



36 Dunkirk Rd., St. Catharines, ON

For Lease

Light Industrial / Commercial

- Excellent QEW Exposure
- Fully Fenced Rear Yard
- 4 Drive-in Shipping Doors
- Ample Parking

Greg Chew
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Location



Subject Property

- Excellent QEW exposure
- Seconds from commercial corridor Welland Ave.
- Close to Downtown St. Catharines and many amenities
- Easy Access to QEW
- Central St. Catharines location

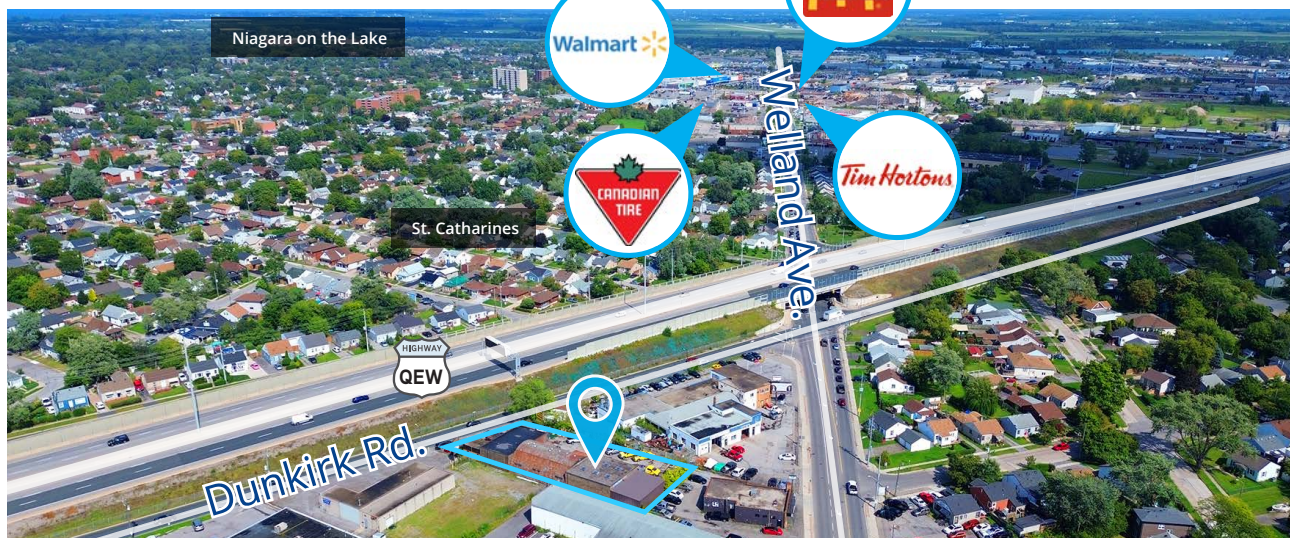
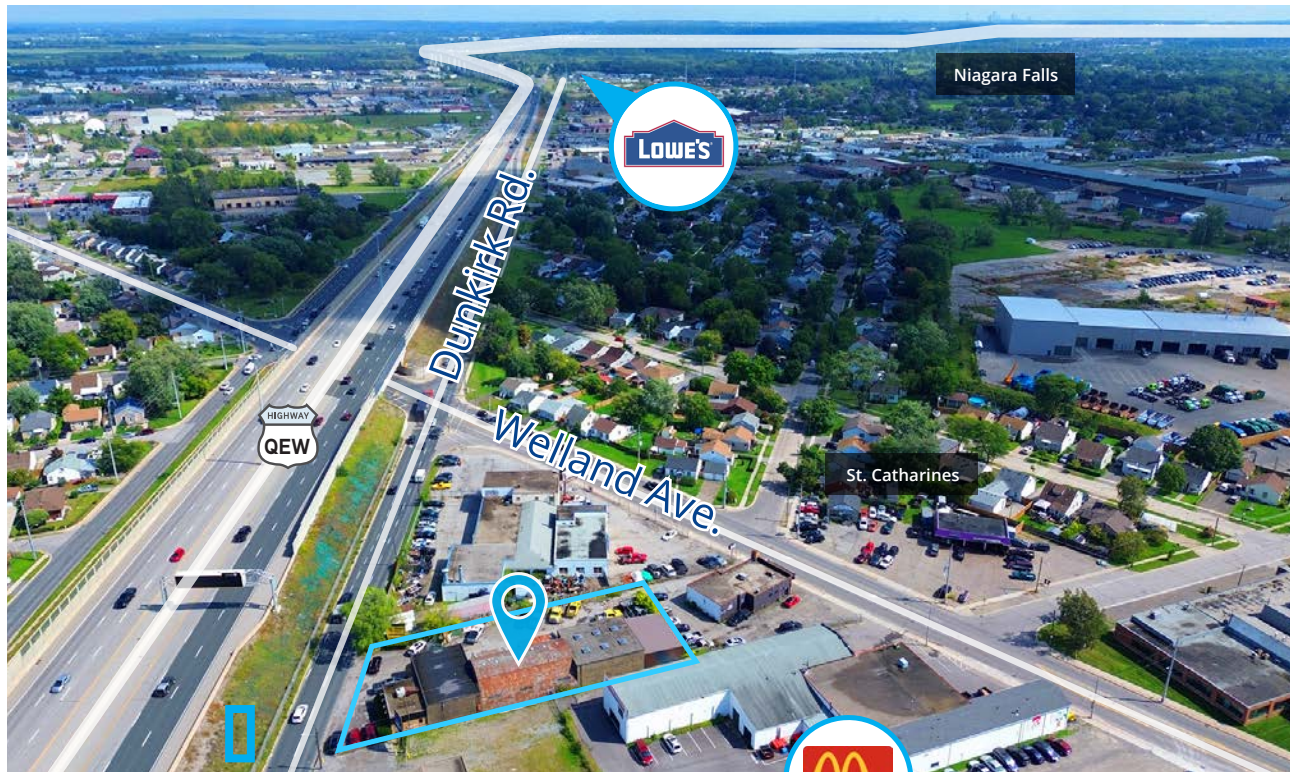
Niagara Falls 15 mins

