



COMMERCIAL

1 Belton Blvd. #200, #204 St. Catharines

FOR LEASE  
Office Building



462 - 512 sq.ft. • \$12.00 sq.ft + \$18.00 sq.ft. TMI • C2 Zoning

**RE/MAX Niagara Realty Ltd. Brokerage**

Each office independently owned and operated

5627 Main Street. Niagara Falls, Ontario L2G 5Z3

Direct: 905.688.6242

**Davidson Commercial Team**

Jeff Davidson & Steven Davidson

Broker

Broker

**Shonnie Fancy**

Commercial Administrative Director

*Information is deemed reliable but not guaranteed*



Medical or general office space for lease on main artery, handicap accessible, new elevator, parking lot just redone, close to highway access, on a bus route. Landlord willing to retrofit suite to accommodate tenant. Other suites available at various sizes. Utilities included s.b. commission 3% year 1 net rent + 1.5% each additional year net rent + HST

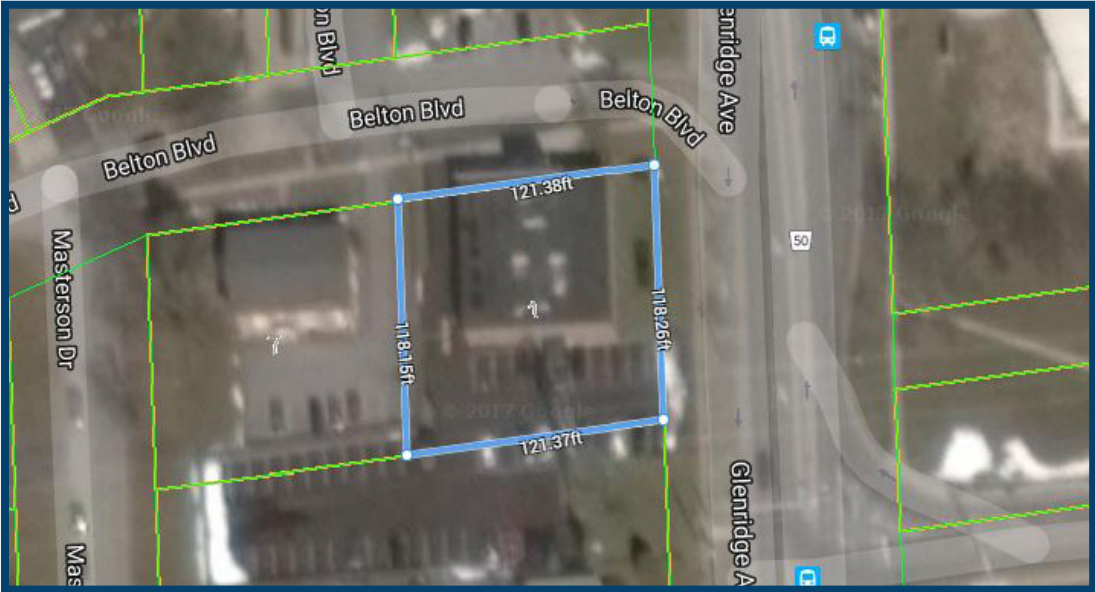
**Explore this property below**

**Unit 200**



**Unit 204**





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Price: \$12.00 sq.ft + \$18.00 sq.ft. TMI  
Sq.Ft: 462 sq.ft.

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City of St. Catharines Zoning By-law  
December 16, 2013

**SECTION 6 COMMERCIAL**

No person shall use any lot or construct, alter or use any building or structure in any Commercial Zone except in accordance with Sections 6.1 to 6.5.1 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.19 of this By-law.

**6.1 Zone Names and Symbols**

Zone Symbol	Zone Name
C1	Local Convenience Commercial
C2	Community Commercial
C3	Arterial Commercial
C4	Major Commercial
C5	Downtown Commercial Core
C6	Downtown Traditional Main Street

**6.2 Permitted Uses**

USES	Zones					
Animal Care Establishment	C1	C2	C3	C4	C5	C6
Apartment Building		C2 <sup>(b)</sup>		C4 <sup>(b)</sup>	C5	C6 <sup>(g)</sup>
Car Wash		C2	C3	C4		
Commercial Parking Structure		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5 <sup>(a)</sup>	C6 <sup>(a)</sup>
Cultural Facility	C1	C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Day Care	C1	C2	C3	C4	C5	C6
Apartment Dwelling Unit(s)	C1 <sup>(d)</sup>	C2 <sup>(d)</sup>		C4 <sup>(d)</sup>	C5	C6 <sup>(d)</sup>
Emergency Service Facility		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Hospital					C5	
Hotel / Motel			C3	C4 <sup>(h)</sup>	C5	C6
Long Term Care Facility					C5	
Major Transit Station					C5	
Motor Vehicle Gas Station	C1 <sup>(c)</sup>	C2 <sup>(c)</sup>	C3	C4 <sup>(c)</sup>		
Motor Vehicle Repair Garage		C2 <sup>(c)</sup>	C3	C4 <sup>(c)</sup>		
Motor Vehicle Sales / Rental Service Centre			C3			

