

For Sale

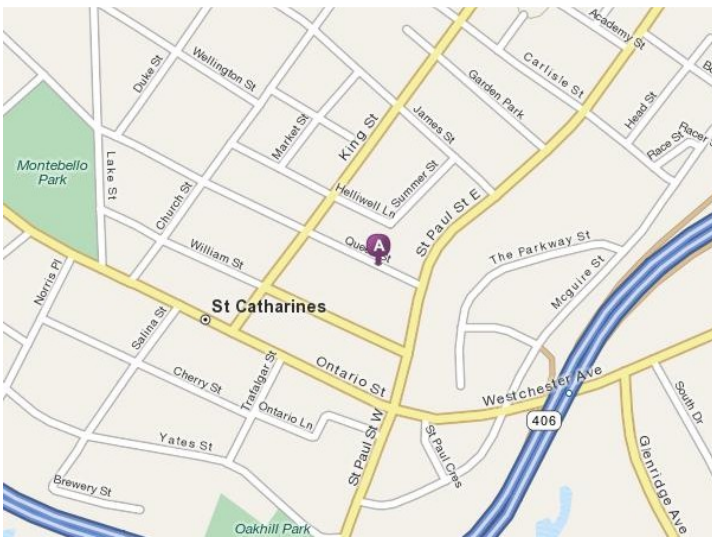
“The Standard Building”

11-27 Queen Street

St. Catharines, Ontario



List Price: \$1,400,000 | Historical and Iconic St. Catharines Standard Newspaper Building



location

Queen Street in between St. Paul and King Street

highlights

- Presently home to the St. Catharines Standard Newspaper and known throughout the community for its publishing history and philanthropic generosity for over 100 years
- ± 44,152 square foot, 3 storey building built in 1943
- Office, industrial, warehouse and production space
- Improvements include: loading dock, extensions to original bldg, and a paved parking lot
- Property could be developed into several properties with many uses, including a Club, office, student related use, independent living, government or community use, etc.
- Frontage on Queen Street and backing onto William Street
- Great access with the new two way traffic



Please contact Listing Agents for more detailed information.

Douglas McNaughton

A.P.A.(Can)(US),I.C.I.A.,R.P.A., A.I.P.F.M. (UK)

Sales Representative

dbm@niagararegioncommercial.com

33 Maywood Avenue
St. Catharines | Ontario | L2R 1C5

Tel.905.688.4561
Toll Free.1.800.771.4913
Fax.905.685.3492

ROYAL LEPAGE

Royal LePage Niagara Real Estate Centre
Brokerage, Independently Owned and Operated
www.niagararegioncommercial.com

For Sale

11-27 Queen Street | St. Catharines, ON



property details

exterior

- Three storey Office building with Warehouse/ Industrial uses
- Brick and concrete slab construction
- Several additions over the years
- Loading docks at rear on William Street
- Original building on William Street
- Single pane glazed windows
- Double glass entrance doors
- Storefront on main floor (Queen St)
- Flat tar and gravel roof (seems to have regular maintenance)
- Various roof heights due to additions
- Rooftop HVAC's (unknown condition)
- Asphalt parking lot at side of building enter from William St

interior

- Reception area
- Partitioned and private offices
- Vinyl tile & Terrazzo flooring and some carpeting
- 1 Elevator (Otis)
- 2 x 4 ft Acoustic suspended ceiling tiles
- Fluorescent lighting throughout

salient facts

seller	1576626 Ontario Inc.
municipal address	11 - 27 Queen Street St. Catharines, Ontario L2R 5G5
legal description	LT 1108-1110, 1121-1127 CP PL 2 GRANTHAM; PT LT 1111-1112 CP PL 2 GRANTHAM AS IN RO709278; ST. CATHARINES
roll number	2629040002038000000
list price	\$1,400,000
taxes	\$13,376.00 (2010) *to be verified
lot size	151.2 x 254 feet
square feet	44,152 sf
services	Electrical Municipal Water Sanitary Sewer Storm Sewers Elevator (Otis)
zoning	Business Commercial (BC)
layout	Three levels of Office, Industrial, Warehouse and Production space.
improvements	Loading dock Extensions to original building Paved parking lot