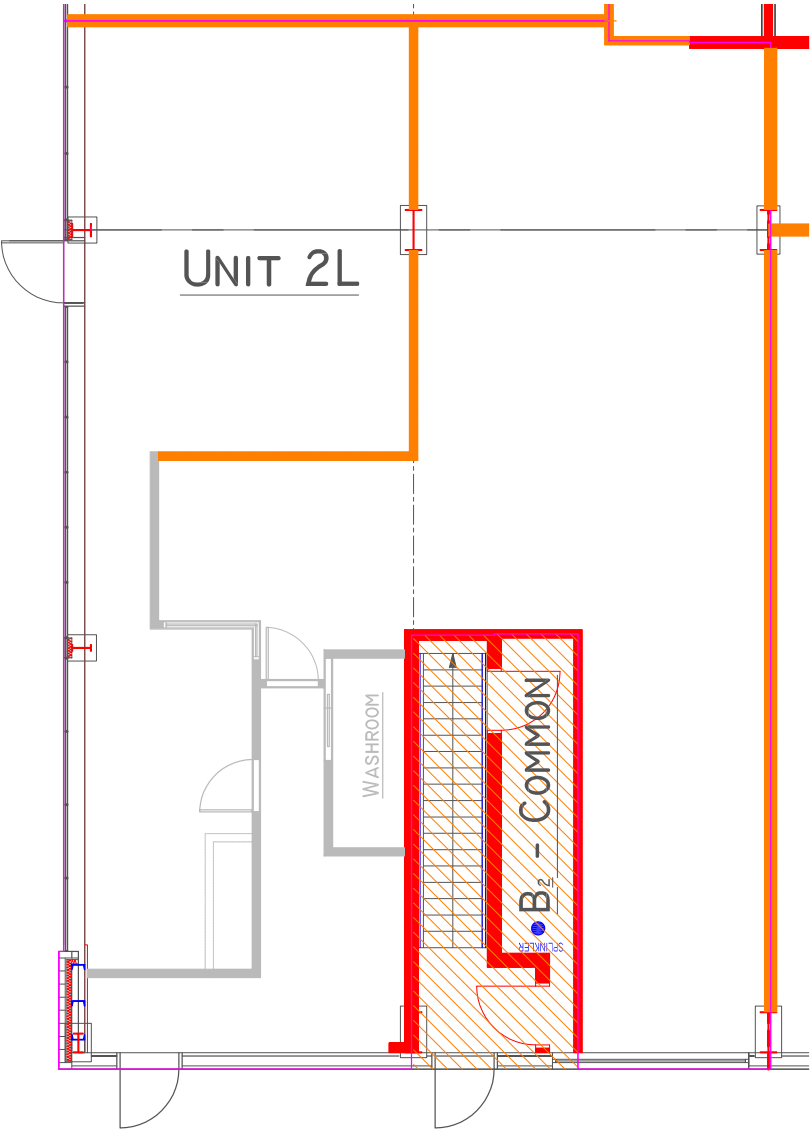
Anchored by



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# Unit 2 Lower



# Unit Overview

Civic Address	3659 Stanley Ave, Niagara Falls, ON
Net Lease Rate	\$15.00 PSF
TMI	\$4.10 PSF
Unit 2L	1,918 SF
HVAC	4 Ton
Power	100 AMP, 600 Volt Transformer and 32 Circuit Panel
Washrooms	1 - 2 Piece
Lighting	LED and Natural Light
Parking	Ample On-Site Parking
Zoning	LI - Light Industrial



