

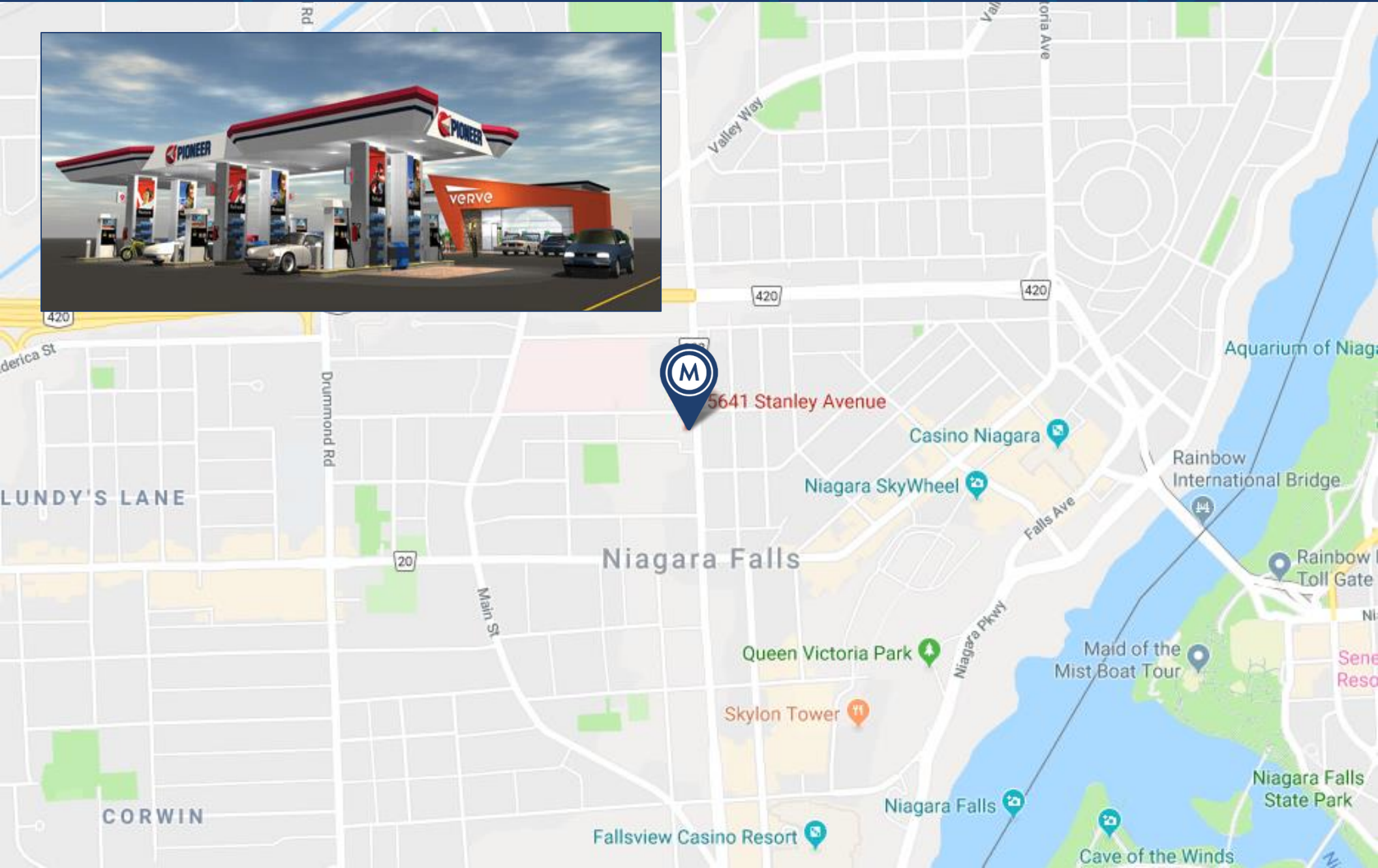
FOR LEASE | NIAGARA FALLS, ON

5641 STANLEY AVENUE

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



METROPOLITAN
COMMERCIAL





ABOUT

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.

