



333 Ontario ST
St. Catharines, ON

2 Vacant Units

MEHAN GROUP

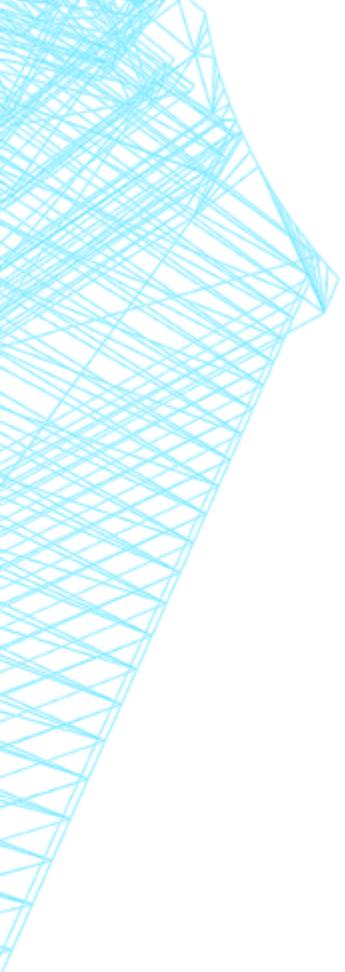


PROPERTY INFORMATION

333 ONTARIO ST ST. CATHARINES, ON

- Land Area: Approx. 10 acres
- Building Area: Approx. 162,000 sq.ft
- Zoning: C3 – Arterial Commercial
- Ceiling Height: 18 ft clear height