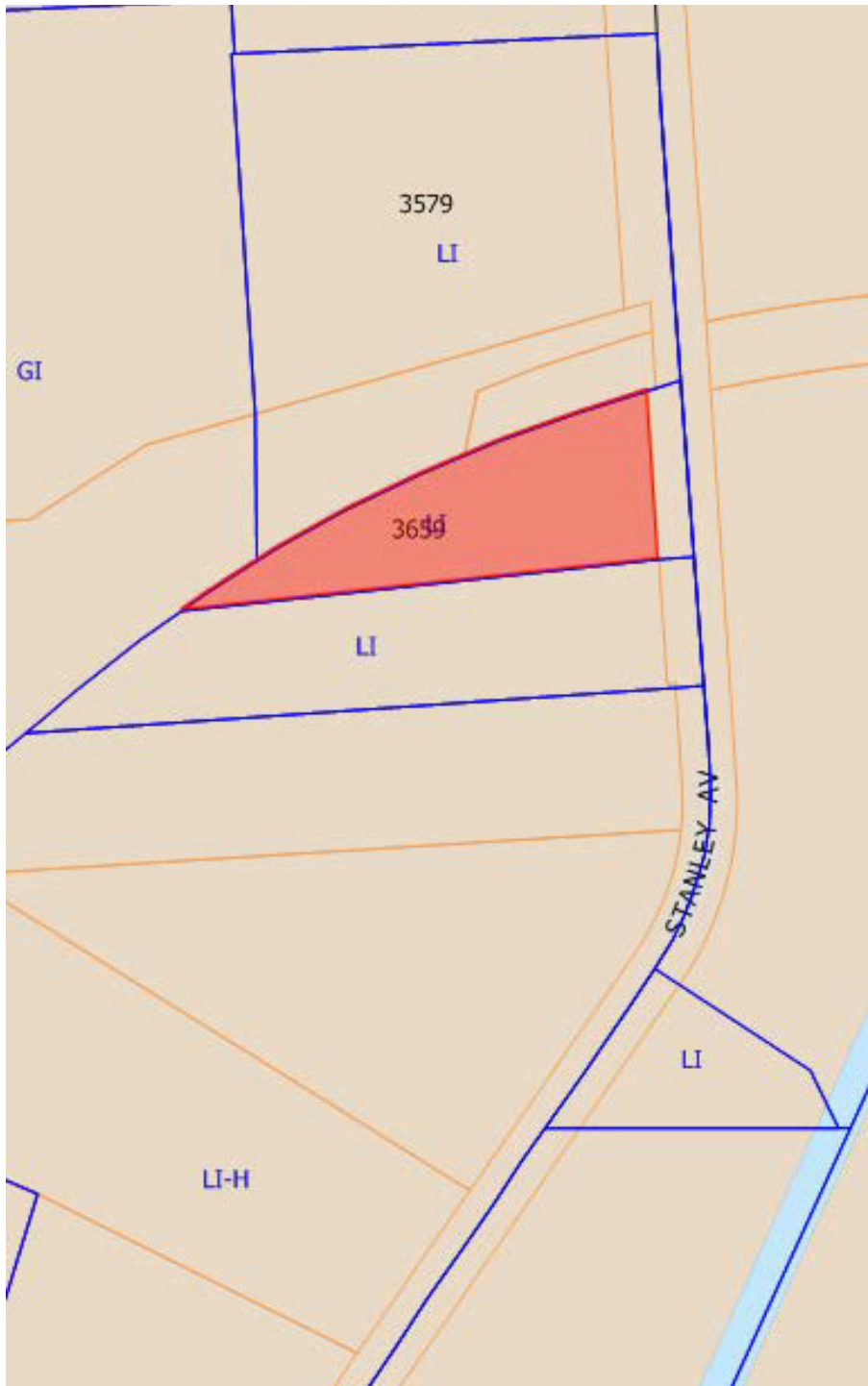
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# Building Photos



3659 Stanley Ave, Niagara Falls, ON





# Zoning - LI

## Light Industrial

- (a) Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water-carried waste
- (b) Car rental establishment, truck rental establishment
- (c) Car wash
- (d) Carpenter shop
- (e) Cold storage plant
- (f) Commercial bakery
- (g) Commercial printing and associated services establishment
- (h) Contractor's or tradesman's shop, contractor's or construction equipment rental shop (2002-061)
- (i) Consulting engineering office
- (j) Grain and feed mill and storage
- (k) Ice manufacturing plant
- (l) Laboratory - experimenting, commercial or testing
- (m) Laundry plant
- (n) Machine shop
- (o) Monument, stone, clay or glass manufacturing plant
- (p) New car agency
- (q) Nursery for trees, shrubs, plants but excluding licensed cannabis production facilities and designated medical growth of cannabis
- (r) Public garage, auto body
- (s) Public garage, mechanical
- (t) Shop for the repair and servicing of goods, machinery and equipment
- (u) Silver plating and cutlery plant
- (v) Trucking or shipping terminal
- (w) Used car lot
- (x) Warehouse
- (y) Wholesale establishment
- (z) Winery
- (aa) Adult entertainment parlour, subject to the provisions of section 10.5 (2002-201)
- (bb) Body-rub parlour, subject to the provisions of section 10.5 (2002-201)
- (cc) An office which is an accessory use to one of the foregoing permitted uses

