

For Lease

Lease Rate: \$12.00 psf/Gross
Multiple Units up $\pm 4,500$ sf

5 Great Western
St. Catharines, Ontario



Located in Multi - Unit Mall on Great Western

Lease Rate	\$12.00 psf Gross + HST	Power	550 Volts
Tenant Pays	Inclusive	Services	Municipal
TMI	Included in Gross Rate	Signage	yes
Occupancy	Immediate/Vacant	Ceiling Height	14ft
Zoning	M5	Parking	Common
Uses	<ul style="list-style-type: none"> ◆ Business Office ◆ Product Agents ◆ Merchandise ◆ Trade Shows 	Site Influences	<ul style="list-style-type: none"> ◆ High traffic area ◆ Highway access ◆ Ample Parking

Location

St. Paul St West and Great Western

About the Property

Multiple units available in West St. Catharines adjacent to Via Rail Station. Lots of paved parking. Gross Rent includes common costs and utilities. Landlord is offering attractive LHI's and TI's. Centrally located with access to HWY 406. All units can be combined up to $\pm 4,500$ sf.

Availability

Unit	Square Footage
2	$\pm 1,140$ sf
3	± 828 sf
4	$\pm 2,296$ sf
2 & 3	$\pm 1,968$ sf combined
2,3 & 4	$\pm 4,364$ sf combined



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*Please contact Doug McNaughton
for appointments.
Showing are Monday to Thursday
during regular business hours.*

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