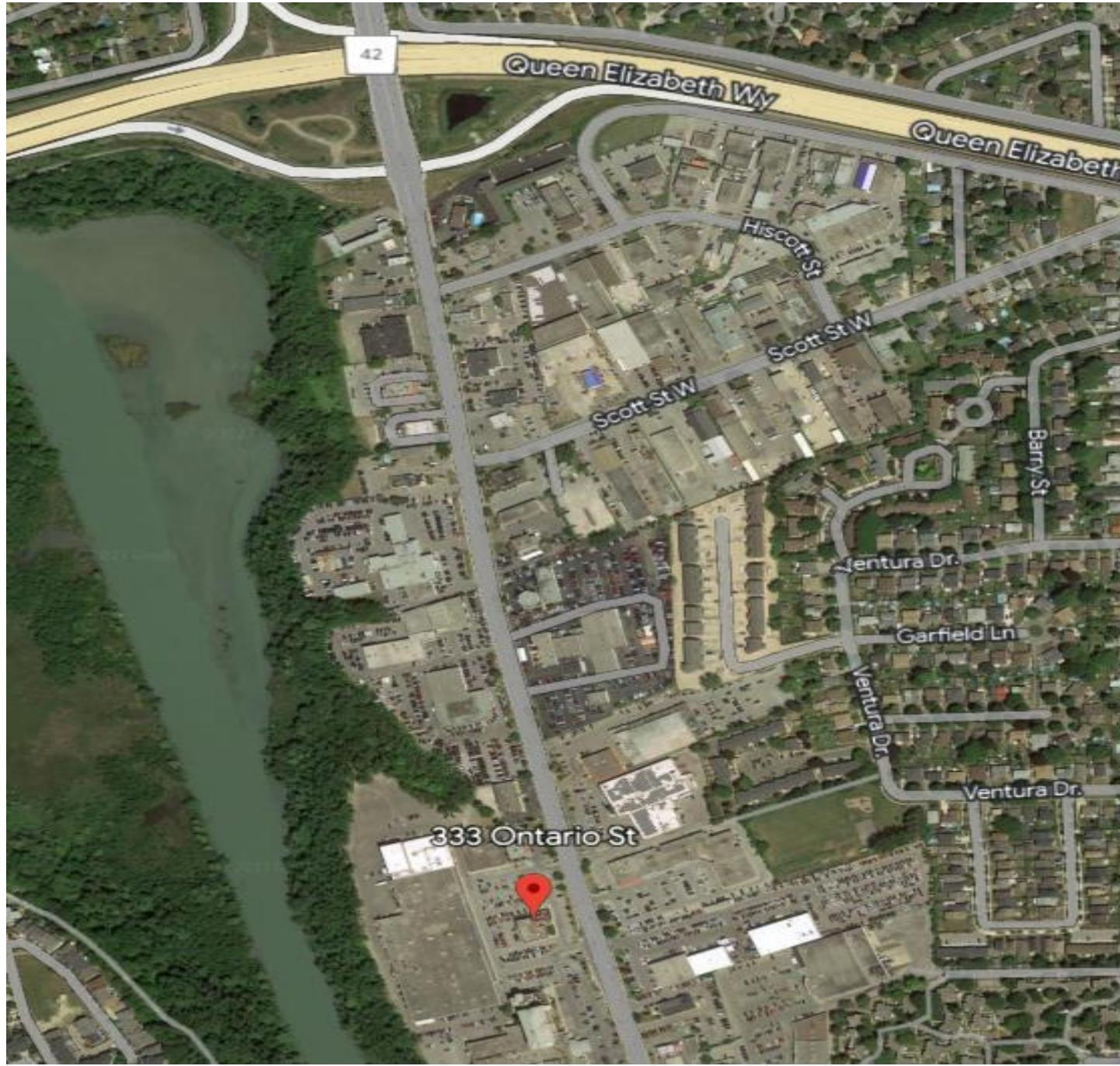




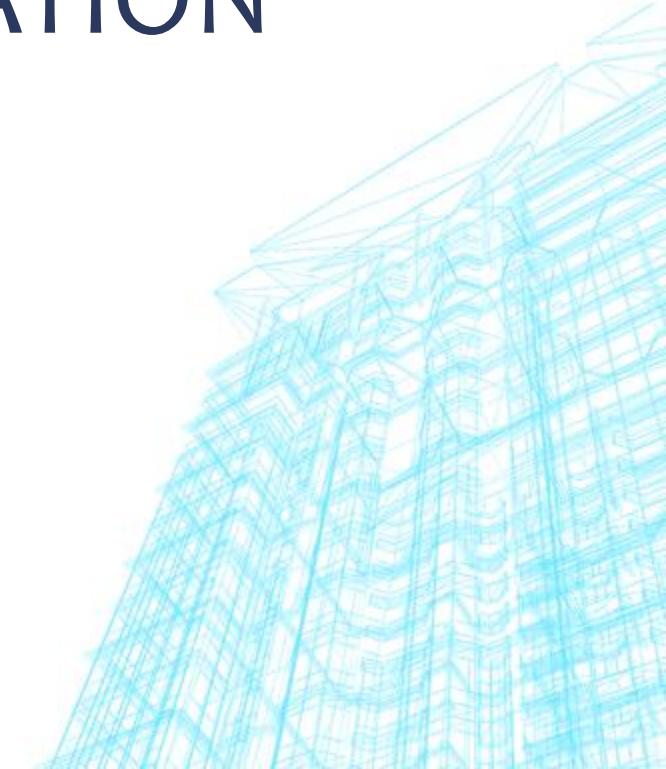
PROPERTY HIGHLIGHTS

- 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



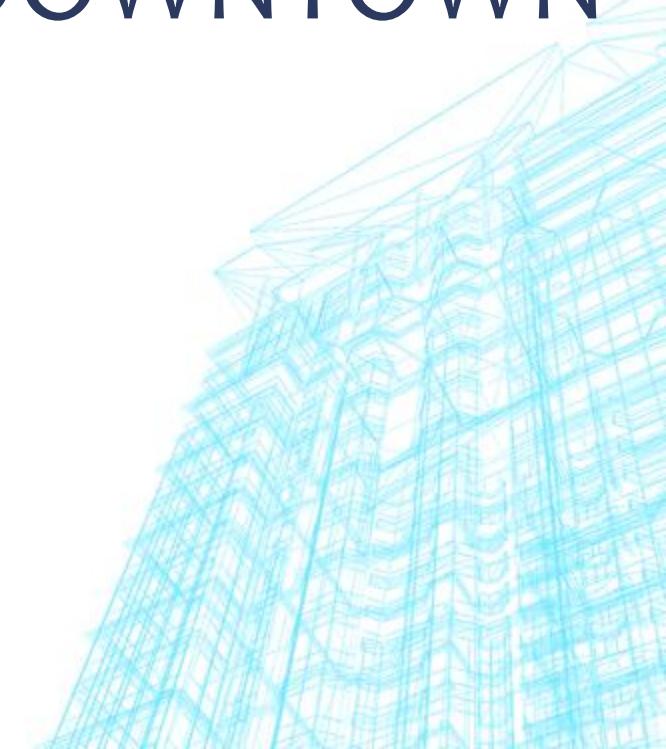


LOCATION





PROXIMITY TO DOWNTOWN



ZONING

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

USES	Zones					
Office	C1	C2 ^(h)	C3 ^(e)	C4 ^(h)	C5	C6
Place of Assembly / Banquet Hall		C2 ^(h)	C3	C4 ^(h)	C5	C6
Place of Worship	C1	C2 ^(h)	C3	C4 ^(h)	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 ^(f)	C6 ^(f)
Service Commercial	C1	C2	C3	C4	C5 ^(f)	C6 ^(f)
Social Service Facility	C1	C2 ^(h)	C3	C4 ^(h)	C5	C6
Theatre		C2 ^(h)	C3	C4 ^(h)	C5	C6
University / College		C2 ^(h)	C3	C4 ^(h)	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

