



Status:	Active	List Price:	\$ 375,000
300 WELLAND Avenue		Lease Rate:	
St. Catharines	L2R 7L9	Selling Price:	
Prop Type:	Business	Sale/Lease:	For Sale Only
Style:	Multi Unit	DOM:	
District:	ST E. Chester 888	Lease Type:	
Name:	THE CUSTOM RUG GALLERY	Prop.Offer:	Business Only
Near:		HST App:	Y
Legal:	0	Condo Fee:	\$ 0.00
Zoning:	CR	Poss:	30-60D
Side of Road:	North	Comm Date:	04/25/12

Property Details

Acreage:	0.00	Lot Size:	0 [Imperial]	# of Units:	0
Taxes:	/ 2011	Property Size:		Unit Desc:	Res=0 Retail=0 Indus=0
Roll#:	262903000816000000	Building Size:	3,400 (Max.)	Fin.Statement Avail.:	
Occupant:	Tenant	Space Allotment:		Proforma Avail.:	Yes
Mortgage:	Not Applicable			Elevators:	
Parking:				Washrooms:	
Use:	Retail			Construction:	
Exterior Fnsh:	Brick, Glass			Roofing:	
Fire Protection:				Flooring:	
Features:	Air Conditioned - Partially, Exterior Signage, Natural Light, Signs Allowed				

Site Influences: Ample Parking, Conservation Control, High-Traffic Location, Hwy. Access Nearby

Facility Information

WareHs/Ind Heat:		Office/Retail/Res Heat:	
Warehouse Fuel:		Loading:	
Water Supply:	Municipal	Natural Gas:	
Sewer Type:	Sanitary Connected		
Power:	Volts:	Max.AMP:	Bay Size:
			Ceiling Ht.:

Directions

WELLAND & VINE

T.M.I. Inclusions

Internet Comments

FANTASTIC OPPORTUNITY FOR THE RIGHT INDIVIDUAL WITH AN ARTISTIC FLARE TO SUBSTANTIALLY INCREASE REVENUE OF THE BUSINESS. A UNIQUE FLOORING BUSINESS THAT OFFERS ULTRA, ULTRA HIGH END EXCLUSIVE CUSTOM RUG FABRICATION, SCULPTING, BIND ING & DESIGN WITH A RARE EXCLUSIVE IMPORTED HARD SURFACE FLOORING DEPARTMENT TO COMPLIMENT THE CARPET DESIGN. IN BUSINESS SINCE 1993, KNOWN AS THEIR EXCLUSIVITY & ULTRA HIGH QUALITY WORKMANSHIP WITH MAJOR REPEAT CUSTOMERS & A LARGE REFERRAL NETWORK INCLUDING TOP END INTERIOR DECORATORS & DESIGNERS FROM TORONTO, BURLINGTON, OAKVILLE & SURROUNDING NIAGARA MARKET.

Presented by : DOUG MCNAUGHTON, Salesperson Ph:906 688 4561 [dbm@royalpagecommercial.com](mailto:dbm@royalpagecommercial.com)

ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129 Ph:905-688-4561 Fax:905-688-3178  
<http://www.homesniagara.com>

Listing Brokerage:ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129 and ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129

The above information is from sources deemed reliable but it should not be relied upon without independent verification.  
 Data is property of REALTORS(R) Association of Hamilton-Burlington and Niagara Association of REALTORS(R).  
 Copyright 2013.