



**MEHAN GROUP**



**Unit 3 - 387 Ontario ST  
St. Catharines, ON**



# PROPERTY INFORMATION

## 387 ONTARIO ST ST. CATHARINES, ON

- Site Area: Approx. 1.65 acres
- Building Area: Approx. 17,350 ft<sup>2</sup>
- Zoning: C3 – Arterial Commercial
- Parking: 27 parking spots (Common parking)
- Ceiling Height: Ceiling Height (to underside of the beam) 13'
- Units: 4
- Loading Docks: 1 per unit



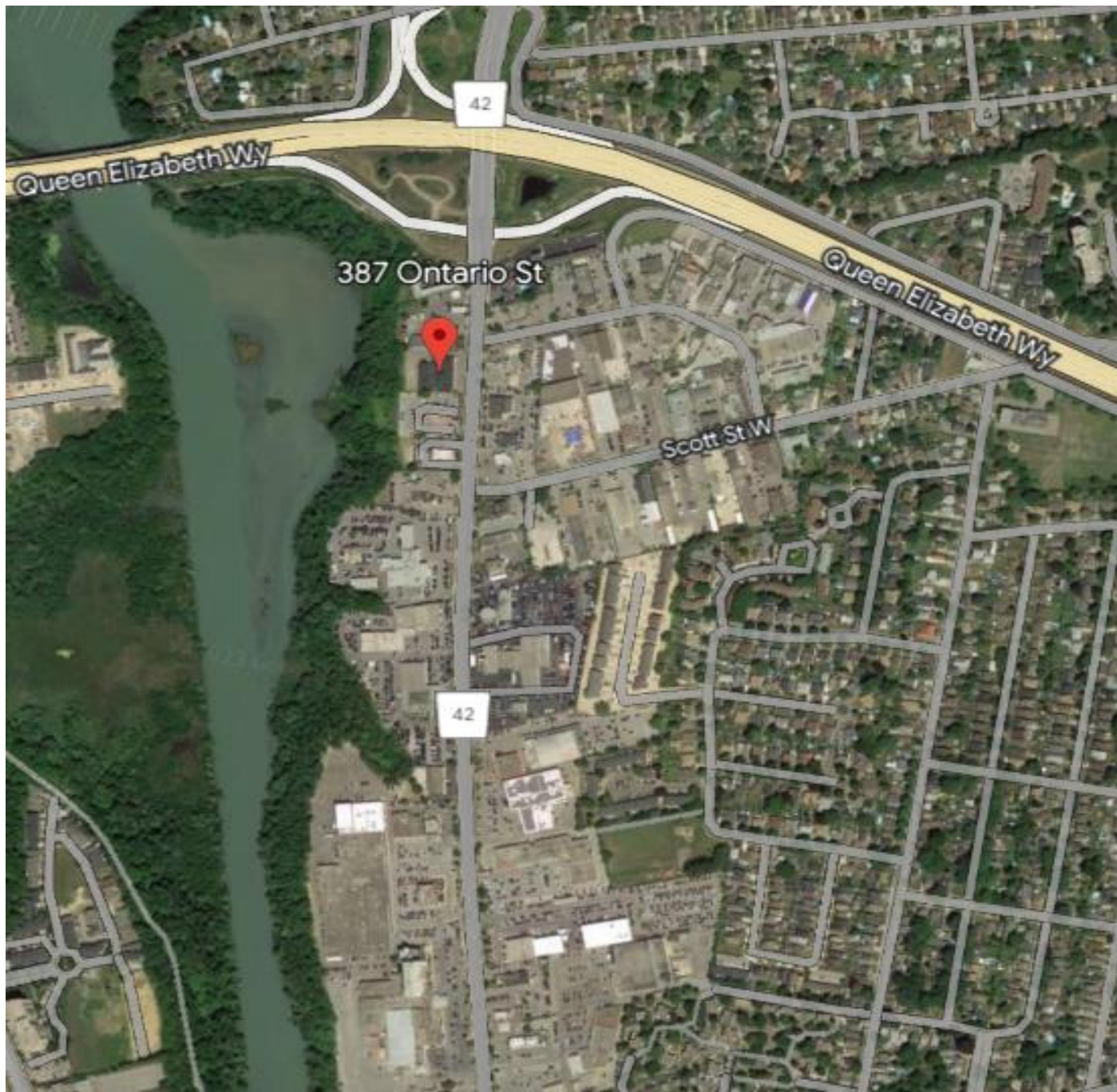


# PROPERTY HIGHLIGHTS

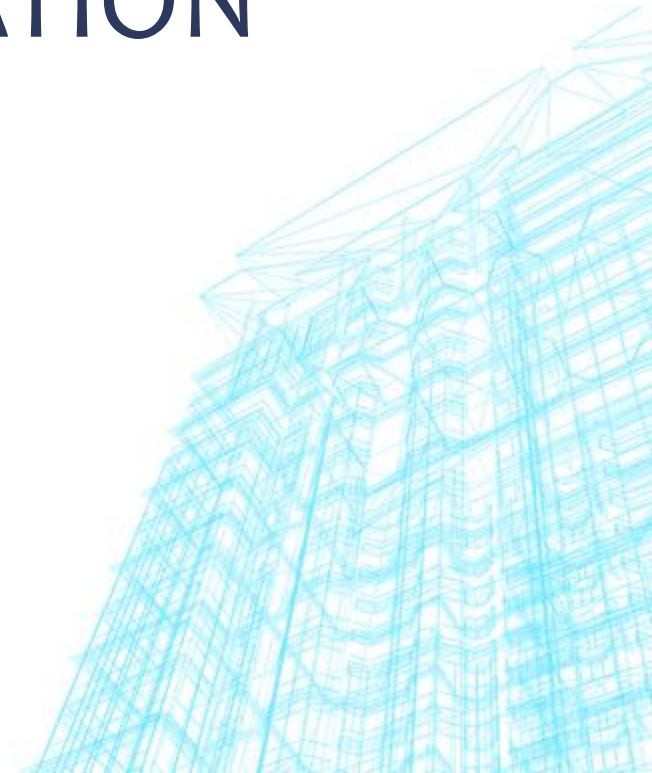
- Commercial Retail / Office in high high-traffic commercial area
- Close to QEW highway Access
- Sufficient onsite paved parking space
- Located within the recently announced the City of St. Catharines Ontario Street Corridor Secondary Plan Study
- Less than 2 Km away from Downtown St Catharines







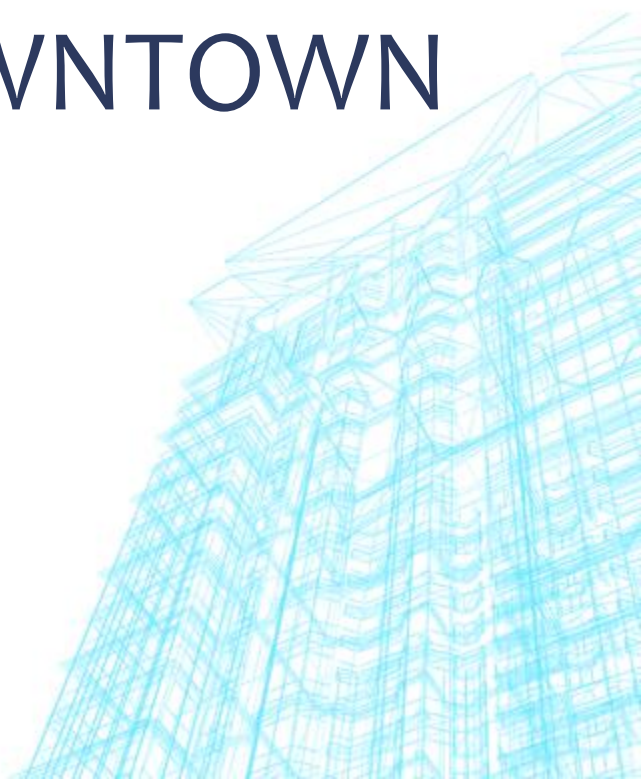
LOCATION







# PROXIMITY TO DOWNTOWN





# ZONING

USES	Zones					
Animal Care Establishment	C1	C2	C3	C4	C5	C6
Apartment Building		C2 <sup>(b)</sup>		C4 <sup>(b)</sup>	C5	C6 <sup>(g)</sup>
Car Wash		C2	C3	C4		
Commercial Parking Structure		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5 <sup>(a)</sup>	C6 <sup>(a)</sup>
Cultural Facility	C1	C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Day Care	C1	C2	C3	C4	C5	C6
Apartment Dwelling Unit(s)	C1 <sup>(d)</sup>	C2 <sup>(d)</sup>		C4 <sup>(d)</sup>	C5	C6 <sup>(d)</sup>
Emergency Service Facility		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Hospital					C5	
Hotel / Motel			C3	C4 <sup>(h)</sup>	C5	C6
Long Term Care Facility					C5	
Major Transit Station					C5	
Motor Vehicle Gas Station	C1 <sup>(c)</sup>	C2 <sup>(c)</sup>	C3	C4 <sup>(c)</sup>		
Motor Vehicle Repair Garage		C2 <sup>(c)</sup>	C3	C4 <sup>(c)</sup>		
Motor Vehicle Sales / Rental Service Centre			C3			
Nightclub			C3	C4	C5	C6