Niagara on the Lake 15 mins

Hamilton 30 mins

Buffalo 30 mins

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Traffic Count

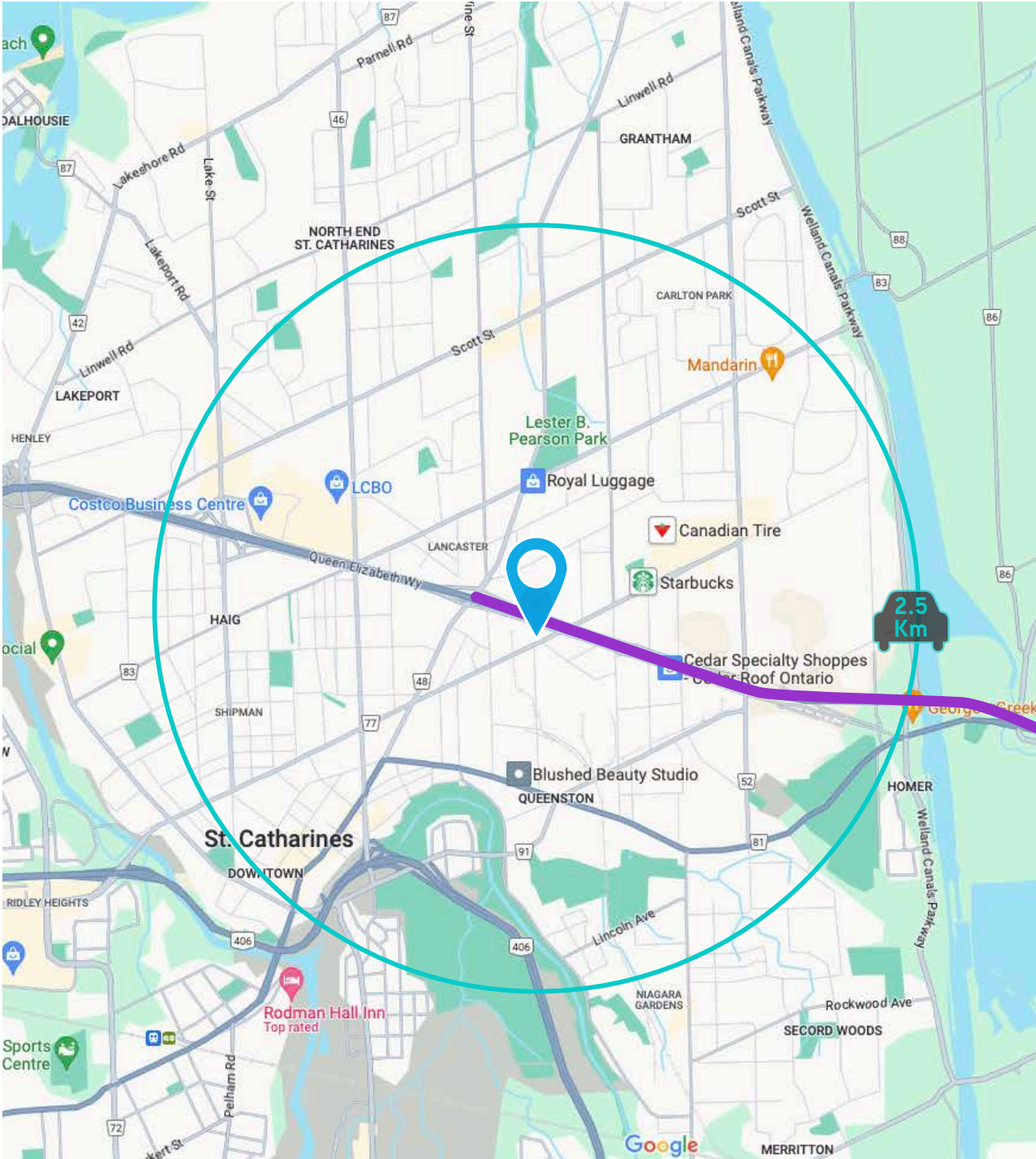
 Subject Property

The central Niagara St. and Welland Ave. Exit leads into Downtown St. Catharines as well as the north end of the City.

Dunkirk Rd. is part of central St. Catharines' light industrial sector.

 QEW (Niagara St. to Glendale Ave) AADT Traffic Count - 94,000 (2019)

Traffic counts continue to grow.



