

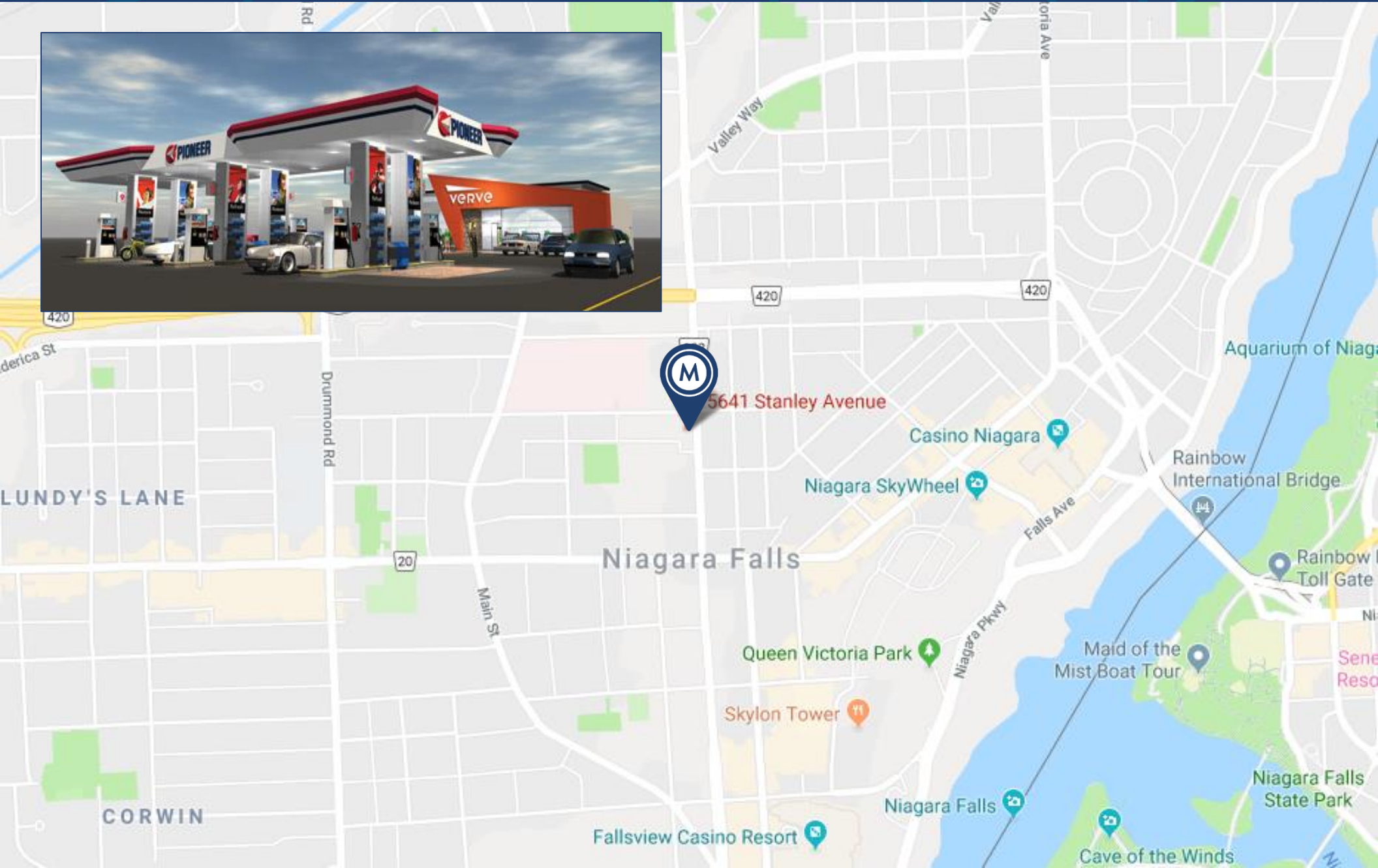
FOR LEASE | NIAGARA FALLS, ON

# 5641 STANLEY AVENUE

BUILT-TO-SUIT RETAIL OPPORTUNITY WITH A DRIVE-THRU



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COMMERCIAL





## ABOUT

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The subject property is located at the gateway of one of Ontario's most popular tourist destinations, Niagara Falls, with over 30 million annual visitors.

This built-to-suit opportunity will be the future home of a Pioneer Gas Station, Convenience Store with Pizza Pizza and presents a unique retail opportunity for a QSR franchise looking to occupy the retail pad complete with a drive-thru. There will be an outdoor seating area with plenty of on-site parking.

