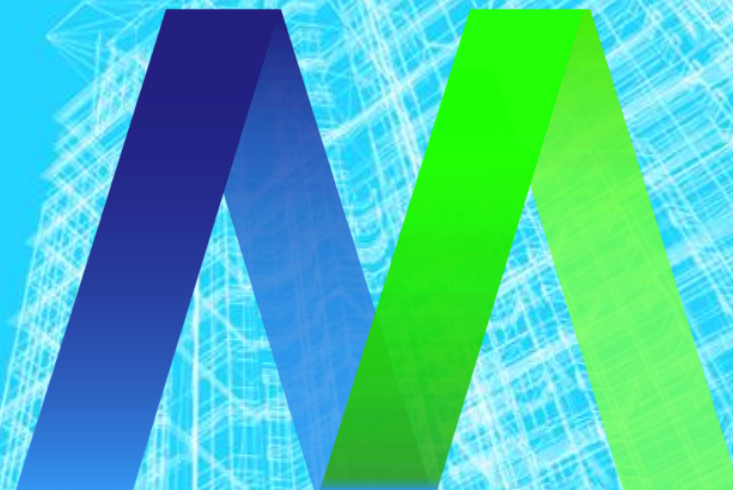




333 Ontario ST
St. Catharines, ON

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

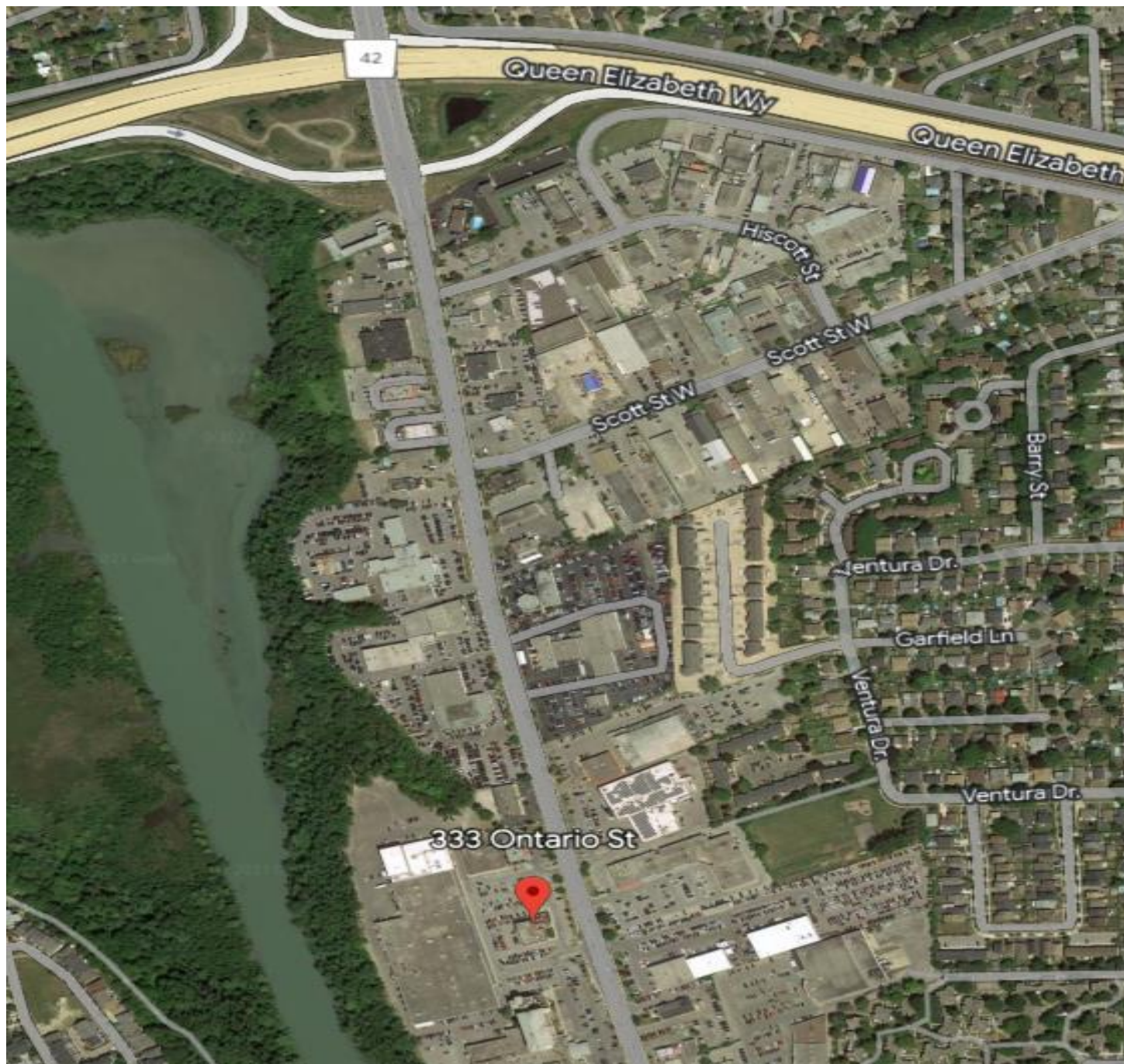




