

# MEDICAL / OFFICE SPACE FOR LEASE



282 LINWELL RD. | ST. CATHARINES | ONTARIO

Two Units Available · Former Medical Office · Up to 970 SF

Lease Price

**\$12.00**/SF NET +

**\$7.82** TMI + HST + Utilities



**Colliers International Niagara Ltd., Brokerage**

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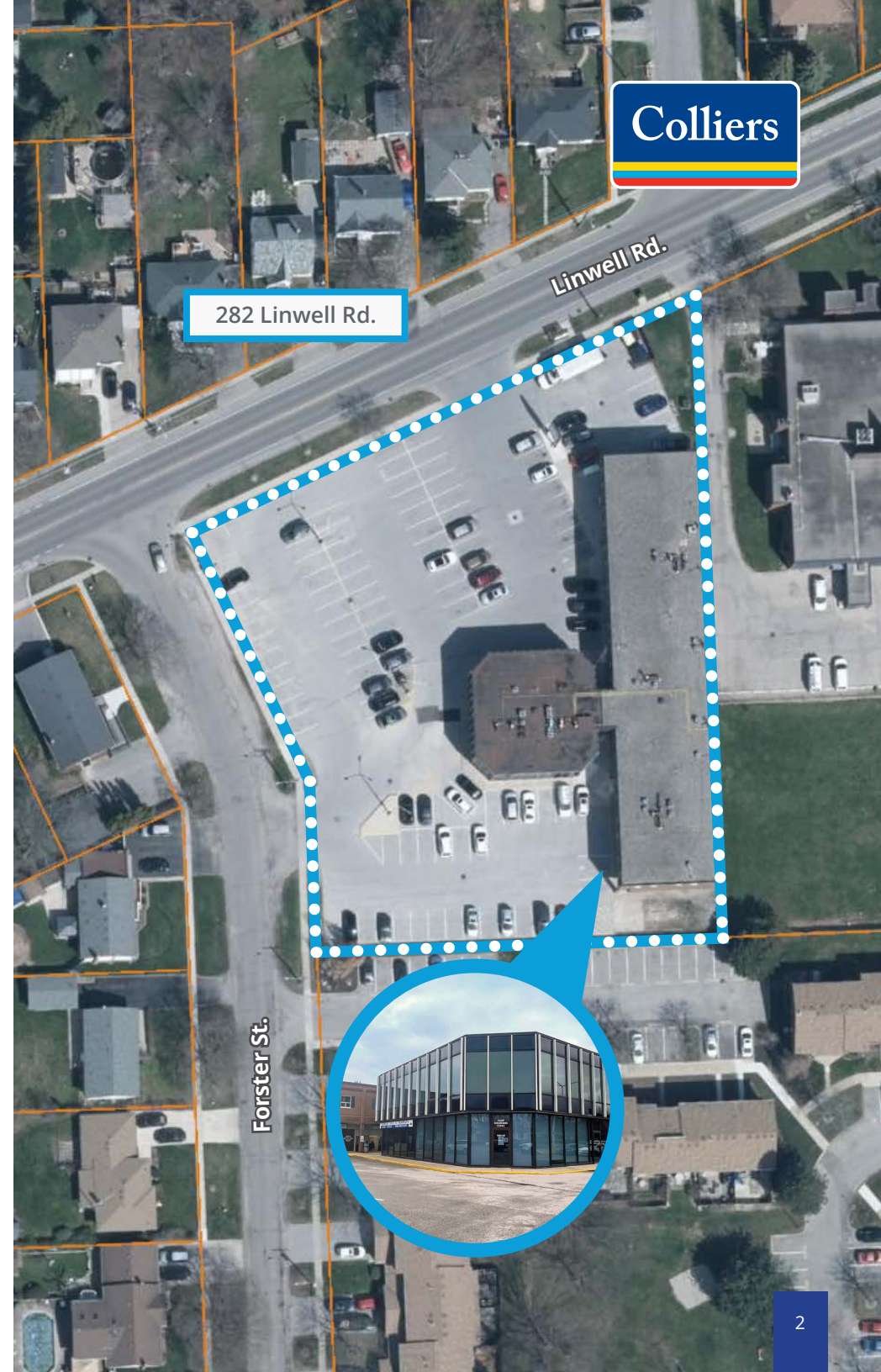
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*\* Sales Representative*

# Listing Specifications

282 Linwell Road, St. Catharines, ON

Location	SE Corner of Linwell Rd. and Forster St.
Available Units	Unit 206 & Unit 209
Unit Sizes	<b>Unit 206:</b> ±840 SF <b>Unit 209:</b> ±970 SF
Lot Size	±1.482 Acre
Zoning	<b>C2</b> - Community Commercial
Lease Price	\$12.00/SF NET + TMI + HST + Utilities
TMI	\$7.82/SF
Comments	<ul style="list-style-type: none"><li>• Former Medical Units</li><li>• Plumbing in all rooms</li><li>• New floors, paint, ceiling tile, lighting updated.</li><li>• Separately metered</li><li>• Common entrance and common reception/ waiting room.</li><li>• Elevators, public washrooms &amp; ample parking</li><li>• Pharmacy in Plaza</li></ul>





