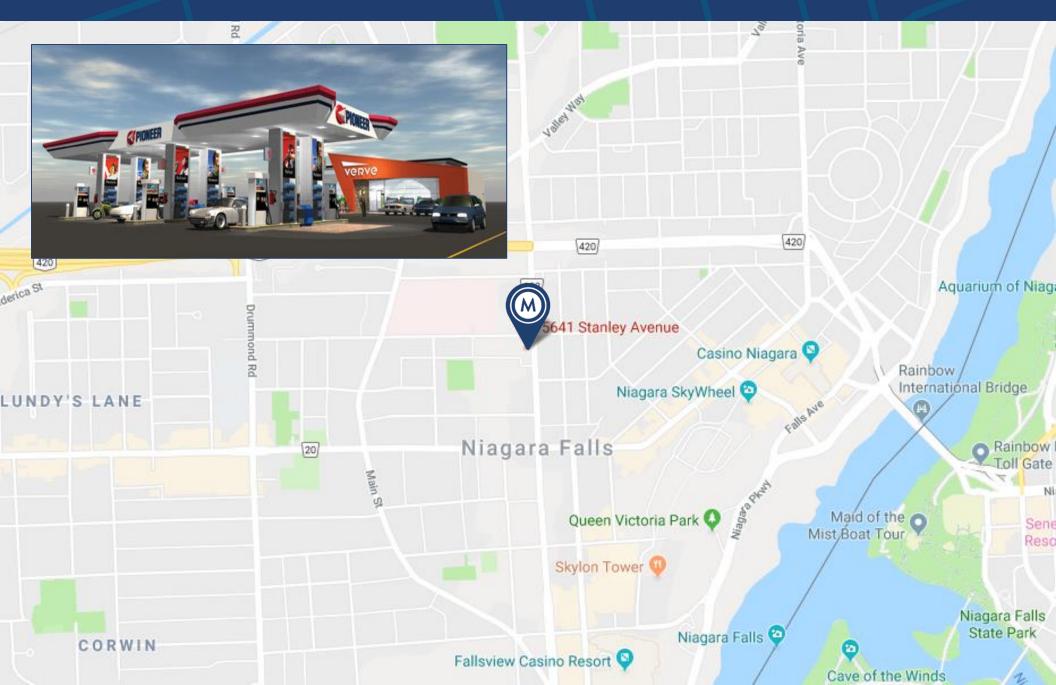
FOR LEASE | NIAGARA FALLS, ON 5641 STANLEY AVENUE BUILT-TO-SUIT RETAIL OPPORTUNITY WITH A DRIVE-THRU







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.

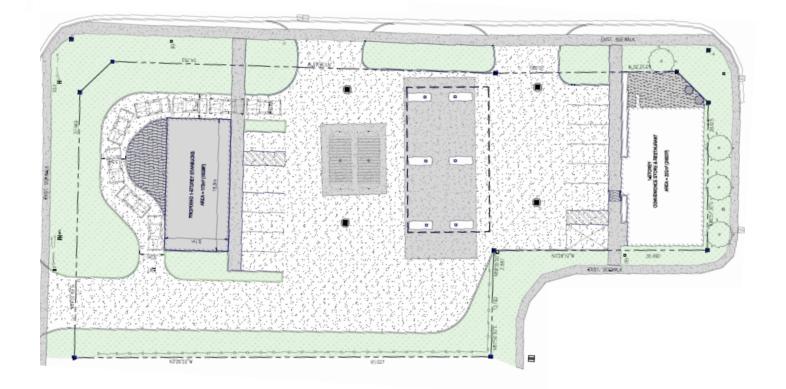
This built-to-suit opportunity will be the future home of a Pinoneer Gas Station, Convenience Store with Pizza Pizza and presents a unique retail opportunity for a QSR franchise looking to occupy the retail pad complete with a drive-thru. There will be an outdoor seating area with plenty of on-site parking.

DETAILS

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

5641 STANLEY AVENUE | FOR LEASE





5641 STANLEY AVENUE | FOR LEASE





5641 STANLEY AVENUE | FOR LEASE



METROPOLITAN COMMERCIAL

626 King St West, Suite 302 Toronto, ON M5V 1M7

www.metcomrealty.com

CONTACT:

Urban Commercial Advisory Group

Amir Nourbakhsh*	416.703.6621 x252	amir@metcomrealty.com
Anthony Martino*	416.703.6621 x244	anthony.martino@metcomrealty.com
Jesse Roth*	416.703.6621 x243	jesse.roth@metcomrealty.com

Disclaimer: The information contained herein has been provided to Metropolitan Commercial Realty Inc. from sources deemed reliable and correct, however we do not warrant its accuracy or assume any responsibility or liability of any kind whatsoever with respect to the accuracy of the information contained herein. All persons are advised to independently verify the information. The information herein is subject to errors, omissions, change of price, rental or other conditions, prior sale or withdrawal at any time without notice. Metropolitan Commercial Realty Inc., Brokerage. *Sales Representative **Broker