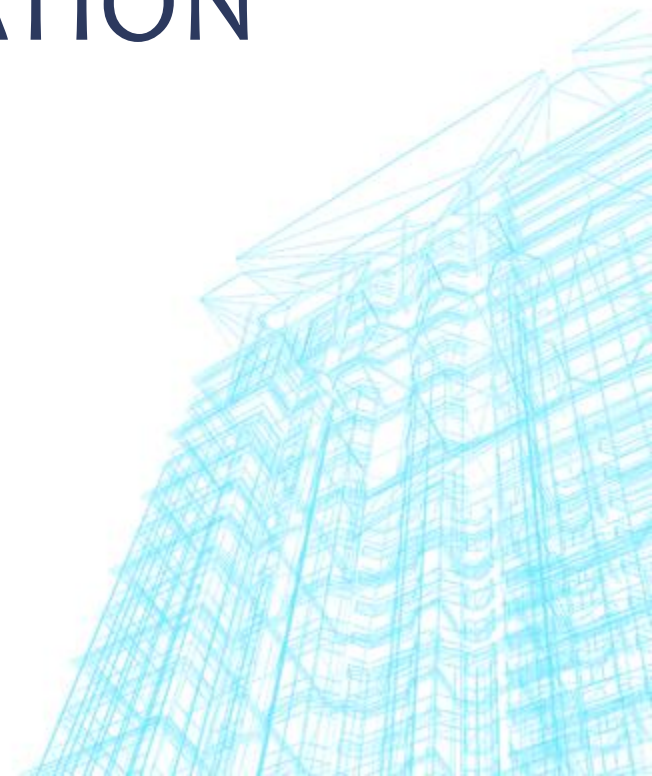
PROPERTY HIGHLIGHTS

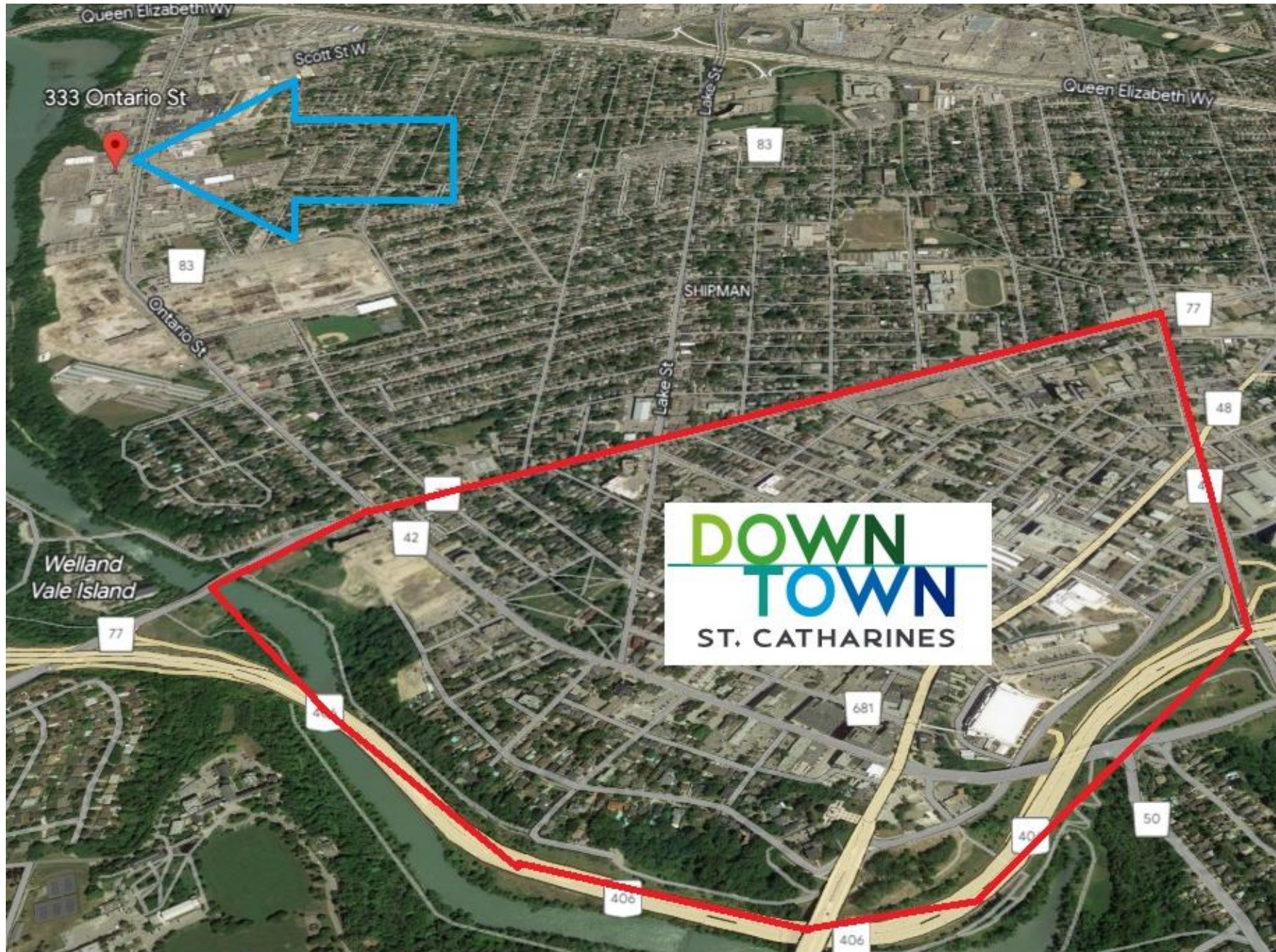
- Commercial Retail / Office in high high-traffic commercial area
- Close to QEW highway Access
- Sufficient onsite paved parking space
- Located within the recently announced the City of St. Catharines Ontario Street Corridor Secondary Plan Study
- Less than 2 Km away from Downtown St Catharines