# Exterior Photos

282 Linwell Road, St. Catharines, ON





# Interior Photos

282 Linwell Road, St. Catharines, ON





# Interior Photos

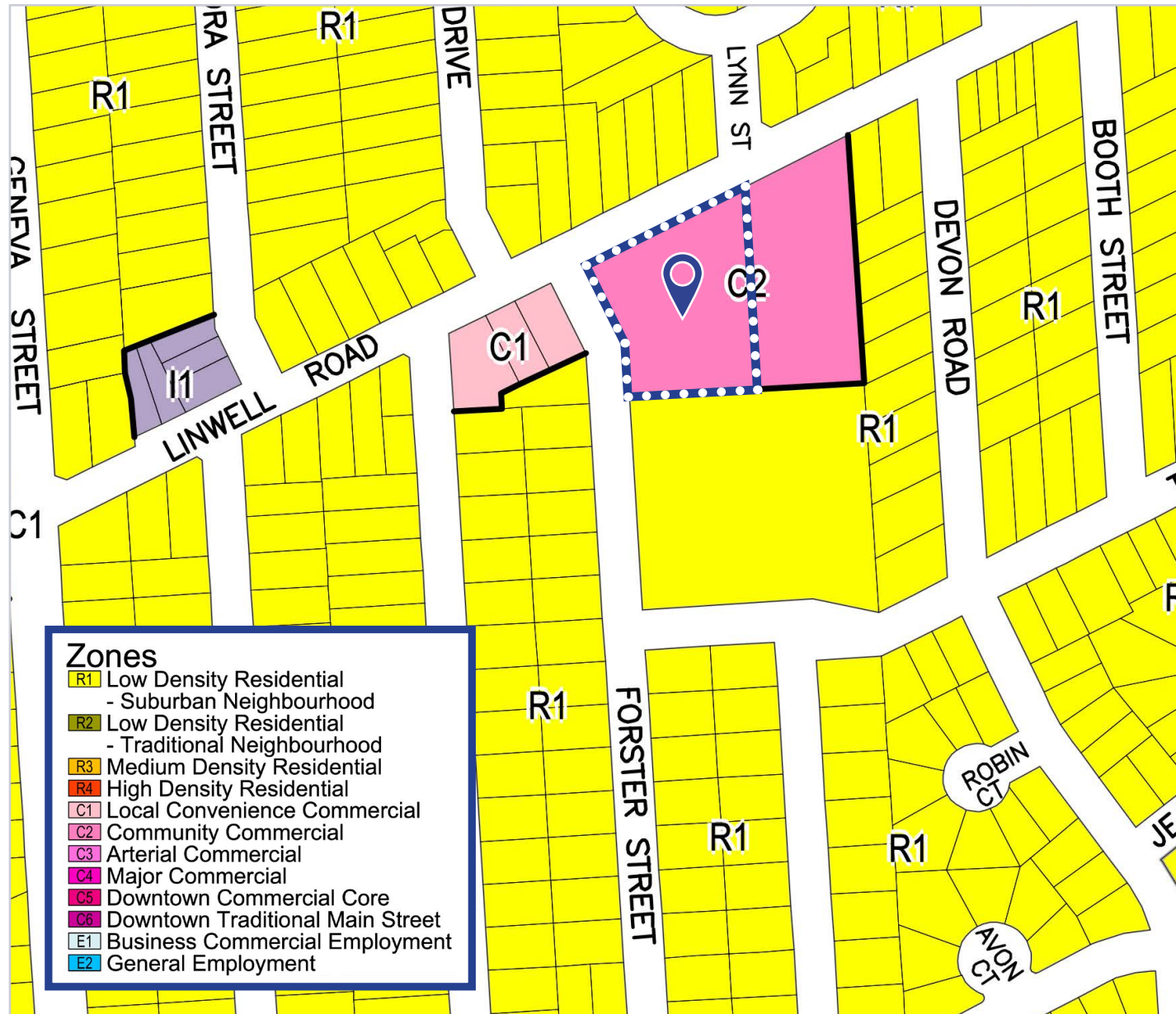
282 Linwell Road, St. Catharines, ON





# Zoning C2 - Community Commercial

282 Linwell Road, St. Catharines, ON



## Permitted Uses

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College



# Area Neighbours

282 Linwell Road, St. Catharines, ON

Colliers



Parnall Public School

Grace Lutheran Church

McKeown Sign Co

Pie Guys Pizzeria

## Linwell Medical Plaza

- Bayshore Health Care
- Linwell Medical Pharmacy
- Niagara Hearing
- Avondale
- GNMI X-Ray & Ultrasound
- Integrated Health
- The Sleep Disorders Clinic
- Life Labs
- VitalAire Home Healthcard

**#206 & 209 | 282 Linwell Rd.**  
FOR LEASE | OFFICE RETAIL UNIT

St. Catharines Fire and Emergency Services

Harcove Park



[collierscanada.com/niagara](https://collierscanada.com/niagara)

\$4.5B

Annual revenue

2B

Square feet managed

18,000

professionals

\$98B

Assets under management

65

Countries we operate in

51,000

lease/sales transactions

*\* Sales Representative*

Statistics are for February 2023 and in U.S. dollars.  
Number of countries include affiliates.

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