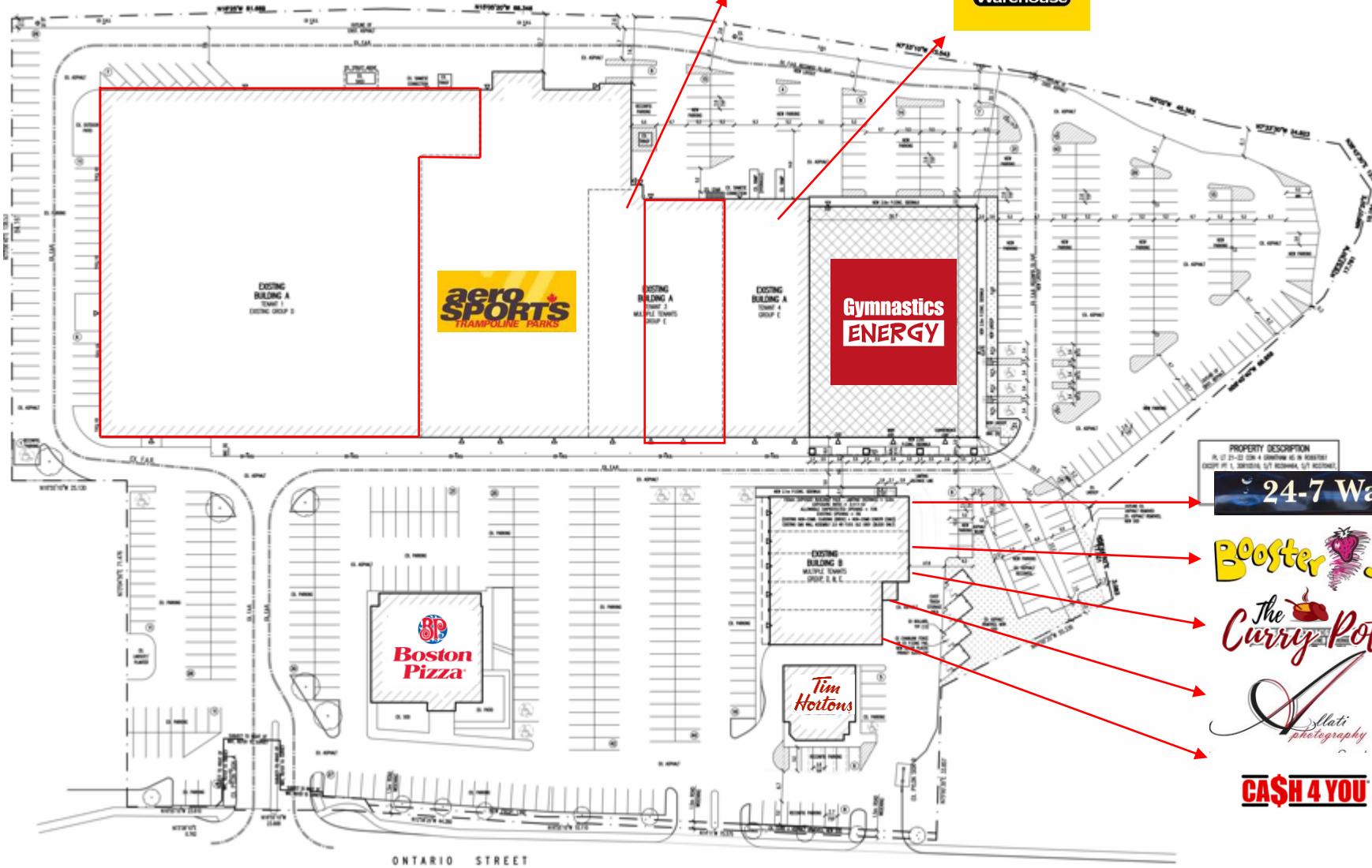
[Ontario Street Corridor Secondary Plan Study | EngageSTC](#)



