

# For Sale

215 Ontario Street  
St. Catharines, Ontario



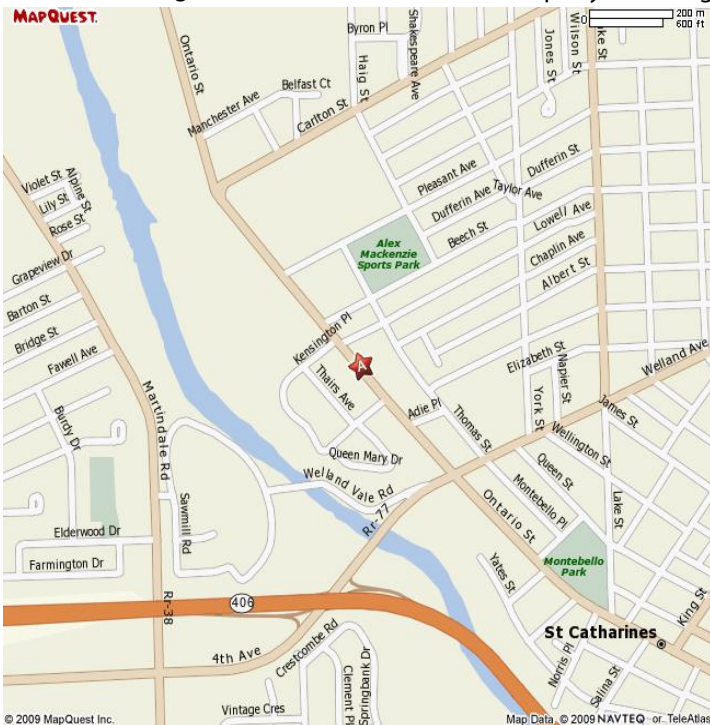
List Price: \$389,000 | Exceptional Business Opportunity in Downtown St. Catharines



Rear Parking for 18 Cars



Rear View of Property & Parking



## location

Ontario Street and the intersection of Welland Avenue

## highlights

Excellent opportunity for a Downtown business!

Zoned RR with amendments which allow for multiple uses including Businesses, Professional and Medical Offices, Clinics, Personal Service Shops & Artisans Studio.

The current Owner has renovated the interior and updated the exterior of this 2 storey building with a 3<sup>rd</sup> floor loft. Some of the updates include some of the windows, roof, main floor kitchen, bathrooms and shower rooms. One of the outstanding features of this property is the parking, with its 18 spaces on site which is a rarity in downtown St. Catharines. Currently the room layouts are suitable for both treatment and/or counselling offices, conference and /or meeting rooms. It's current use was Student Housing but, the layout and four entrances make it a perfect site for any type of Professional Offices and/or Clinics.

The high traffic location makes this property an excellent choice. Great visibility for signage, just blocks from the Downtown St. Catharines Core. Densely populated with both residential and commercial activity with easy access to major QEW and 406 highways.

Please contact Bea Ferguson, Broker at 905-688-4561 or [beatriceferguson@cogeco.ca](mailto:beatriceferguson@cogeco.ca) for more information.

## Douglas McNaughton

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## Bea Ferguson

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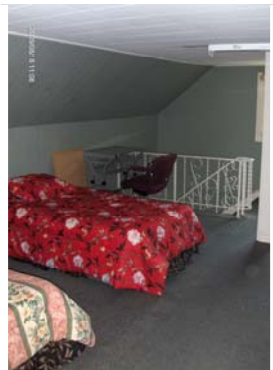
Large Main floor meeting rooms



Dining Area with new flooring



Rear Exit



3rd Floor Loft



New Kitchen



Large Windows throughout property



Newly painted

### salient facts

owner

\*Contact Agent

municipal address

215 Ontario Street  
St. Catharines, Ontario

location

Ontario Street at the  
intersection of Welland Avenue

legal description

PLAN 150, GRANTHAM, LOT 6,  
LOT 7

roll number

2629040030042000000

list price

\$389,000

taxes

\$3,877.88 (2009)

terms

cash

lot size

60.00 x 150.00 feet

square feet

2,300 sf

services

All Municipal

heating

Natural Gas  
Hot Water

zoning

RR / Amendments

parking

18 spots

floors

3 floors  
Full basement

### highlights

- Located on busy Ontario Street
- 1 block from Hotel Dieu Hospital
- Approximately 5 minutes to the new Niagara Health Care Complex currently under construction, and to be completed in 2011
- 2 blocks from Downtown St. Catharines Core
- Easy access to major highways (QEW & 406)
- Close proximity to business, retail and residential activity
- Great visibility for signage
- Zoning RR with amendments

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\*See Disclaimer on Front Page