



45 JAMES Street
 St. Catharines L2R 5B9
 Prop Type: Retail
 Style: 1.0 Other (see remarks)
 District: St. Catharines
 Sub-Area: St. Catharines S Downtown 888
 Side of Road: East
 Legal: NA

 Zoning: BC

List Price:
 Lease Rate: \$ 17.00 Per Square Foot
 Listed: Part of Building
 Sale/Lease: For Lease Only
 Active Dys on Mrkt: 38 dys

 Days on Market:

 Ownership: Lease/Rental
 Condo Fee:

Property Details

Acreage:	Lot Size: COMMON [Imperial]	Units and Descriptions:
Taxes:	Property Size: .6 - 1.99 Acres	Residential = 0 Retail = 1 Industrial = 0
Building Age:	Building Size:	Office = 1 Institutional = 0 Total = 2
Handicap:	Elevator/Escalator:	Occupant: Vacant
Power: 1-PH	Loading:	Lease Type:
Volts:	Bay Size:	Base Year:
Max.AMP: 100	Fire Protection: Partial Sprinkler System, None	Common Charges:
UFFI: N	Natural Gas:	Include Property Taxes N
Water Supply: Municipal	Washrooms:	Rental Equip: NONE
Natural Gas:	Roof: Flat	Fin.Statement Avail:
Fire Protection: Partial Sprinkler System, None	Floor: WOOD	Proforma Avail: No
Use: Office Retail	Clear Ceiling Ht:	Mortgage: Not Applicable
Site Influences: Downtown, High-Traffic Location, Public Parking, Public Trans. Nearby, Shopping Nearby	Fire Protection: Partial Sprinkler System, None	Parking:

Off/Ret/Res HVAC: Fuel: Natural Gas

Warehouse HVAC:

Virtual Tour:

Features

Divisible & Expandable, Natural Light, Signs Allowed, Store Front

Tenant Pays

Occupancy Costs: None Utilities and ServiceHeat, Hydro, Gas

Directions/Cross-Street

KING & JAMES

***** See Page 2 for Comments and more Listing Information. *****

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

Presented By: DOUG MCNAUGHTON, Salesperson

dbm@niagararegioncommercial.com

www.niagararegioncommercial.com

Office Information: ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129,

Phone: 905-688-4561 maywood@royallepage.ca

Business Information

Business Name/Type:

Business Hours:

Capacity:

Years Operated:

Full-Time Employees:

Part-Time Employees:

Expiry Date Of Lease:

Base Rent:

Additional Rent:

Gross Rent:

Percentage Of Rent:

Renewal Options:

Mixed Use Information

Residential:

Office:

Retail:

Total Sq.Ft. Available:

Industrial Information

Total Sq.Ft. Available:

Office/Showroom:

Warehouse:

Institutional Information

Total Sq.Ft. Available:

Use:

Office Information

Total Sq.Ft. Available:

Usable:

Rentable:

Gross Up:

Retail Information

Total Sq.Ft. Available:	1,670.00 sq ft +/-	
Retail:	Yes	100.0 %
Warehouse/Storage:	No	
Rentable	Yes	100.0 %
Gross Up:	No	

Comments

DOWNTOWN OPPORTUNITY. STREET LEVEL LEASE SPACE AVAILABLE FOR 1 OR 2 UNITS IN THE FRONT OF THE BUILDING KNOWN AS STELLA'S. LOCATED ON MUCH COVETED JAMES STREET IN THE CENTER OF THE BUSINESS DISTRICT OF ST. CATHARINES. SPACE IS PERFECT FOR FASHION RETAIL, CAFE EATERY, FRANCHISE OR OPEN CONCEPT OFFICE. CURRENTLY 2 LEVELS, SOME EXPOSED BRICK, LOTS OF GLASS FRONTAGE, UNIQUE STYLE. approx 1670sf. WASHROOM TO BE BUILT UPON NEEDED LAYOUT