SITE PLAN



Vacant Units



PLAZA GALLERY



PLAZA GALLERY



PLAZA GALLERY



PLAZA GALLERY

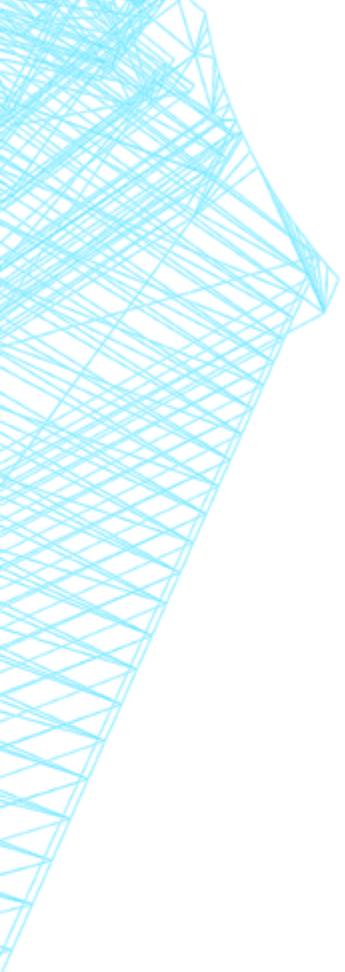


PLAZA GALLERY



Unit A1
333 Ontario ST St. Catharines, ON





AVAILABLE UNIT - LEASE DETAILS

Available Unit : Unit A1

Available Space: 58,230 ft²

Rent: \$17 per ft²

TMI: \$5.50/ ft² + Utilities

Column distance: Front 50' side 28' last column 32'