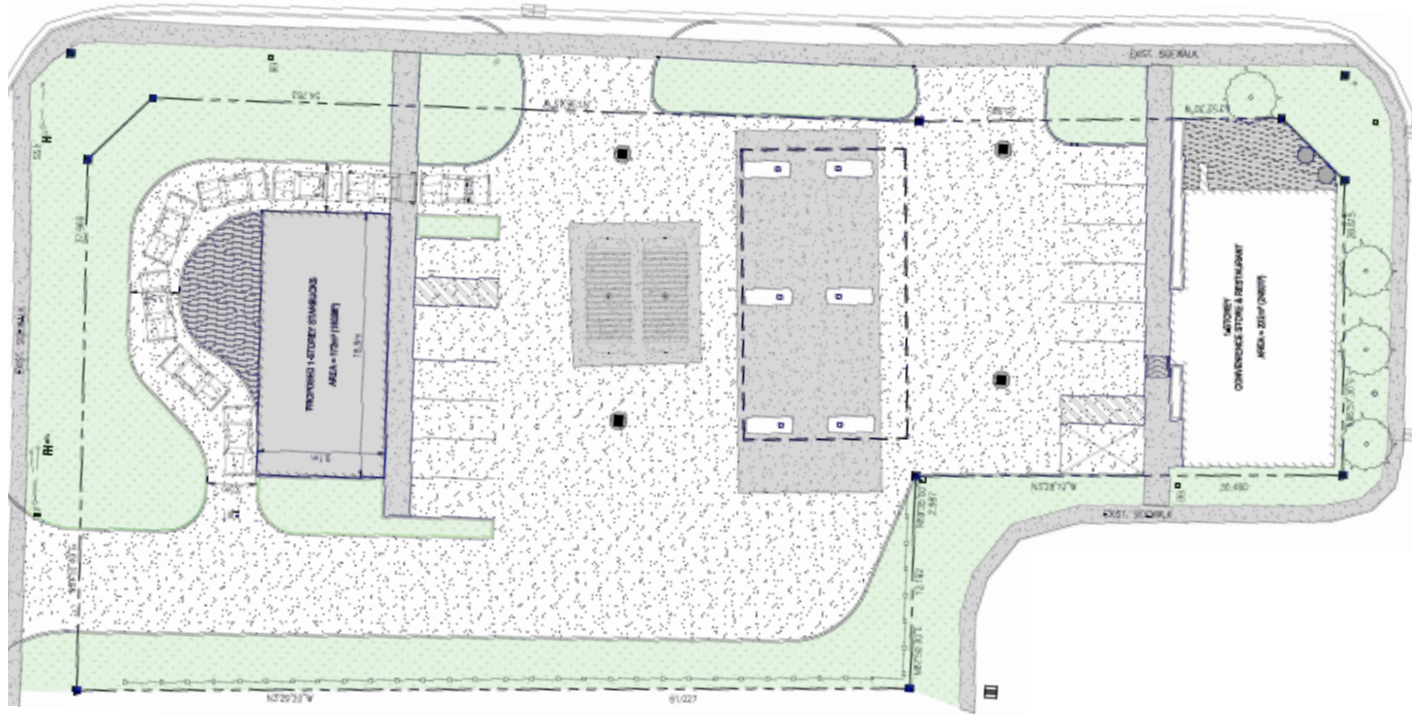
This built-to-suit opportunity will be the future home of a Pioneer Gas Station, Convenience Store with Pizza Pizza and presents a unique retail opportunity for a QSR franchise looking to occupy the retail pad complete with a drive-thru. There will be an outdoor seating area with plenty of on-site parking.

DETAILS

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 + Utilities
Term	5-15 Years
Operator	Pioneer + Convenience Store with Pizza
Fuel Pumps	6
Projected Sale	10M Liters Per Year
Anticipated Completion	Q1 2020

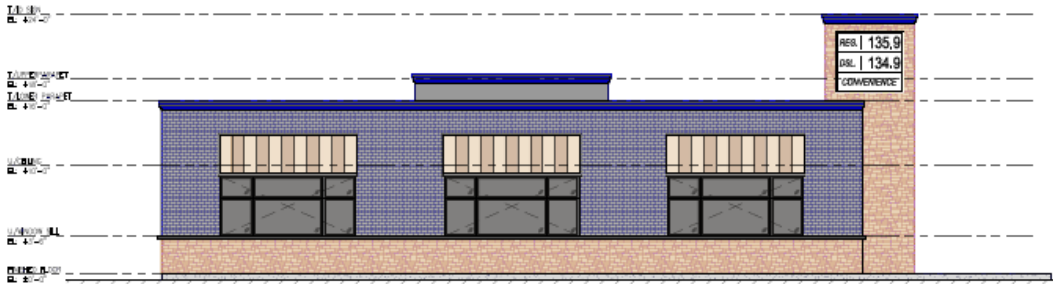
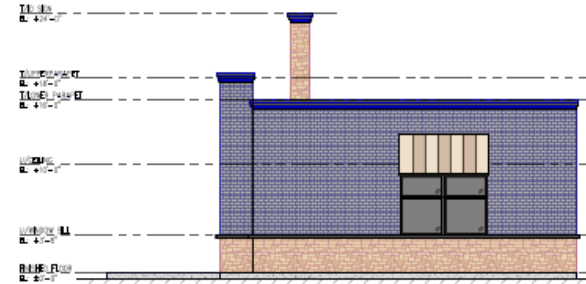


LAYOUT





ELEVATIONS





METROPOLITAN COMMERCIAL

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