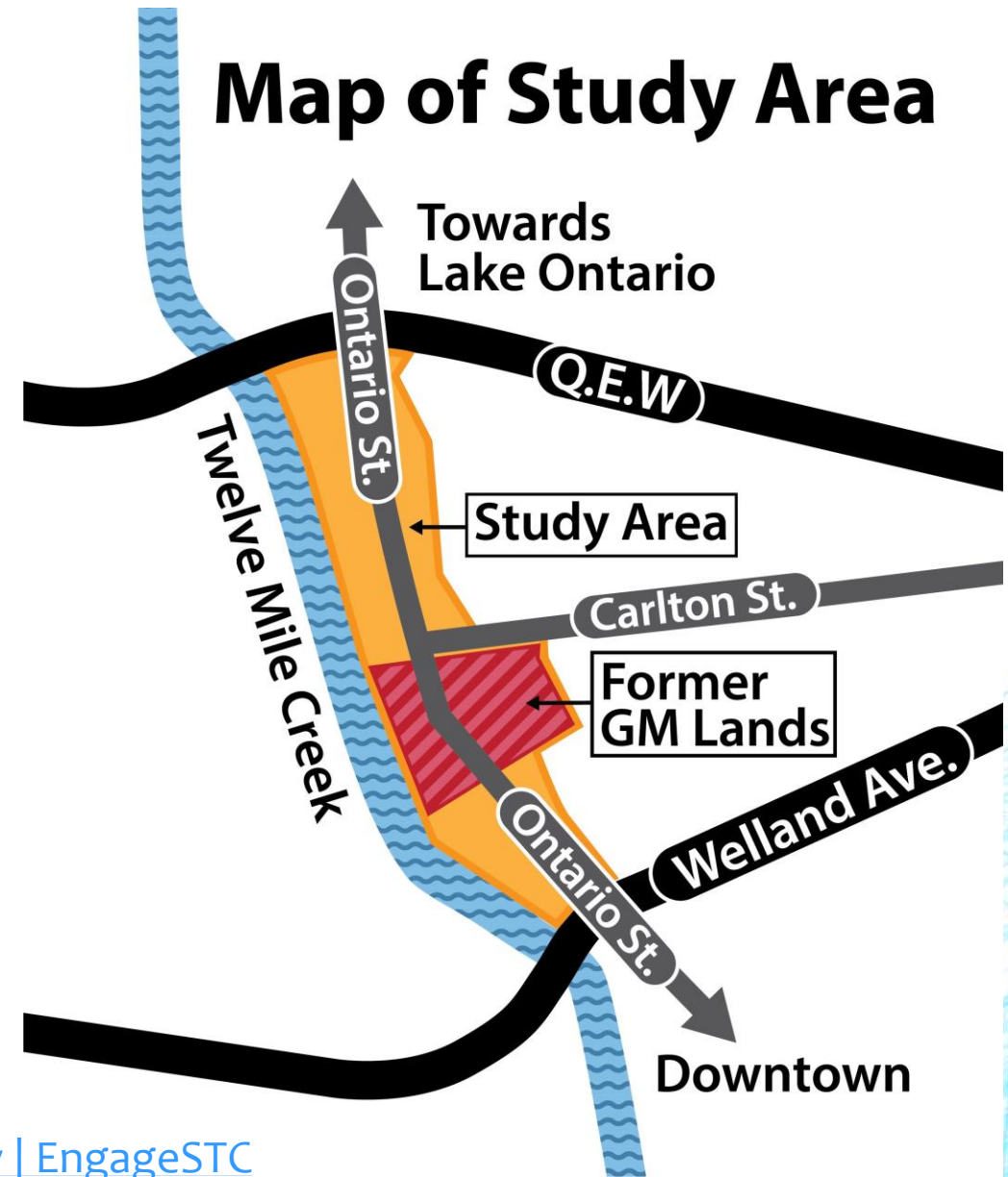
USES	Zones					
Office	C1	C2 <sup>(h)</sup>	C3 <sup>(e)</sup>	C4 <sup>(h)</sup>	C5	C6
Place of Assembly / Banquet Hall		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Place of Worship	C1	C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Recreation Facility, Indoor	C1	C2	C3	C4	C5	C6
Restaurant	C1	C2	C3	C4	C5	C6
Retail Store	C1	C2	C3	C4	C5 <sup>(f)</sup>	C6 <sup>(f)</sup>
Service Commercial	C1	C2	C3	C4	C5 <sup>(f)</sup>	C6 <sup>(f)</sup>
Social Service Facility	C1	C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Theatre		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
University / College		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6



# ZONING

## ONTARIO STREET CORRIDOR SECONDARY PLAN

- The secondary plan is the future of Ontario Street, which is a high-traffic area with public transit and amenities
- The plan is mainly about the old GM lands (50 Acres of land), which can be redeveloped into a mixed-use community with environmental, social, and economic benefits
- The Plan will look at different factors, such as buildings, land uses, transportation, and services, to create opportunities for growth and innovation in the area



