

**145 KING Street #1**

**COMM/Office**

Price: **\$12.00** Per Sq.Ft.

**St. Catharines, ON L2R 3J2**

**\$ Reduced**



MLS®#: **30702081** Status: **Active**  
 Region: **Niagara** DOM: **114**  
 Municipality: **4 - St. Catharines**  
 Neighbourhood: **447 - St. Catharines Downtown**  
 Category/Use: **Office/Service Related**  
 Sq.Ft: **2,400** Storey(s):  
 Acreage: Freestanding: **Yes**  
 Yr Built/Age: / Location:  
 Zoning: **C5-92** Fronting On: **West**  
 Lot/Bldg/Unit: Rail:  
 Common Area Upcharges: Occupant: **Vacant**  
 Area Influences: **Other, Public Transit**  
 Min/Max Lease Term: **1 Year/Any/Flexible**  
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**  
 CrossSt/Dir: **CARLISLE & KING**

**Property Details**

Lot Front: <b>46.70</b>	Lot Depth: <b>133.90</b>	Lot Size Code: <b>Feet</b>	VisitAble:
Lot Irregularities:		Outside Storage:	Basement:
Wtr Supply/Type: <b>/Municipal</b>		Elevator: <b>None</b>	
Heat: <b>Radiant</b>		Survey/Year: /	
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: <b>1</b>	Trailer Spots:
Building Size:	Double Man: x	Clearance Ht.:	Parking Cost:
Truck Level: <b>0</b> x	UFFI:	Drive In: x	Grade Level: x
Washrooms: <b>2</b>		Soil Test:	Crane YN:
Exterior:			
Remarks:			

**How great would it be to have your business be run out of the Old Grantham Town Hall ? So Cool! This Heritage building offers 2400sq.ft of space in the heart of our vibrant downtown core. This institutional building features high ceiling, crown molding, exposed ducts and beautiful windows balanced throughout. Recently upgraded bathroom space that would be shared with the basement tenant and is taken care of by the landlord to alleviate the responsibility and with a beautiful entrance and front doors, iron pole lamps and a grand planter bed in the front, your cliental will be thoroughly impressed.**

**Space Information**

Tot Sq.Ft Avail: <b>2,400 Square Feet</b>	Retail:	% Usable:
Office: <b>2,400 Square Feet</b>	Industrial:	% Rentable:

**Business Information**

**Financial Information**

**Tax Information**

Roll#: <b>262904000230400000</b>	Taxes/Year: <b>\$676.00</b>	Type Taxes: <b>TMI</b>
Legal Desc: <b>PT LT 494, 496, 514 CPPL2, GRANTHAM 30R9073, PT 1</b>		

**Listing Information**

Sign:	Lockbox:	Occupant: <b>Vacant</b>	Spcl Prov:
Commence Date: <b>12/04/2018</b>			
Financing:	Holdover Days: <b>99</b>		
Included In Costs: <b>Other (see Remarks)</b>		SPIS: <b>No/</b>	
References:	Payment:	Private: <b>Yes</b>	
Buy Option:	Frequency:	Furnished: <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: 03/28/2019**

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**Search Criteria**

This search was narrowed to a specific set of Listings.  
 Property Type is 'Commercial'  
 Selected 1 of 1 result.