

**166 RUSSELL Avenue**

**COMM/Retail**

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

**St. Catharines, ON L2R 1W6**

**NEW**



MLS®#: **30695765** Status: **Active**  
 Region: **Niagara** DOM:  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **447 - St. Catharines Downtown**  
 Category/Use: **Retail/Hospitality/Food Related**  
 Sq.Ft: **1,650** 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: **Monthly/1 Year**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **Geneva Street/Lake Street**

**Property Details**

Lot Front: <b>39.00</b>	Lot Depth: <b>95.00</b>	Lot Size Code: <b>Feet</b>	VisitAble:
Lot Irregularities:		Outside Storage:	Basement:
Wtr Supply/Type: <b>/Municipal</b>		Elevator:	
Heat:		Survey/Year: <b>/</b>	
Sewer: <b>Sanitary</b>	Utilities:	Amps:	Volts:
Air Conditioning: <b>Yes</b>		Sprinklers: <b>Yes</b>	Fire Protection:
Garage Type: <b>None</b>	Bay Size:	Parking Spcs:	Trailer Spots:
Building Size:	Double Man: <b>x</b>	Clearance Ht.:	Parking Cost:
Truck Level: <b>0 x</b>	UFFI:	Drive In: <b>x</b>	Grade Level: <b>x</b>
Washrooms: <b>1</b>		Soil Test:	Crane YN:
Exterior:			
Remarks:			

**Welcome to "The Fitz": Niagara's newest most happening neighbourhood. The Fitzgerald is walking distance to the urban excitement of downtown St Catharines. It also boasts a new school, playground, splash pad, thriving community centre and dog park. Young professionals and families are flocking to invest in this area and secure themselves a piece of this hip urban/ family friendly lifestyle - and they are ripe with excitement for your creative endeavor. This mixed-use building is located on the corner of the picturesque Wolseley Avenue, the most prestigious street in the Fitzgerald neighbourhood, and has the added advantage of great visibility on Russell Avenue. We are currently giving it a major makeover, which will have commercial space of 1600 sq.ft. or a 950 sqft option that we are equally interested in. Upgrades will include HVAC, electrical and more. We will get you through the drywall phase before passing you the creative baton. Imagine your espresso bar, studio, restaurant, bakery or other endeavor right here. It's a blank canvas just waiting for your entrepreneurial spirit and creative thinking to bring it to life. We are willing to sign short or long-term leases on either space. Get in quick to have your say on creative decision making during the renovations. \*Neighbourhood Demographics in attachments.**

**Space Information**

Tot Sq.Ft Avail: <b>1,650 Square Feet</b>	Retail: <b>950 Square Feet</b>	% Usable:
Office:	Industrial:	% Rentable:

**Business Information**

**Financial Information**

Expenses:	TMI Expenses: <b>6,985.00</b>	Gross Income Sales:
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**Tax Information**

Roll#: <b>262904001314500</b>	Taxes/Year:	Type Taxes:
PIN: <b>462240065</b>	Assessment/Yr:/	
Legal Desc: <b>PT LT 59-60 CY PL 51 GRANTHAM AS IN R0681183; ST. CATHARINES</b>		

**Listing Information**

Sign:	Lockbox:	Occupant: <b>Tenant</b>	Spcl Prov:
Commence Date: <b>10/30/2018</b>			CDOM/PDOM:
Financing:	Holdover Days: <b>90</b>		
Included In Costs:			SPIS: <b>No/</b>
Credit Check:	App Required:	Lease Agrmnt: <b>Yes</b>	Employ Ltr:

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

**Date Printed: 10/30/2018**

**Search Criteria**

Status is one of 'Active', 'Active - CS'  
List SP MUI is 2538815  
Co List Agent MUI is 2538815  
Co List Agent Agent 2 MUI is 2538815  
Co List Agent 3 MUI is 2538815  
Selected 1 of 9 results.