Exterior Photos



36 Dunkirk Rd., St. Catharines, ON



600 SF Office



Fully Fenced Rear Yard



4 Drive-in Shipping Doors



Ample Parking

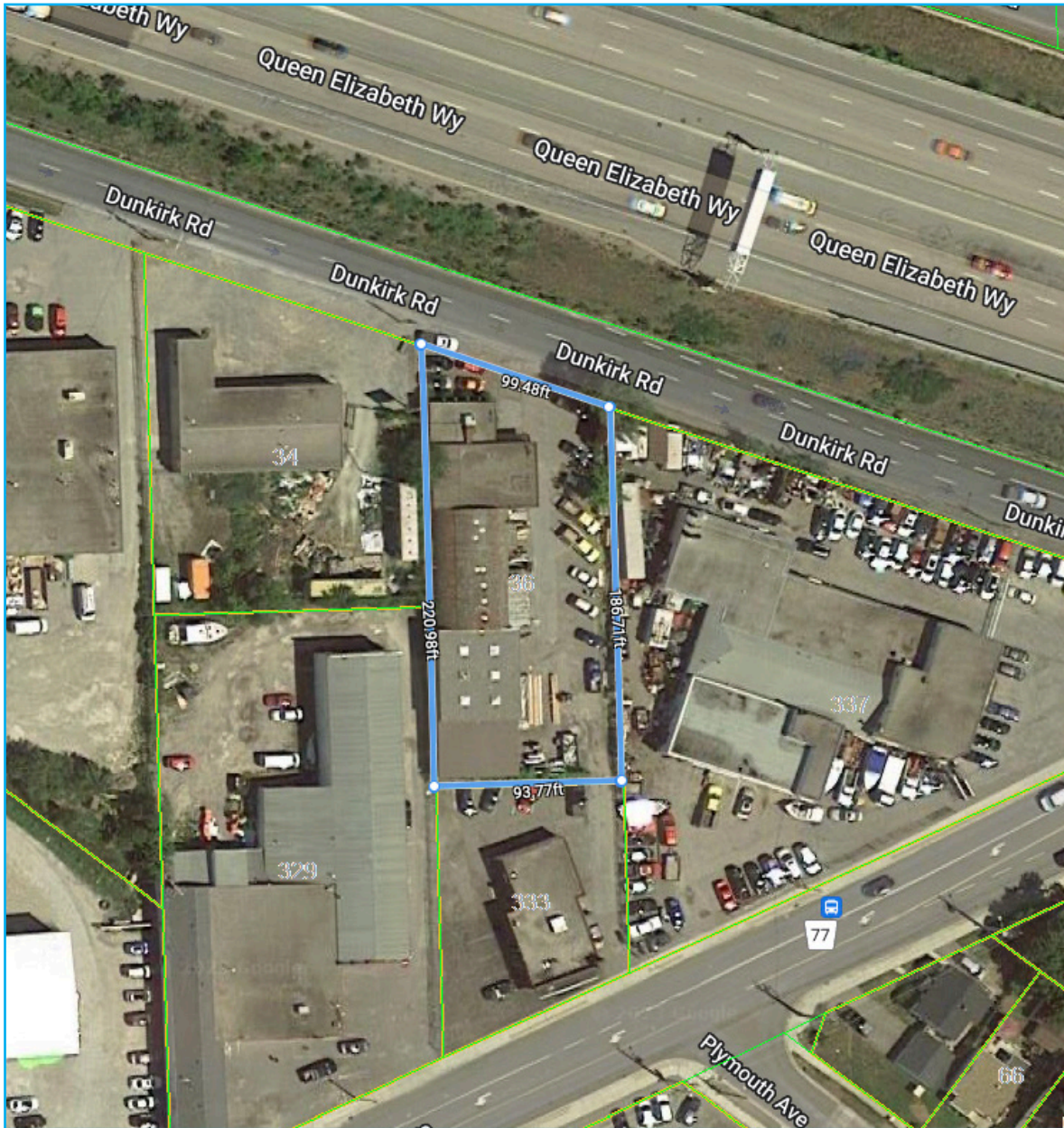
Interior Photos



36 Dunkirk Rd., St. Catharines, ON



Property Lines

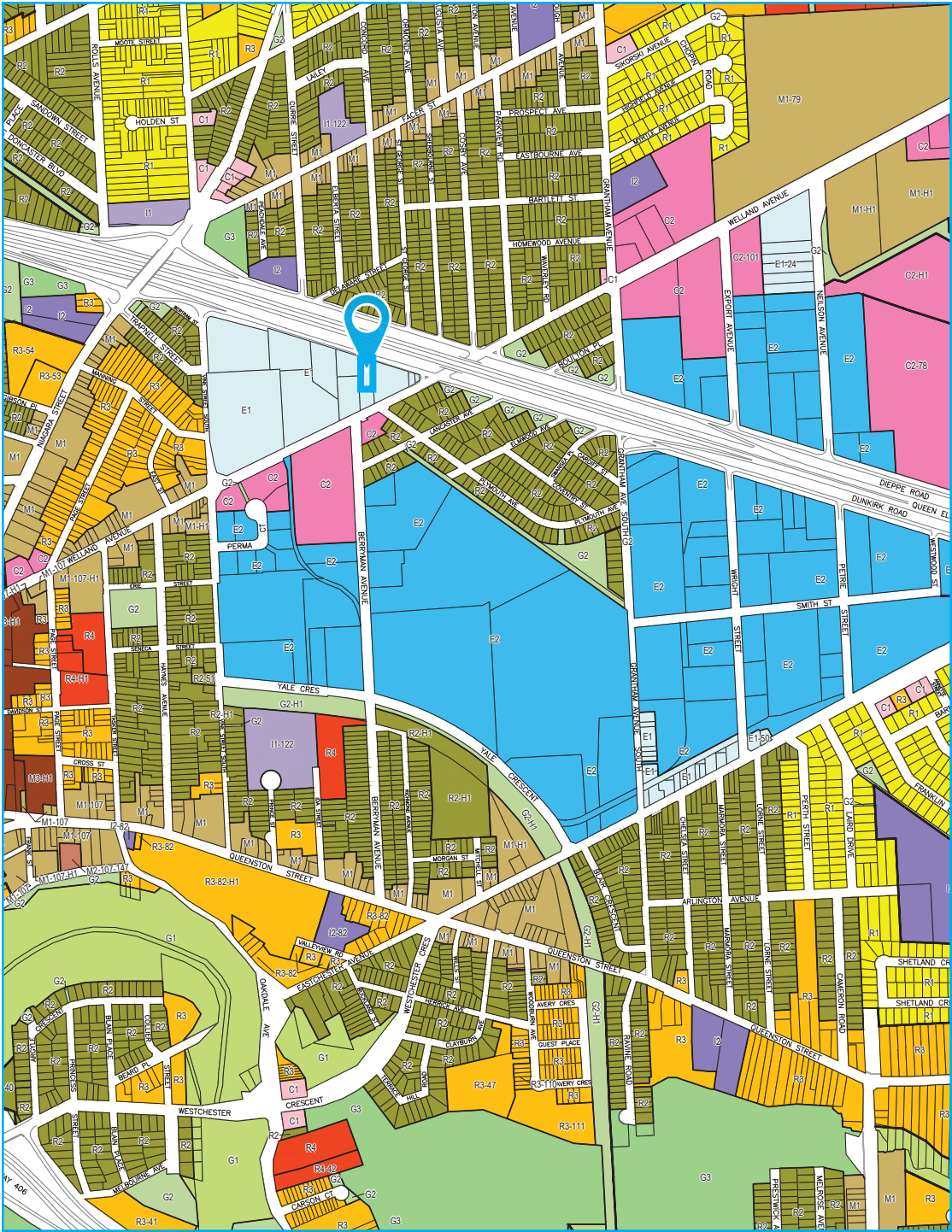


Property Overview

Civic Address	36 Dunkirk Rd., St. Catharines, ON
Legal Description	PT BLK B CY PL 79 GRANTHAM AS IN RO476353; T/W RO476353; ST. CATHARINES
Lease Price	\$10.00 PSF
TMI	\$3.50 PSF
Total Building Size	7,500 SF
Office	600 SF
Lot Size	0.44 Acres
Frontage	99 FF
Depth	185.8 Feet
Yard	Fully Fenced Rear Yard
Shipping Doors	4 Drive-in Shipping Doors
Parking	Ample Parking
Zoning	E1 - Business Commercial Employment



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Zoning - E1

Business Commercial Employment

PRINCIPAL USES	ZONES	
	E1	E2
Adult Oriented Entertainment Establishment		E2
Bulk Fuel Depot		E2
Car Wash	E1	E2
Contractor's Yard		E2
Heavy Equipment Sales and Service		E2
Hotel/Motel	E1	
Industry, Heavy		E2
Industry, Light	E1	E2
Motor Vehicle Gas Station	E1	E2
Motor Vehicle Repair Garage	E1	E2
Office	E1 ^(a)	
Place of Assembly / Banquet Hall	E1	
Research Facility	E1	E2
Social Service Facility	E1	
Transportation Depot		E2

ACCESSORY USES	ZONES	
	E1	E2
Animal Care Establishment	E1	E2
Office		E2
Recreation Facility, Indoor	E1	E2
Retail Store	E1	E2
Restaurant	E1	E2
Service Commercial	E1	E2

* Please refer to the Fort Erie Zoning By-Law for complete comprehensive information

Niagara on the Lake

Walmart

McDonald's



Tim Hortons

St. Catharines



Dunkirk Rd.

Welland Ave.

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