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USES	Zones					
Nightclub			C3	C4	C5	C6
Office	C1	C2 <sup>(h)</sup>	C3 <sup>(e)</sup>	C4 <sup>(h)</sup>	C5	C6
Place of Assembly / Banquet Hall		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Place of Worship	C1	C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Recreation Facility, Indoor	C1	C2	C3	C4	C5	C6
Restaurant	C1	C2	C3	C4	C5	C6
Retail Store	C1	C2	C3	C4	C5 <sup>(f)</sup>	C6 <sup>(f)</sup>
Service Commercial	C1	C2	C3	C4	C5 <sup>(f)</sup>	C6 <sup>(f)</sup>
Social Service Facility	C1	C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
Theatre		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6
University / College		C2 <sup>(h)</sup>	C3	C4 <sup>(h)</sup>	C5	C6

**6.2.1 Footnotes for Section 6.2 Permitted Uses**

- a) Only permitted above or below the first storey.
- b) Must be located on the same lot as commercial uses, to a maximum 15% lot coverage.
- c) Motor vehicle sales / rental service centres are not permitted.
- d) Dwelling units are only permitted above, to the rear and/or below non-residential uses.
- e) Only permitted with other uses to a maximum 10% of total site gfa.
- f) Also permitted in upper storeys if in conjunction with a first floor non-residential use.
- g) Apartment buildings only permitted north of Carlisle Street.
- h) Constitutes a non-commercial use.

**6.3 General Provisions**

**6.3.1 Temporary Outdoor Display and Seasonal Sale Area**

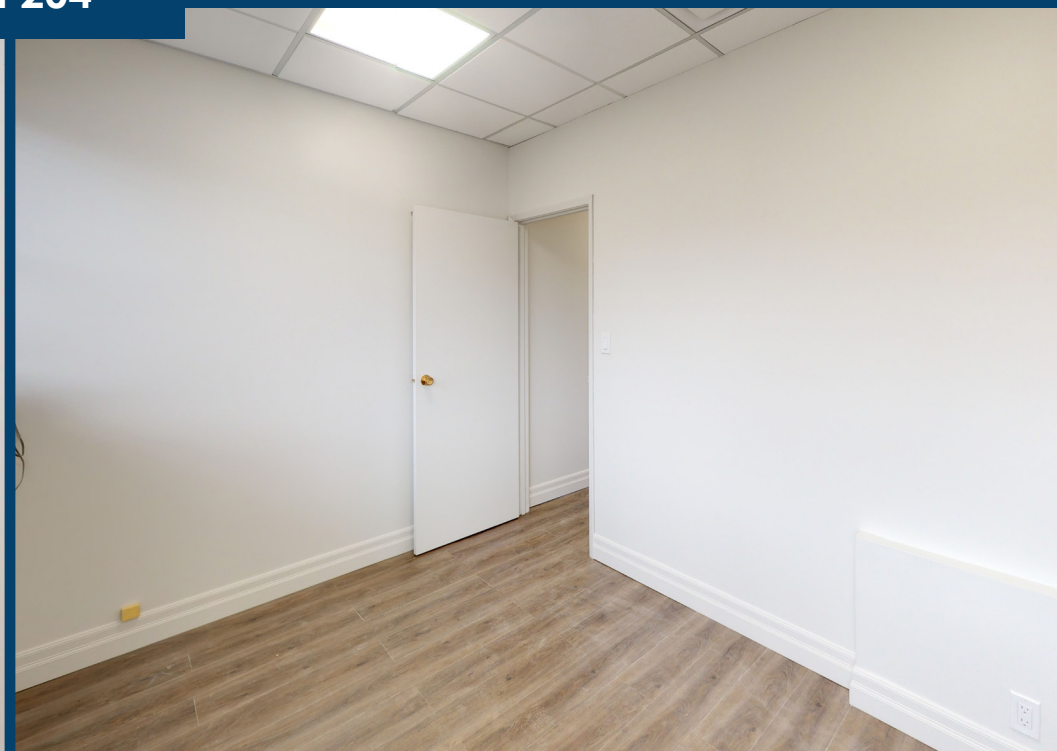
- a) Shall comply with the yard provisions set out in Section 6.4;
- b) Are not included in gfa for calculation of parking requirements; and
- c) For the purposes of this Section, temporary shall mean a period of time not to exceed 120 days in a calendar year.

