



#C02 | 50 Niagara St.
St. Catharines | ON

LEASE PRICE:

\$1,700/MONTH GROSS
LEASE + HST + Utilities

FOR LEASE | LOCATED IN THE ST. CATHARINES DOWNTOWN CORE

±1,274 SF Industrial Warehouse Space

CONTACT:

ANDREW ROSELLI*

+1 905 327 7579

andrew.roselli@colliers.com

RALPH ROSELLI* SIOR

+1 905 329 4175

ralph.roselli@colliers.com

**Sales Representative*



Colliers International Niagara Ltd., Brokerage
82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4
Tel: +1 905 354 7413 | Fax: +1 905 354 8798
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Listing Specifications

#C02 | 50 NIAGARA STREET | ST. CATHARINES | ON

Location SE Corner of Niagara Street & Davidson Street

Available Unit Unit C02: $\pm 1,274$ SF

Lot Dimension Frontage: ± 309 ft. | Depth: ± 351 ft.

Zoning M3-H1 | High Density Mixed Use

Lease Price \$1,700/MONTH GROSS LEASE + HST + Utilities
(Water included in rent provided Tenant is not using it as part of business process)

Opt. Charge \$20 per month for use of sign sleeve on Pylon Sign.
(Sign design & creation is at Tenant's sole cost.)

Clear Height 14' 8"

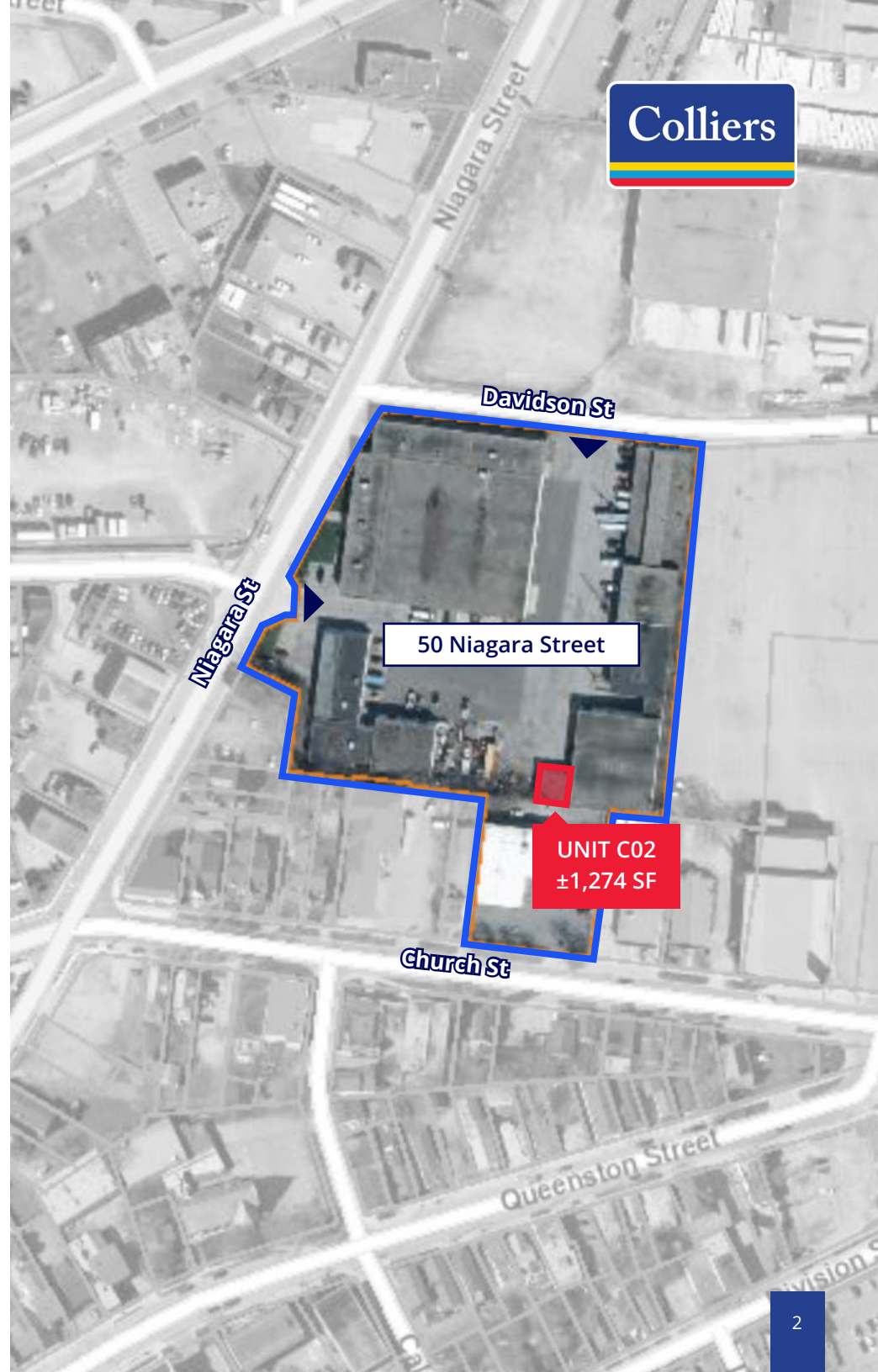
Doors ONE 8' x 8' Roll Up Over Head Door