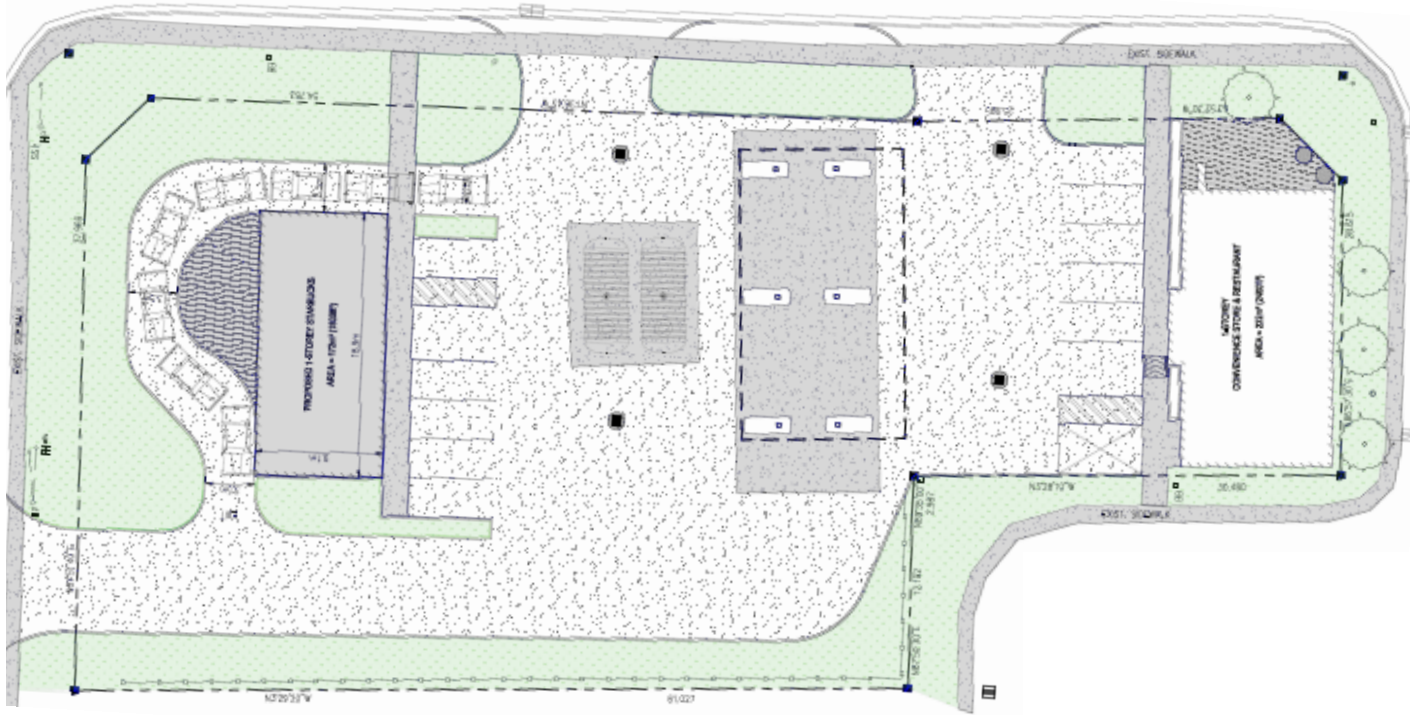
## DETAILS

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<b>Location</b>	Niagara Falls, ON <a href="#">Click Here for Map</a>
<b>Building Details</b>	1,800 SF
<b>Rental Rate</b>	\$40.00 Per Sq. Ft. Per Annum
<b>Additional Rent</b>	TMI + Utilities
<b>Term</b>	5-15 Years
<b>Operator</b>	Pioneer + Convenience Store with Pizza Pizza
<b>Fuel Pumps</b>	6
<b>Projected Sale</b>	10M Liters Per Year
<b>Anticipated Completion</b>	Q1 2020

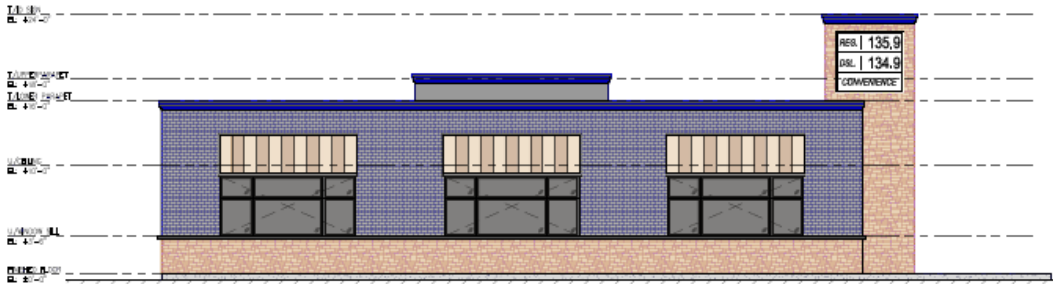
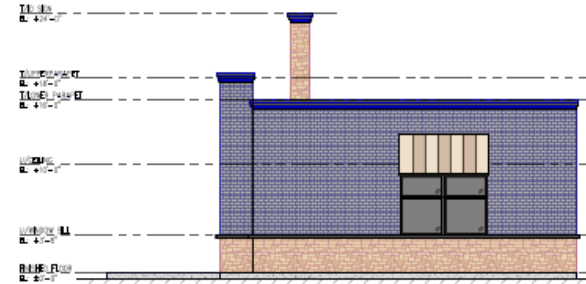


# LAYOUT





ELEVATIONS





# METROPOLITAN COMMERCIAL

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