

71 QUEEN Street
St. Catharines, ON L2R 5G9

COMM/Retail

Price: **\$350,000**

NEW



MLS®#: **30715077** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **447 - St. Catharines Downtown**
 Category/Use: **Retail/Other**
 Sq.Ft: Storey(s):
 Acreage: **< 0.5** Freestanding: **Yes**
 Yr Built/Age: **/** Location:
 Zoning: **M2** Fronting On:
 Lot/Bldg/Unit: Rail:
 Common Area Upcharges: Occupant: **Owner**
 Area Influences:
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Lake Street to Queen Street**

Property Details

Lot Front: 32.35	Lot Depth: 62.00	Lot Size Code: Feet	VisitAble:
Lot Irregularities:		Outside Storage:	Basement: Yes
Wtr Supply/Type: /Municipal		Elevator:	
Heat: Radiant		Survey/Year: /	
Sewer: Other		Amps:	Volts:
Air Conditioning: Yes	Utilities:	Sprinklers: No	Fire Protection:
Garage Type: None		Parking Spcs:	Trailer Spots:
Building Size:	Bay Size:	Clearance Ht.:	Parking Cost:
Truck Level: x	Double Man: x	Drive In: x	Grade Level: x
Washrooms: 1	UFFI:	Soil Test:	Crane YN:
Exterior:			
Remarks:			

This 2000 sq.ft. Downtown landmark was once a duplex with mix use zoning that allows for endless potential. Bright and airy, high ceilings and character finishes are everywhere. Solid foundation, newer furnace and breaker panels. With its location on the cusp of historic Montebello Park and at the entrance of the residential and commercial sectors of the exciting revitalization downtown in progress there are plenty of reasons in invest in this rare opportunity. This also offers potential income tax advantages to those interested in operating a commercial business from the location.

Space Information

Tot Sq.Ft Avail:	Retail:	% Usable:
Office:	Industrial:	% Rentable:

Business Information

Business Name:	PT Employ: 0	FT Employ: 1
Building Name:	Seats: 0	Chattels: No
Days/Hrs Open: 6/	LLBO: No	Franchise: No

Financial Information

Financial Stmt: No	Tax:	Operating Expenses:
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Tax Information

Roll#: 262904000600800	Taxes/Year: \$5,132.00/2018	Type Taxes:
PIN: 462170124	Assessment/Yr: \$145,750/2017	
Legal Desc: PT LT 1055-1056 CP PL 2 GRANTHAM AS IN RO564833; ST. CATHARINES		

Listing Information

Sign:	Lockbox:	Occupant: Owner	Spcl Prov:
Commence Date: 03/05/2019	Holdover Days: 90		
Financing:			SPIS: No/
Included In Costs:			

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

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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 5 results.