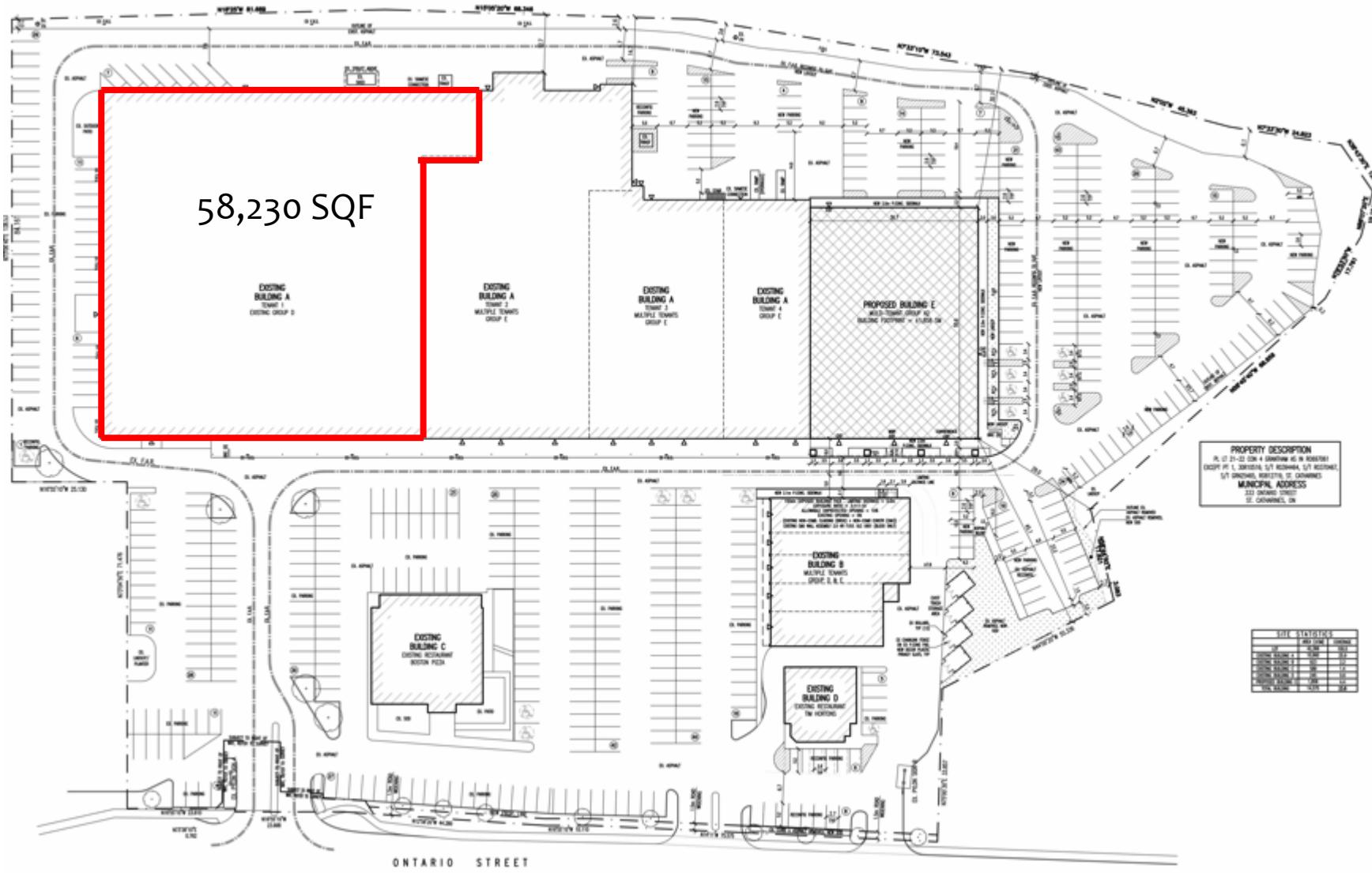
Availability: June 1st, 2024

Minimum Term: Negotiable

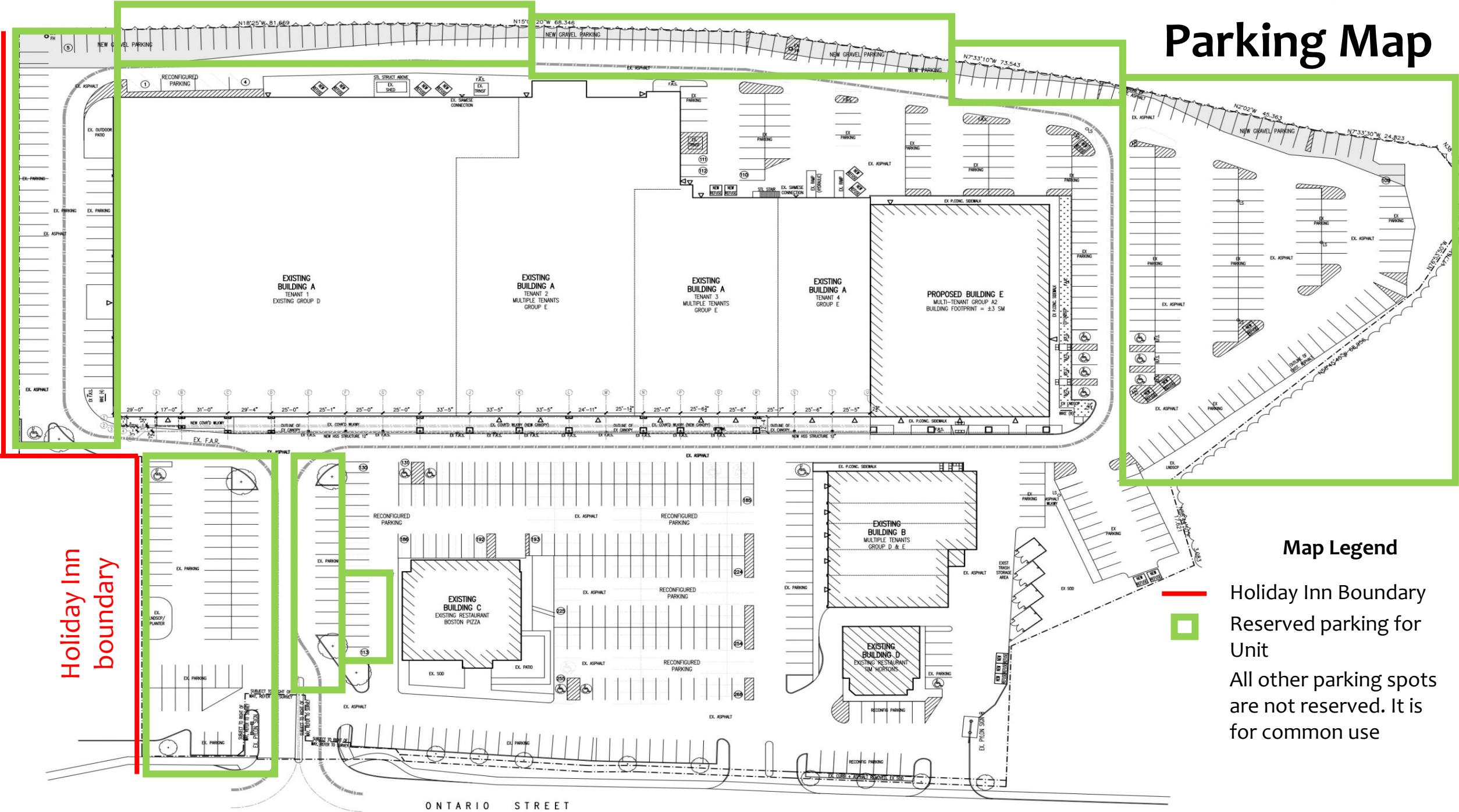