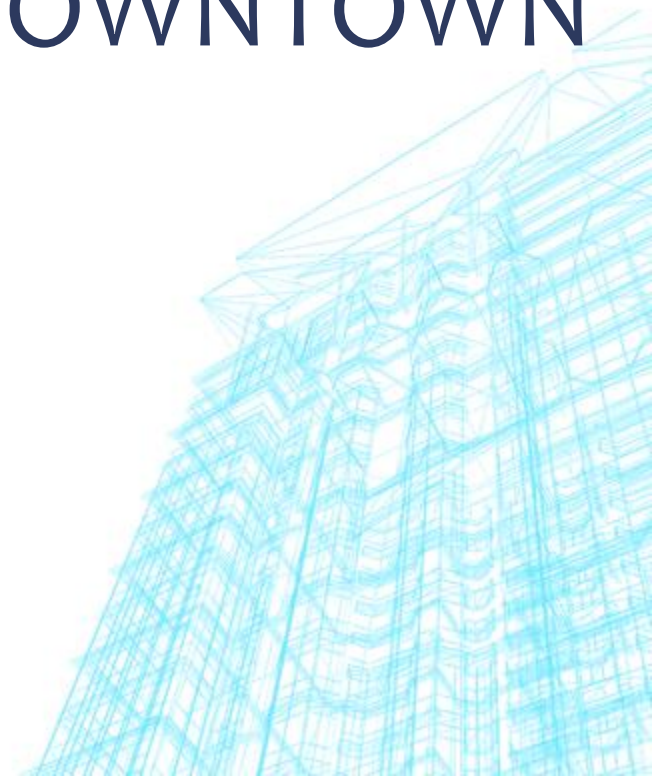


LOCATION





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

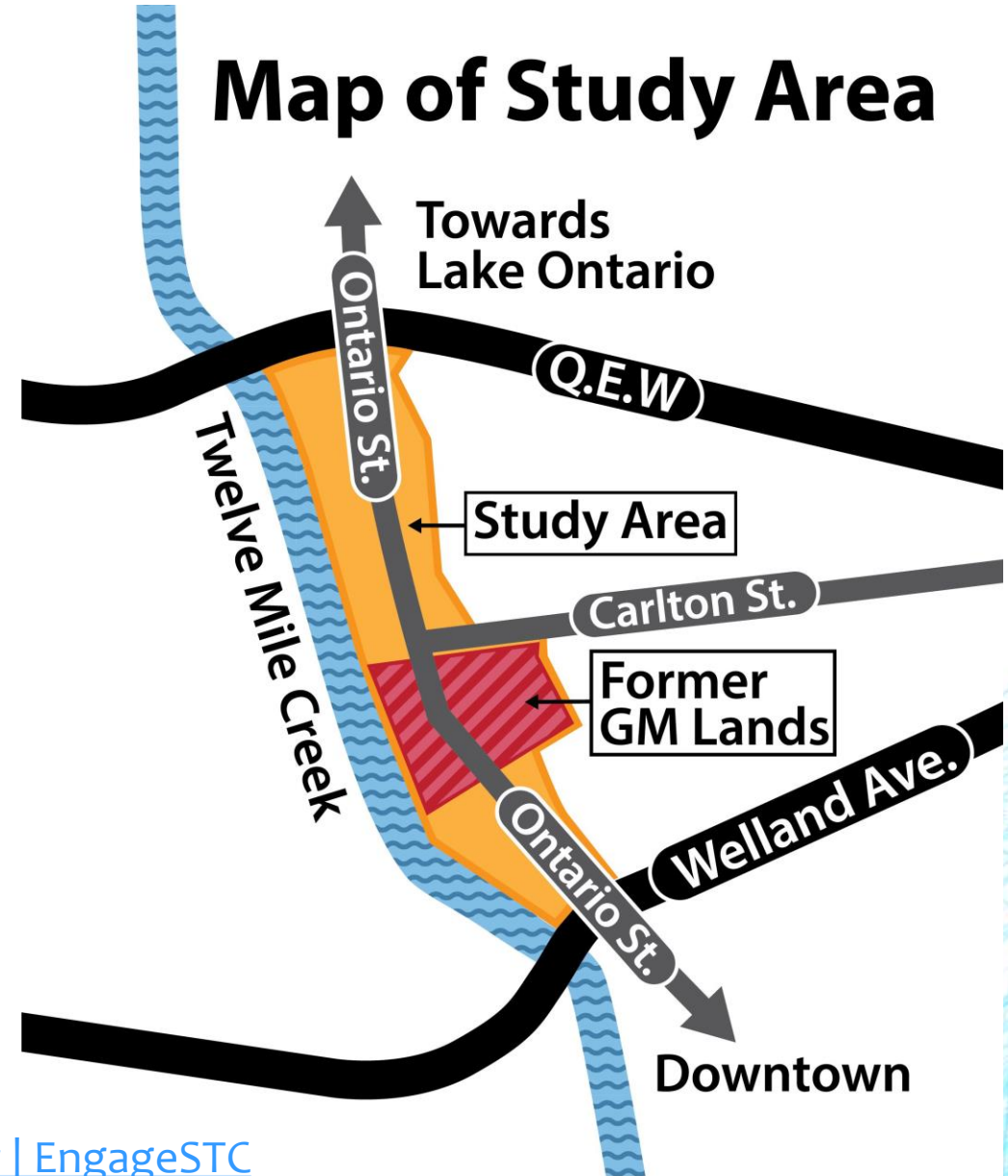
ONTARIO STREET CORRIDOR SECONDARY PLAN

- 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](#)



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 ft ²
Rent:	\$17 per ft ²
TMI:	\$5.50/ ft ² + Utilities
Column distance:	Front 50' side 28' last column 32'
Availability:	June 1 st , 2024
Minimum Term:	Negotiable
Lease:	Triple Net Lease





Site plan for the proposed 100-unit multi-family development at 10000 10th Avenue, San Diego, CA. The plan shows a rectangular lot with a north arrow pointing towards the top-left. The lot is bounded by 10th Avenue to the north, 10th Avenue to the south, and 10th Avenue to the east. The lot is divided into several parking areas and building footprints. The parking areas are labeled "EX. ASPHALT" and "NEW GRAVEL PARKING". The building footprints are labeled "EX. ASPHALT" and "NEW GRAVEL PARKING". The plan also shows existing and proposed easements, including a "10' EASEMENT" and a "10' EASEMENT". The plan is dated "10/10/2010" and includes a scale bar.

