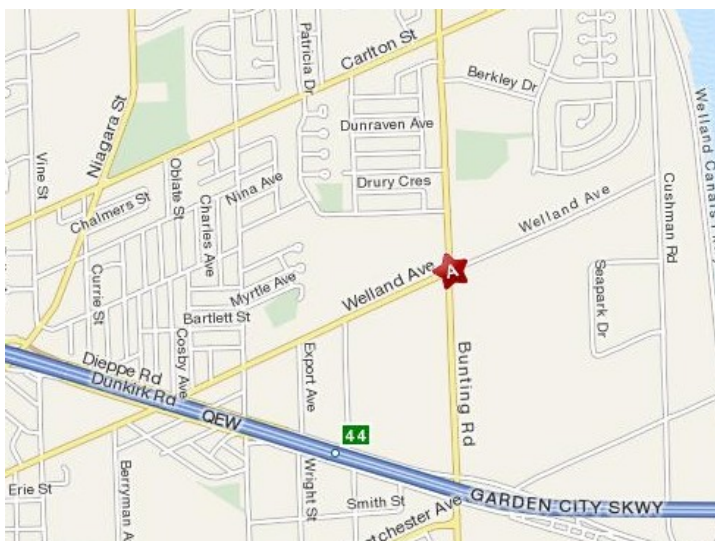


For Lease

Northgate Plaza
#2 – 278 Bunting Road
St. Catharines, Ontario



Lease Price: \$10.00psf | Exceptional Retail/Office Lease Space in Busy St. Catharines Plaza



location

Bunting Road and Welland Avenue

highlights

- Landlord to install carpets + leasehold improvements
- 1,600sf office/retail lease space built-out with 5 office and reception in the Northgate Plaza featuring ample paved parking, signage with great visibility and covered walkways
- Unit equipped with central vac and insuite laundry
- Commercial (C2) Zoned space is perfect for a small professional/doctors office or growing business
- Great location at a very busy high traffic location
- Surrounding Plazas incl. Wal-Mart, Canadian Tire, grocery stores, restaurants, Petro Canada, etc.
- 1 block away from St. Catharines newest "Smart Centre" construction/location and close to the QEW
- Densely surrounded by residential neighbourhoods and Commercial Activity.
- Originally a Podiatrist Office

Please contact Listing Agents for more detailed information.



Andrew McGregor

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Toll Free.1.800.771.4913
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Douglas McNaughton

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www.niagararegioncommercial.com
33 Maywood Avenue
St. Catharines | Ontario | L2R 1C5

For Lease

#2 - 278 Bunting Rd | St. Catharines

salient facts

owner Fat Yuen Enterprises Ltd.
c/o Windim Holdings Ltd.

municipal address 2 - 278 Bunting Road
St. Catharines, Ontario
L2M 7M2

legal description CP 5, PT LOT 180

list price \$10.00 psf

tmi \$8.00 psf *to be verified

unit size 1,600 sf

roll number 2629030032056000000

services

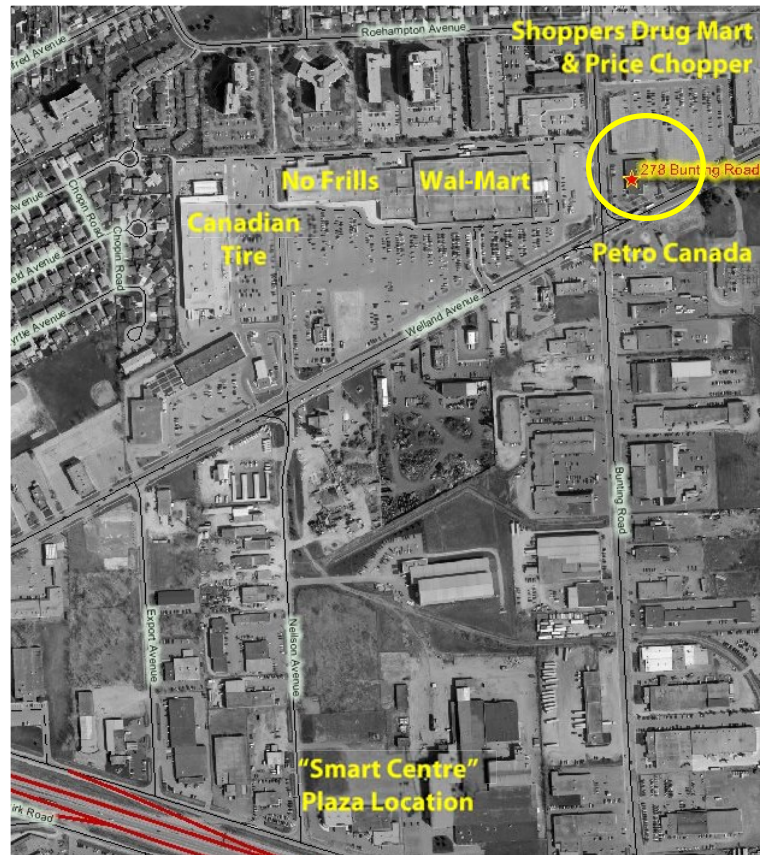
- Natural Gas
- Forced Air
- Municipal Water
- 110 Amp
- Sanitary Sewer
- Storm Sewer

exterior

- Lighting
- Signage- Pylon and Light Box
- Wheelchair access
- Ample Parking
- Covered Walkways

interior

- Concrete flooring
- 5 offices
- Reception area
- Central Vac
- Laundry Setup
- Large storefront windows



location

(See Above Map)

The surrounding area is densely populated by both residential neighbourhoods and commercial, industrial + independent business owners.

zoning

commercial (C2) zoning

- Antique and gift shops
- Professional Offices
- Dressmaking and Tailoring
- Furniture cleaning or repair
- Laundromats
- Printing and publishing houses
- Restaurants
- Retail Stores
- Studios, agencies and salons

Please contact us for a complete list of Permitted Uses.

Andrew McGregor
Sales Representative

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