Lease: Triple Net Lease



SITE PLAN



Parking Map



Map Legend

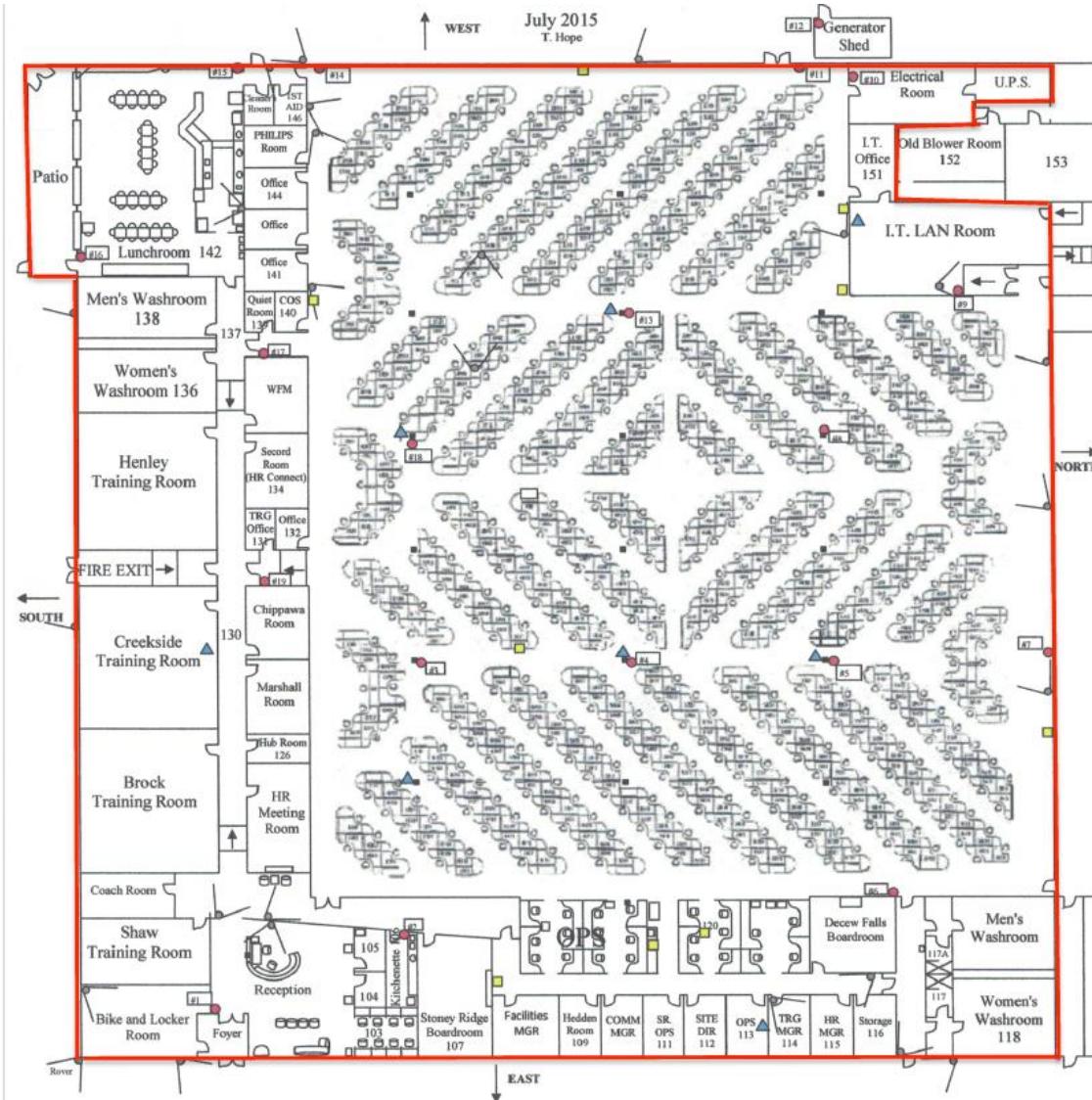
Holiday Inn Boundary