# A Few Highlights



Subject Property

- Private offices
- Large loft style open concept area
- Plenty of natural light
- Move in ready
- Ample parking
- QEW and HWY 405 access
- Close proximity to the US Border

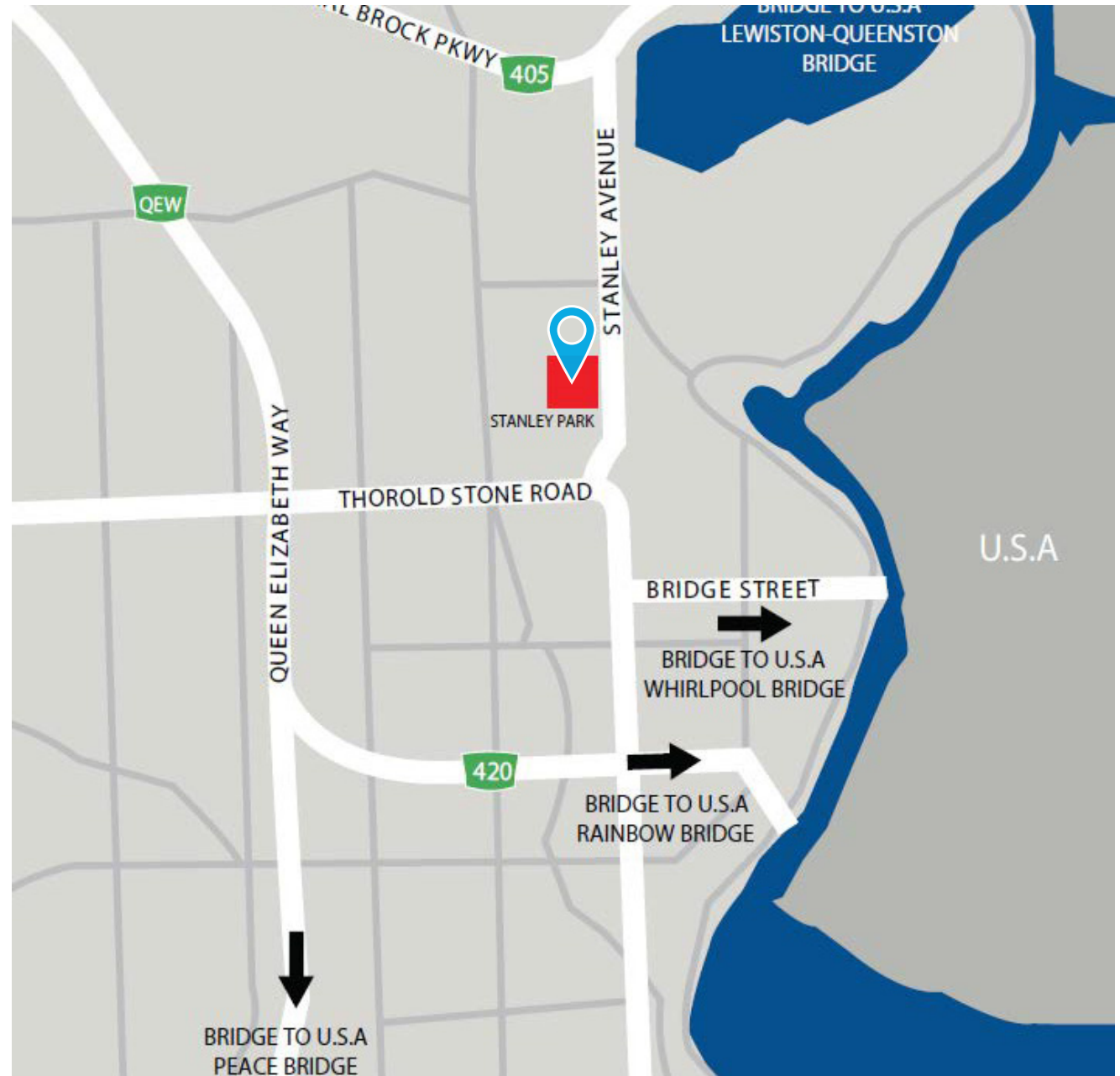


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