

166 RUSSELL Avenue

COMM/Retail

Price: **\$12.50** Per Sq.Ft.

St. Catharines, ON L2R 1W6

NEW



MLS@#: **30618693** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **447 - St. Catharines Downtown**
 Category/Use: **Retail/Other**
 Sq.Ft: **3,322** Storey(s):
 Acreage: **< 0.5** Freestanding: **Yes**
 Yr Built/Age: **/** Location:
 Zoning: **C3** Fronting On: **South**
 Lot/Bldg/Unit: Rail:
 Common Area Upcharges: Occupant: **Tenant**
 Area Influences: **Major Highway, Other, Public Transit**
 Min/Max Lease Term: **Any/Flexible/Any/Flexible**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Geneva Street/Lake Street**

Property Details

Lot Front:	39.00	Lot Depth:	95.00	Lot Size Code:	Feet	VisitAble:	
Lot Irregularities:				Outside Storage:		Basement:	
Wtr Supply/Type:	/Municipal			Elevator:	No		
Heat:				Survey/Year:	/		
Sewer:	Sanitary	Utilities:		Amps:		Volts:	
Air Conditioning:	Yes			Sprinklers:	Yes	Fire Protection:	
Garage Type:	None	Bay Size:		Parking Spcs:		Trailer Spots:	
Building Size:		Double Man:	x	Clearance Ht.:		Parking Cost:	
Truck Level:	0 x	UFFI:		Drive In:	x	Grade Level:	x
Washrooms:	1			Soil Test:		Crane YN:	
Exterior:							
Remarks							

Most exciting neighborhood in Niagara, Midtown St Kitts aka "The Fitz" gerald. This location on Russell is a corner lot to what many believe to be the prettiest Sunday drive we have in St. Catharines, Wolseley Gardens. This 2600 sq. ft. mixed-use building is currently undergoing a major makeover with upgrades planned for the HVAC, electrical and more. We're willing to sign a short or long-term lease and committed to getting you through the drywall phase before passing you the creative baton to run with it... Live upstairs in the 900 sq. ft. apartment and run your coffee shop, studio, restaurant, bakery or other inventive endeavour from the 1650 sq. ft. of commercial space located on the main floor below. I can already see the lineup coming out your front door and running down the length of scenic Wolseley Avenue! Location is everything, and man oh man, this location is downright glorious. According the blog of one local realtor (this guy!), this is the most exciting neighbourhood in Niagara! Let's just say you'll have no problem getting your Fitbit steps in each day because you're prime walking distance to - and from - all the exciting things downtown St. Catharines has to offer. Let's make some magic happen together! *Neighbourhood Demographics in attachments.

Space Information

Tot Sq.Ft Avail:	3,322 Square Feet	Retail:	1,650 Square Feet	% Usable:	
Office:		Industrial:		% Rentable:	

Business Information

Financial Information

Expenses:	TMI Expenses:	6,985.00	Gross Income Sales:	
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Tax Information

Roll#:	262904001314500	Taxes/Year:	\$4.00/2016	Type Taxes:	TMI
PIN	462240065	Assessment/Yr:/			
Legal Desc:	PT LT 59-60 CY PL 51 GRANTHAM AS IN R0681183; ST. CATHARINES				

Listing Information

Sign:	Lockbox:	Occupant:	Tenant	Spcl Prov:	
Commence Date:	12/27/2017	Holdover Days:	90	CDOM/PDOM:	
Financing:		App Required:		SPIS:	No/
Included In Costs:		Lease Agrmnt:	Yes	Employ Ltr:	
Credit Check:					

**Prepared By: KARL VANDERKUIP, Salesperson
 RE/MAX GARDEN CITY REALTY INC, BROKERAGE**

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