Reserved parking for
Unit

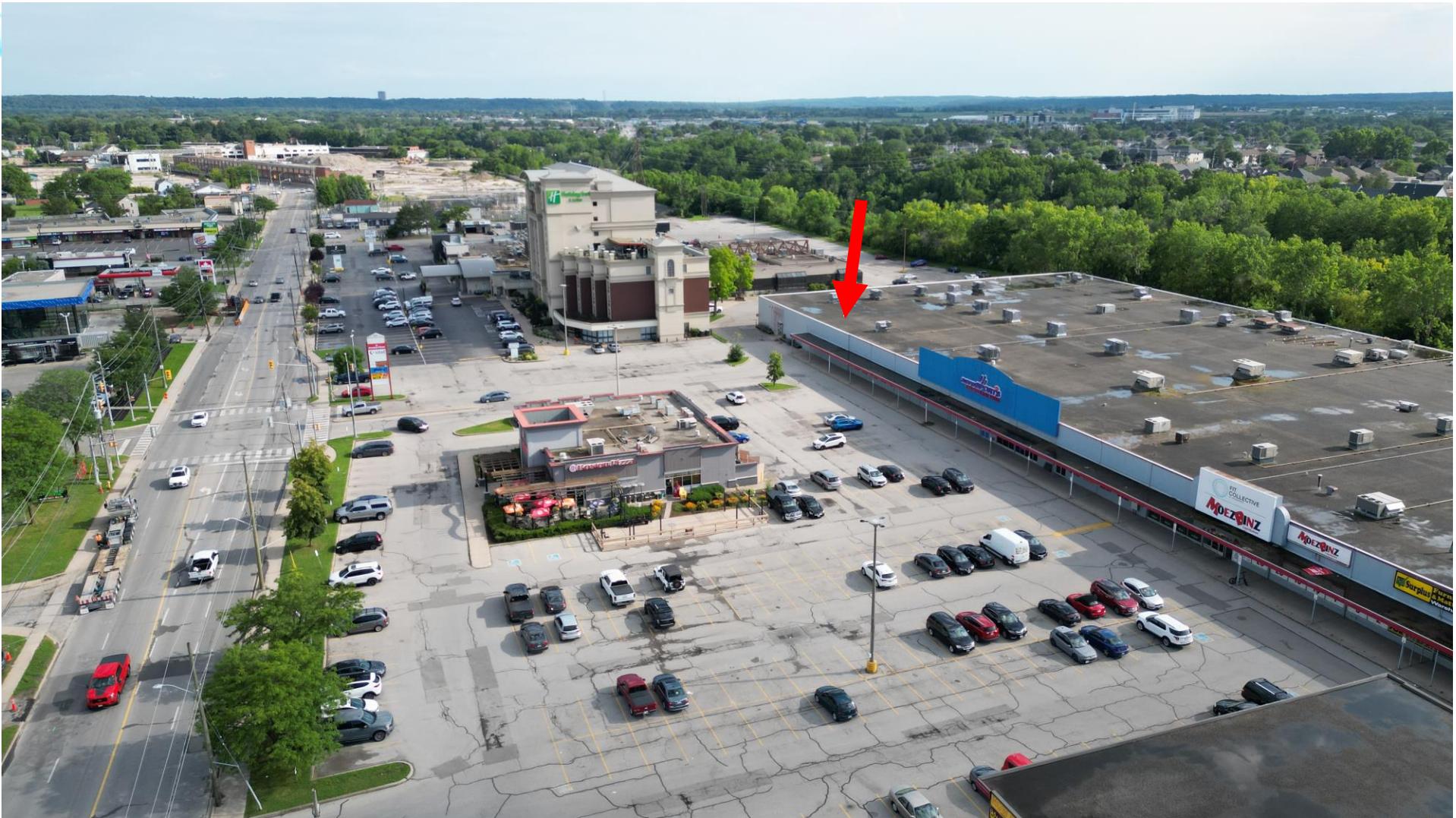
All other parking spots are not reserved. It is for common use