 Holiday Inn Boundary

 Reserved parking for Unit

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

The site plan illustrates the layout of the property at 1000 Ontario Street. Key features include:

- EXISTING BUILDING C:** Labeled as 'EXISTING RESTAURANT BOSTON PIZZA'.
- EXISTING BUILDING D:** Labeled as 'EXISTING RESTAURANT TIM HORTONS'.
- EXISTING BUILDING B:** Labeled as 'EXISTING BUILDING B MULTIPLE TENANTS GROUP D & E'.
- Parking Areas:** Multiple 'RECONFIGURED PARKING' zones are shown, along with 'EX. ASPHALT' surfaces.
- Boundary Lines:** A red line marks the 'Holiday Inn boundary', and a green line marks the 'property boundary'.
- Other Labels:** 'EX. PARKING', 'EX. ASPHALT', 'EX. SIDEWALK', 'EX. PLANTER', 'EX. SIGNAGE', 'EX. LIGHTING', 'EX. FENCE', 'EX. WALL', 'EX. GROUND COVER', 'EX. TREES', 'EX. SHRUBS', 'EX. LANDSCAPE', 'EX. HEDGES', 'EX. BARRIERS', 'EX. FENCES', 'EX. GATES', 'EX. TURNPIKES', 'EX. TOLLBOOTH', 'EX. TOLLPLAZA', 'EX. TOLLBOOTH', 'EX. TOLLPLAZA', 'EX. TOLLBOOTH', 'EX. TOLLPLAZA'.
- Orientation:** The plan is oriented with 'ONTARIO STREET' at the bottom.



