



Status:	Active	List Price:	
	95 LAKEPORT Road	Lease Rate:	\$ 20.00 PSQFT
St. Catharines	L2N 4P9		
Prop Type:	Office	Sale/Lease:	For Lease Only
Style:	Multi Unit	DOM:	
District:	ST Port Dalhousie 888	Lease Type:	
Name:		Prop.Offer:	Part of Building
Near:		HST App:	Y
Legal:	Lot 33, RCP 642 Former Township of Grantham	Condo Fee:	
Zoning:	C3	Poss:	Immediate
Side of Road:	East	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 ceilings and modern building.

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

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