Holiday Inn boundary

SITE PLAN



GALLERY – UNIT A1

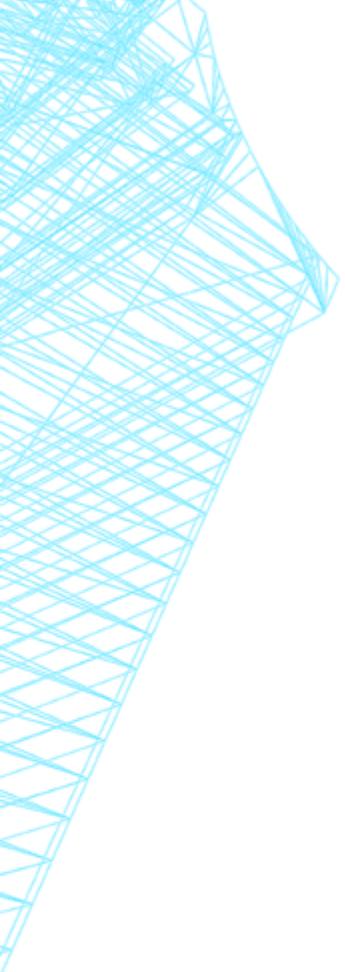


GALLERY – UNIT A1



Unit A3.2
333 Ontario ST St. Catharines, ON





AVAILABLE UNIT - LEASE DETAILS

Available Unit : Unit A3.2

Available Space: 7,993 ft²

Rent: \$17 per ft²

TMI: \$5.50/ ft² + Utilities

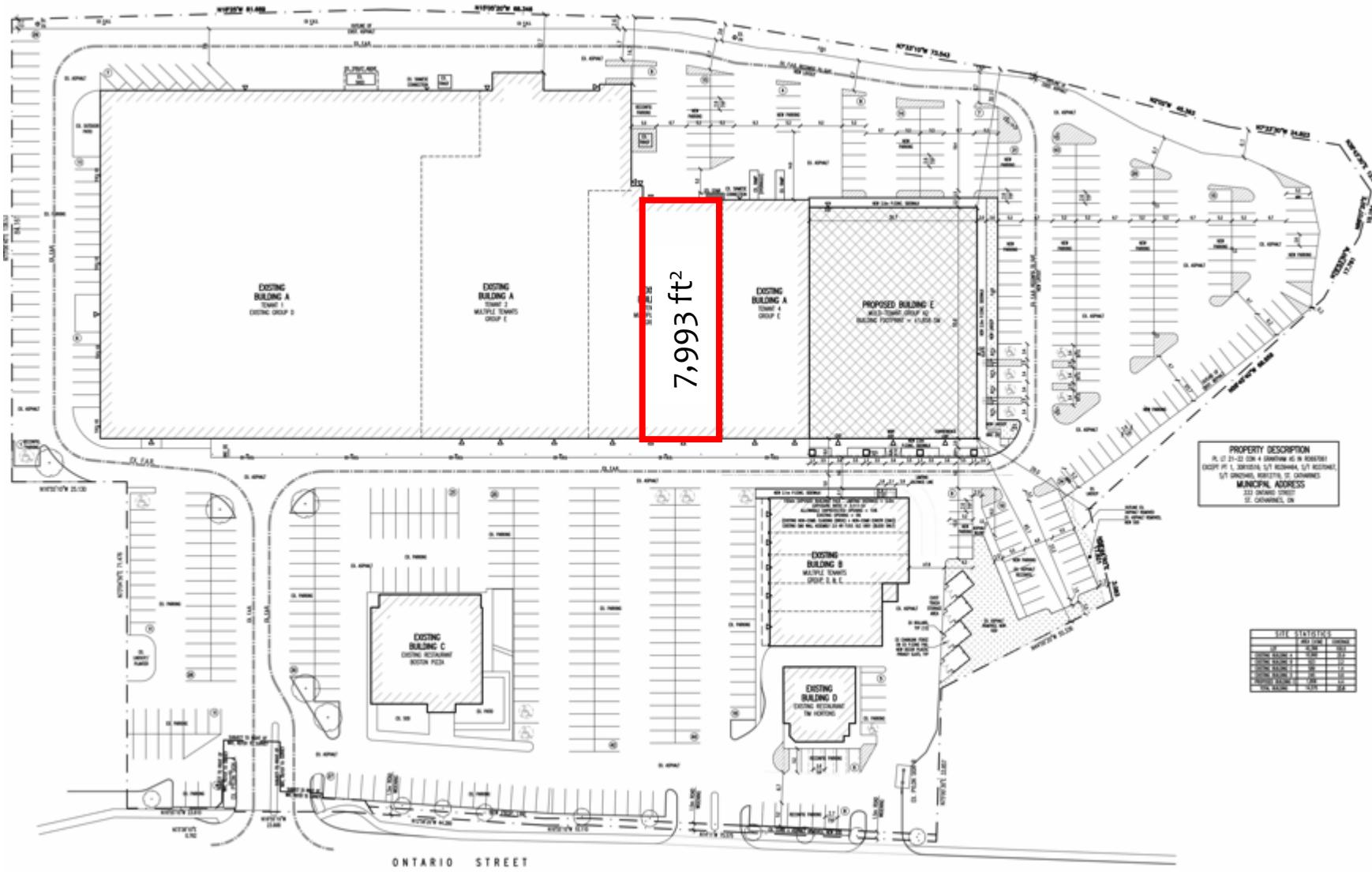
Availability: October 1st, 2023

Minimum Term: Negotiable

Lease: Triple Net Lease



SITE PLAN



GALLERY – UNIT A3.2



GALLERY – UNIT A3.2





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