



Garrison Village Shopping Centre
310 Garrison Rd., Fort Erie, ON

Prime Retail Space For Lease

Anchored by

- One Unit Available
- On major commercial corridor Garrison Rd.



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



Highlights



- Excellent exposure on commercial corridor Garrison Road
- Great signage exposure
- Brand new front facade
- Excellent tenant mix
- Only Unit available
- Large open retail spaces
- Well maintained neighborhood shopping centre
- Tenants include Winners, Pet Value, Rexall, Marks Work Warehouse, Pizza Pizza, First Choice Hair Cutters and KFC
- Easy access to the QEW and the Peace Bridge U.S. Buffalo Border

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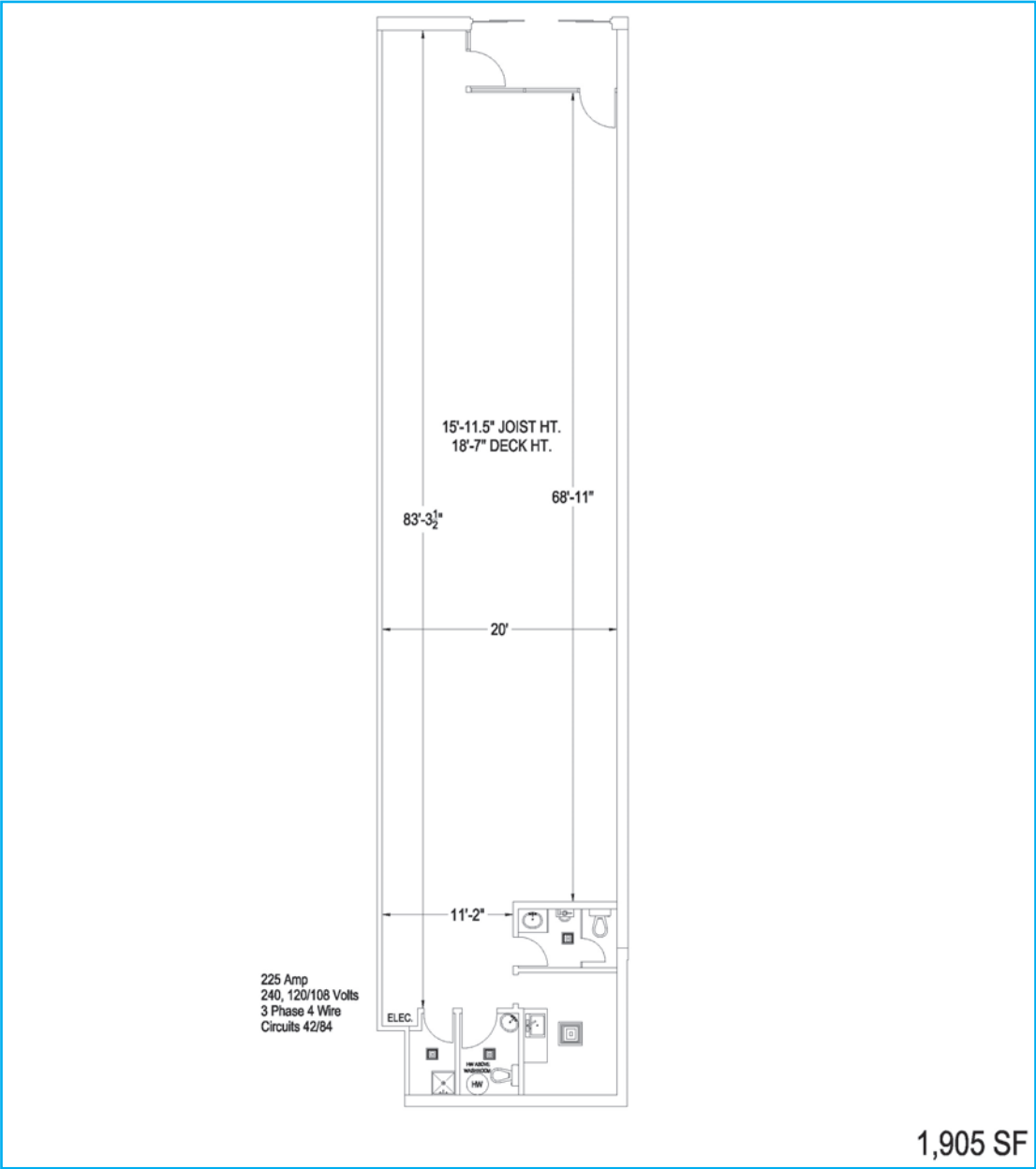
Exterior Photos



310 Garrison Rd, Fort Erie, ON



Floor Plan



Property Overview

Civic Address	310 Garrison Rd, Fort Erie, ON
Legal Description	PT LTS 42, 43, 54 & 55, TP PL 86 NIAGARA, PTS 1 & 2, 30R-14091 TOWN OF NIAGARA-ON-THE-LAKE
Net Lease Rate	\$15.00 PSF
TMI	\$7.00 PSF
Unit E-01	1,905 SF
Site Area	5.37 Acres
Location	The Property is located on the south side of Garrison Rd. just east of Concession Rd.
HVAC	Rooftop Unit
Zoning	CMU1-447 - General Commercial



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Zoning - **CMU1-447***

General Commercial

Permitted Uses:

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer's Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Brokers
- Custom Workshops
- Day Nursery
- Department Stores
- Dry Cleaning Outlets
- Eating Establishments
- Garden Centres
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Motels
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private parking lots
- Private or Commercial Clubs
- Public Libraries
- Public Parking Garages
- Public Parking Lots
- Public Transportation depots including Bus Stations and Rail Stations
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Video Outlet Sales and Rental Establishments
- Dwelling Units
- Uses, buildings and structures accessory to any permitted commercial use

*Please refer to the full Fort Erie By-Law for complete Zoning guidelines





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Colliers International Niagara Ltd.

82 Lake St | Suite 200
St. Catharines, ON | L2R 5X4
P: +1 905 354 7413

