

# For Lease

Office/Retail Space

Gross Lease Rate: \$17.00 psf

45 James Street

St. Catharines, Ontario



## Rare Opportunity for Storefront Space in Downtown



Storefront space available for 1 or 2 units in the front of the buildings known as "Stella's". Located on the on much coveted James Street in the centre of the Entertainment/Business District. Space is perfect for fashion retail, café eatery, franchise or open concept office. Currently two levels, some exposed brick, lots of glass frontage, unique style. (Washroom to be built upon needed layout.)



<b>Lease Rate</b>	\$17.00 Gross	<b>Square Footage</b>	±1,670 sf
<b>Tenant Pays</b>	Heat, Hydro, Water, Gas	<b>Services</b>	Municipal
<b>TMI</b>	included	<b>Signage</b>	yes
<b>Parking</b>	Street	<b>Occupancy</b>	Immediate/Vacant
<b>Zoning</b>	C6—Downtown Traditional Main Street		
<b>Permitted Uses*</b>	<ul style="list-style-type: none"> <li>◆ Office</li> <li>◆ Retail</li> <li>◆ Restaurant (Café)</li> <li>◆ Day Care</li> </ul>	<b>Site Influences</b>	<ul style="list-style-type: none"> <li>◆ Bus route</li> <li>◆ High street traffic location</li> <li>◆ Highly visible</li> </ul>
<b>*Contact Listing Agent for complete list of permitted uses.</b>			

**Please contact Andrew McGregor for appointments.  
Showing are Monday to Thursday during regular business hours.**

### Andrew McGregor

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