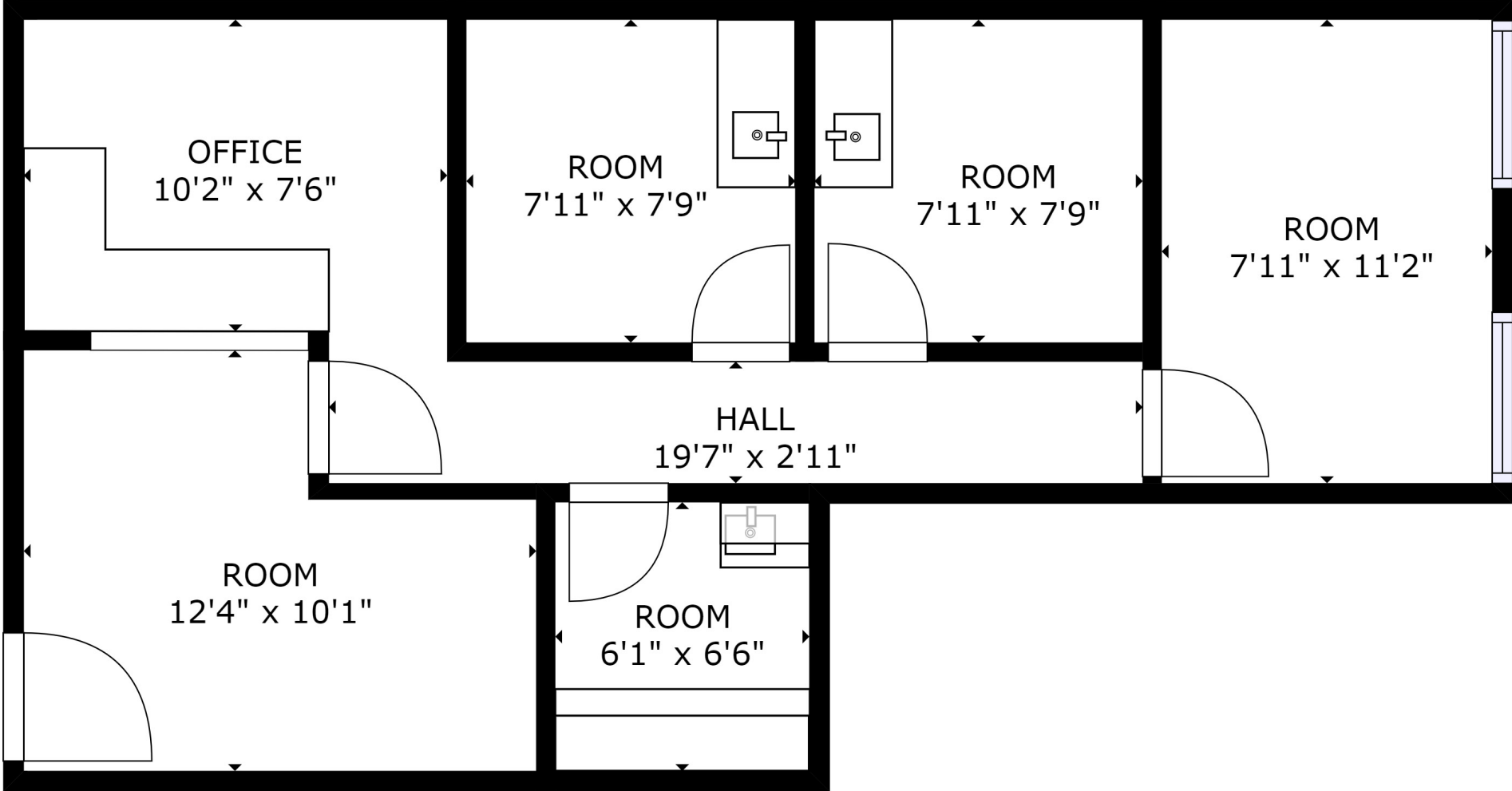
**6.3.2 Outdoor Storage**

Outdoor storage is not permitted in any Commercial Zone, except for Motor Vehicle Sales / Rental Service Centres.



Unit 204





**Unit 204**

# Welcome to RE/MAX Niagara Commercial



RE/MAX Niagara Commercial we provide creative real estate solutions for Commercial/Industrial Sales and Leasing in the Niagara Region, from acquisition identification through property disposition, every step along the way we create value and maximize return on your investments.

Over the years, we have leased and sold a diverse portfolio of properties including land, retail, office, hospitality, industrial, medical, shopping centres, multi-residential, build to suite and other investments, all while ensuring our clients get a positive experience to achieve exceptional results.

Knowledge, experience and integrity are the key words that we pride ourselves in the Commercial/Industrial Real Estate Industry in Niagara. Our team of dedicated professionals have the knowledge base to handle the most complex of transactions. With this, RE/MAX Niagara Commercial has earned an industry reputation for professionalism, integrity and exceptional service.

Our team of Commercial agents are multilingual to help meet your unique needs. We are proud to offer our services to the diverse communities of the Niagara Region.



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