

227 BUNTING RD

ST. CATHARINES, ONTARIO

PREPARED BY:

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ASSET OVERVIEW

1.1 About the Asset

Flexible commercial space available with excellent visibility and easy access to the QEW and Hwy 406, ideal for retail, warehousing, or office use, with customization incentives and various unit sizes.

Property Details

Address: 227 Bunting Rd., St. Catharines

Zoning: E1 (Business Commercial)

Highlights:

- **Location:** *Large industrial mall with easy access to QEW and Hwy 406.*
- **Flexibility:** *Suitable for manufacturing, retail showroom, office, and more.*
- **Visibility:** *Corner unit for excellent exposure.*
- **Safety:** *Full sprinkler coverage throughout the property.*
- **Tenant Incentives:** *Available for retrofitting the unit to meet specific requirements.*



ASSET OVERVIEW

1.2 Available for lease: Unit A



Unit A

Square footage: 5,266 sq.ft
Price PSF: \$11.00 + TMI
Lease Type: Net Lease

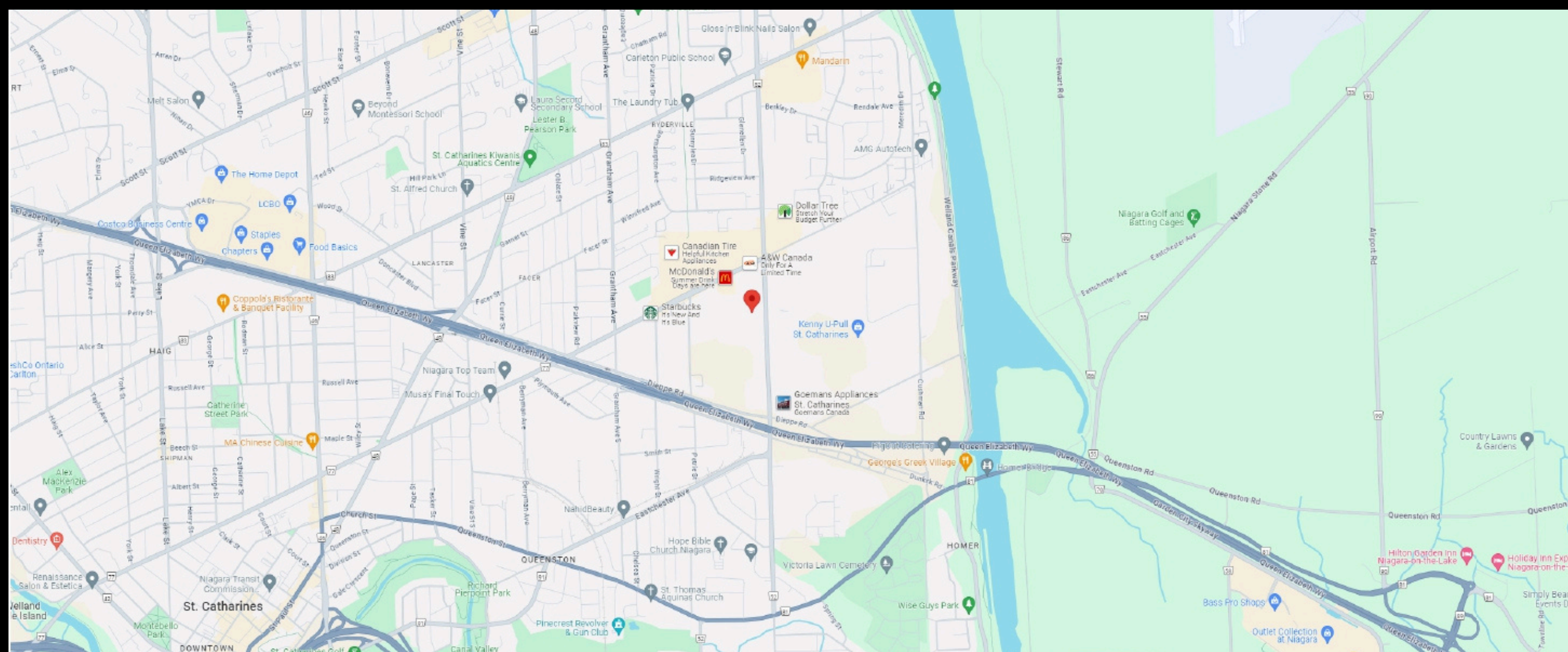


ASSET & MARKET OVERVIEW

1.3 Local Overview

Nestled within the thriving community of St. Catharines, this prime commercial property at 227 Bunting Road offers an exceptional opportunity in one of Niagara's most vibrant business districts. Situated in the heart of St. Catharines, this location boasts unparalleled access to key amenities, major transit routes, and a flourishing local economy.

Surrounded by a diverse mix of commercial and industrial enterprises, 227 Bunting Road is ideally positioned for businesses seeking to capitalize on the area's growing economic landscape. The property is just 600 metres from the bustling Welland Avenue commercial corridor, 1.2 kilometres from the QEW highway, and a short drive to the picturesque downtown St. Catharines. Additionally, the site is minutes away from major shopping centers, local eateries, and cultural attractions, ensuring that both employees and customers benefit from the convenience and vibrancy of the surrounding area.



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