Occupancy November 1, 2026

Comments

- Located in a busy multi-tenanted mixed-use plaza in the St. Catharines Downtown Core
- Tenant pays heat & hydro
- Quick and easy access to the QEW Hwy via Niagara Street ramp

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Property Site Plan

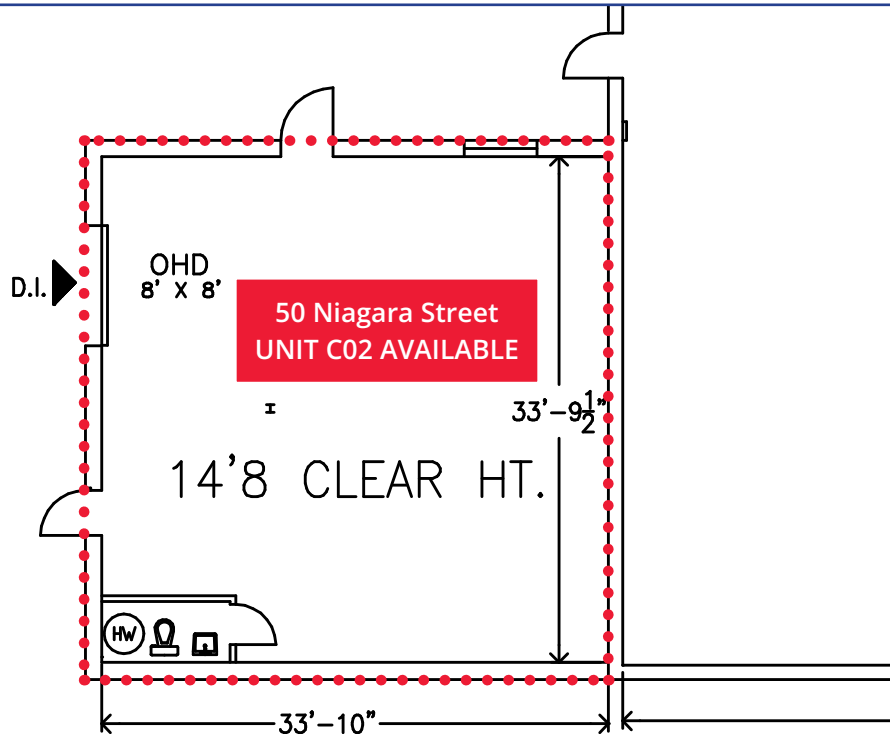
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Unit C02 Layout

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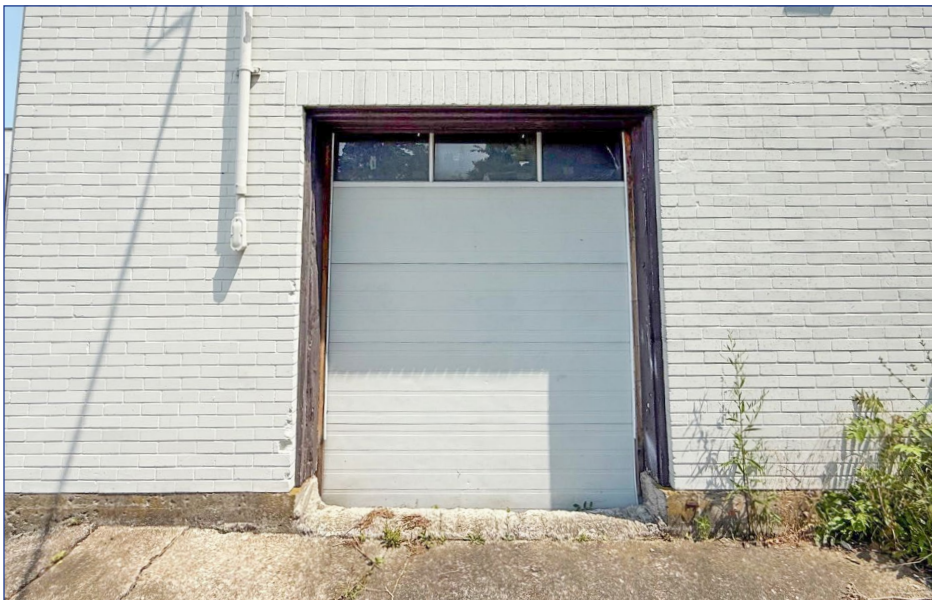