**Source**

[Ontario Street Corridor Secondary Plan Study | EngageSTC](#)



# AVAILABLE UNIT - LEASE DETAILS

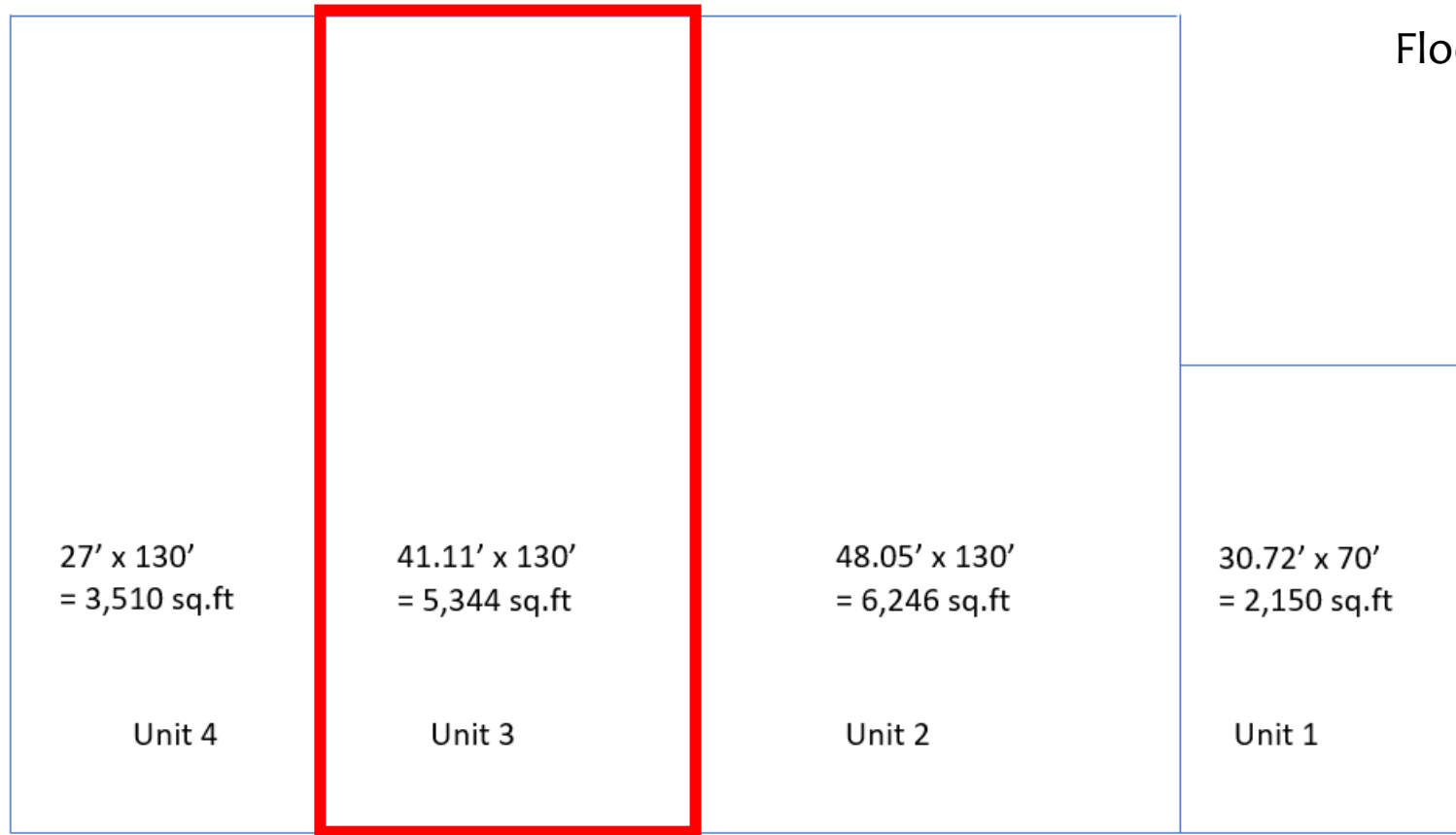
Available Unit:	Unit 3
Available Space:	5,344 ft <sup>2</sup>
Rent:	\$17 per ft <sup>2</sup>
TMI:	\$5.77/ ft <sup>2</sup> + Utilities
Availability:	December 1 <sup>st</sup> , 2023
Minimum Term:	Negotiable
Lease:	Triple Net Lease
Loading Dock:	1





# PLAZA FLOOR PLAN

Floor Plan Not to Scale



# SITE PICTURES







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