GALLERY – UNIT A1



GALLERY – UNIT A1





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

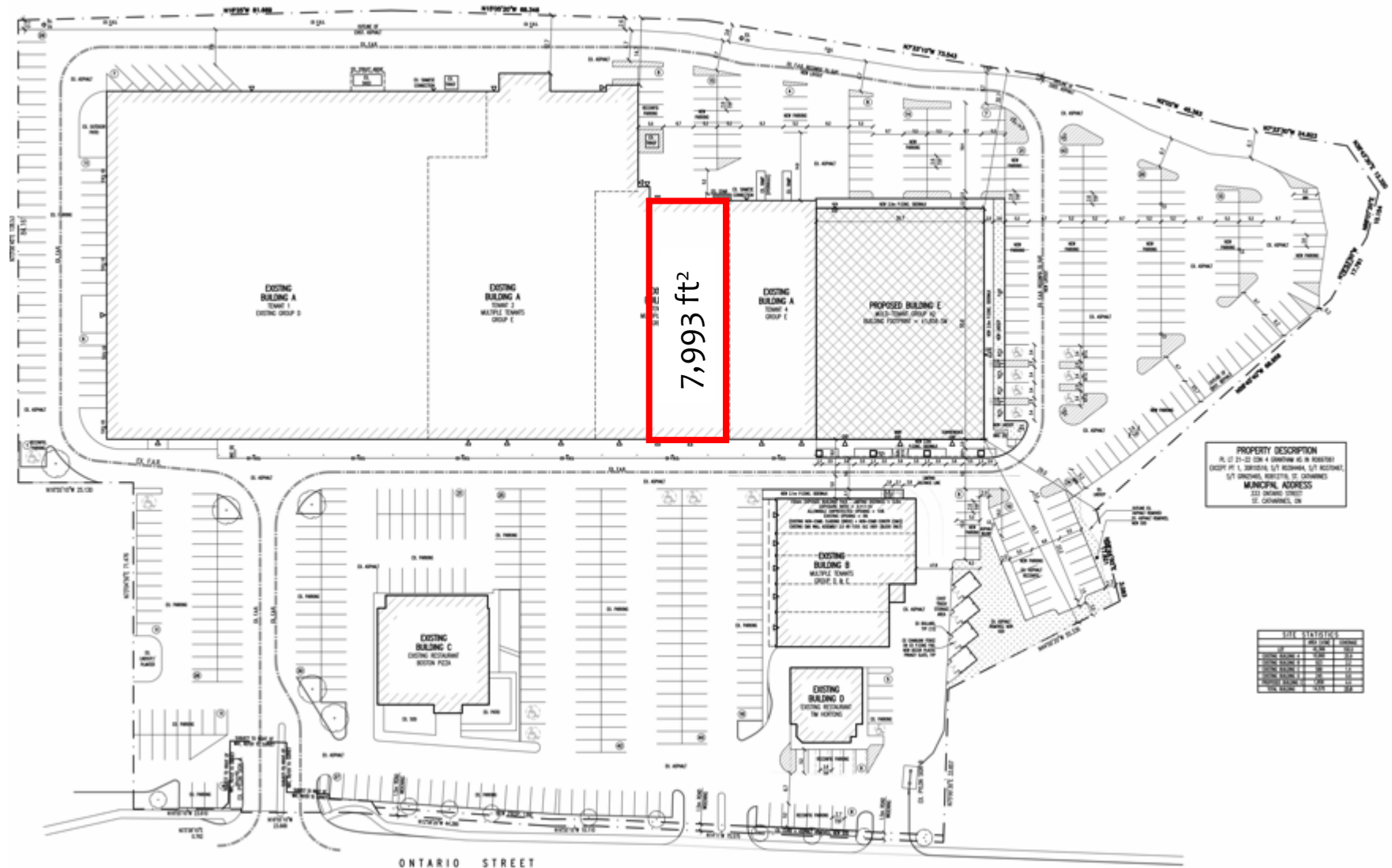


AVAILABLE UNIT - LEASE DETAILS

Available Unit :	Unit A3.2
Available Space:	7,993 ft ²
Rent:	\$17 per ft ²
TMI:	\$5.50/ ft ² + Utilities
Availability:	October 1 st , 2023
Minimum Term:	Negotiable
Lease:	Triple Net Lease



SITE PLAN



GALLERY – UNIT A3.2



GALLERY – UNIT A3.2





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