All measurements and calculations are based on the principles of measurements as set out in S.I.O.R. Standards Society of Industrial and Office Realtors



Property Photos

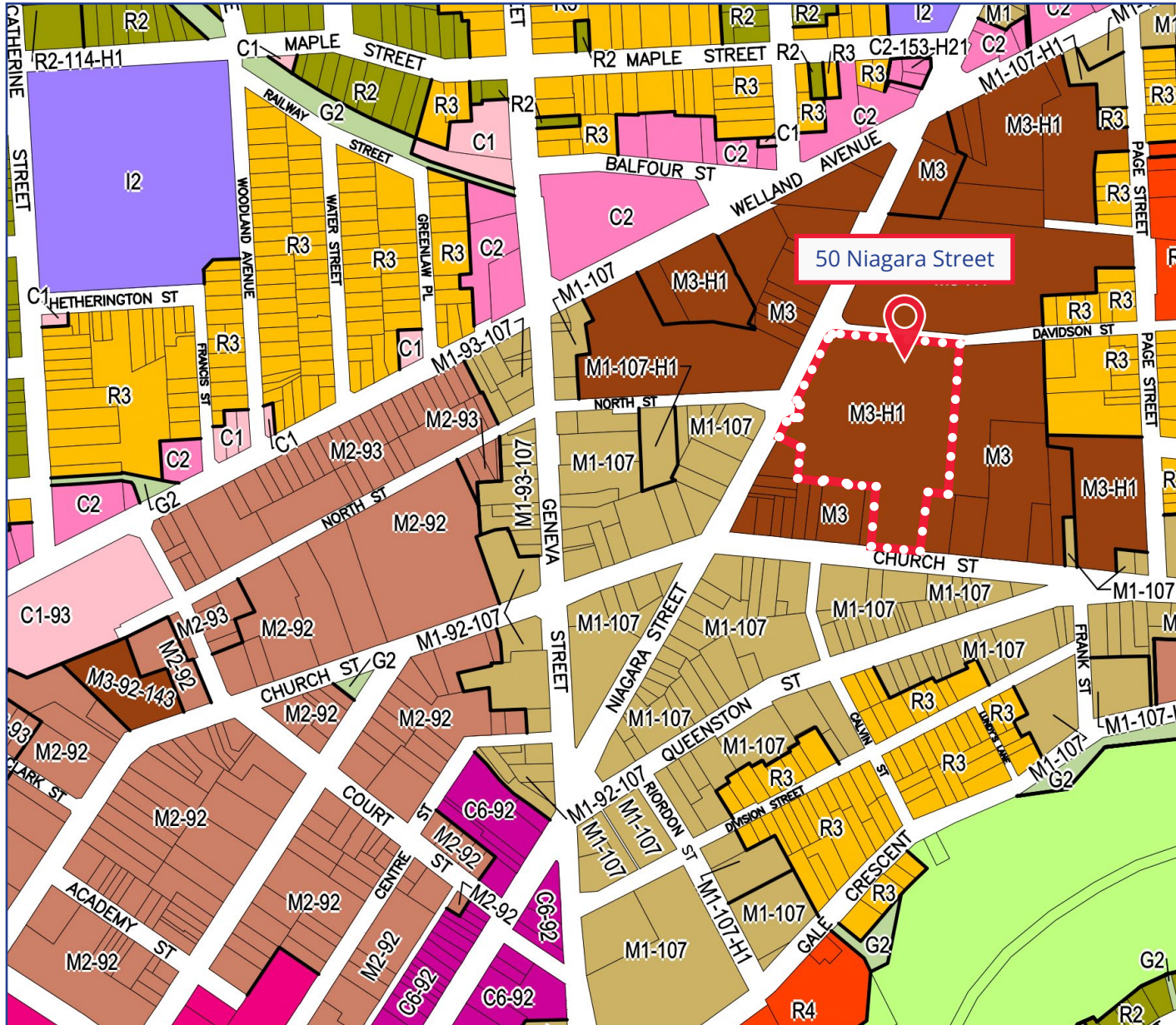
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Zoning M3-H1 | High Density Mixed Use

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Permitted Uses

- Animal Care Establishment
- Apartment Building
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel / Motel
- Long Term Care Facility
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- School, Elementary
- School, Secondary
- Service Commercial
- Social Service Facility
- Theatre
- Townhouse
- University/College

Area Neighbours

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\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated June 2026

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 27,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com.

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