



Status: Active
 95 LAKEPORT Road
 St. Catharines L2N 4P9
 Prop Type: Office
 Style: Multi Unit
 District: ST Port Dalhousie 888
 Name:
 Near:
 Legal: Lot 33, RCP 642 Former Township of Grantham
 Zoning: C3
 Side of Road: East

List Price:
 Lease Rate: \$ 20.00 PSQFT
 Sale/Lease: For Lease Only
 DOM:
 Lease Type:
 Prop.Offer: Part of Building
 HST App: Y
 Condo Fee:
 Poss: Immediate
 Comm Date: 07/01/13

Property Details

Acreage: 0.23	Lot Size: 66 x 148.50 irregular [Imperial]	# of Units: 0
Taxes:	Property Size:	Unit Desc: Res=0 Retail=0 Indus=0
Roll#: 262906003714800	Building Size: 3,000 (Max.)	Fin.Statement Avail.:
Occupant: Vacant	Space Allotment:	Proforma Avail.: No
Mortgage: Not Applicable		Elevators:
Parking: Outdoor - 10		Washrooms:
Use: Office		Construction:
Exterior Fnsh: Combination, Stone, Stucco		Roofing: Asphalt Shingles, Pitch
Fire Protection: Full Sprinkler System		Flooring: Concrete
Features: Basement, Natural Light, Storage, Exterior Signage, Divisible & Expandable		

Site Influences: Corner Site, Hwy. Access Nearby, High-Traffic Location, Public Trans. Nearby

Facility Information

WareHs/Ind Heat:	Office/Retail/Res Heat:
Warehouse Fuel:	Loading:
Water Supply: Municipal	Natural Gas: Yes
Sewer Type: Sanitary Connected	
Power: 3-PH Volts:	Max.AMP: Bay Size: Ceiling Ht.:

Directions

Lakeshore Rd and Lakeport Rd

T.M.I. Inclusions

Internet Comments

Demisable Newly Built Professional Office Space. Particularly suited for Medical or Dental use with approx 3,000 sf on main level and 1,800 sf basement for staff and records rooms etc. Lots of natural light and windows tall ceiling and modern building.

Presented by : DOUG MCNAUGHTON, Salesperson Ph:906 688 4561 dbm@royalpagecommercial.com

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

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