



1433 PELHAM STREET | FONTHILL | ON

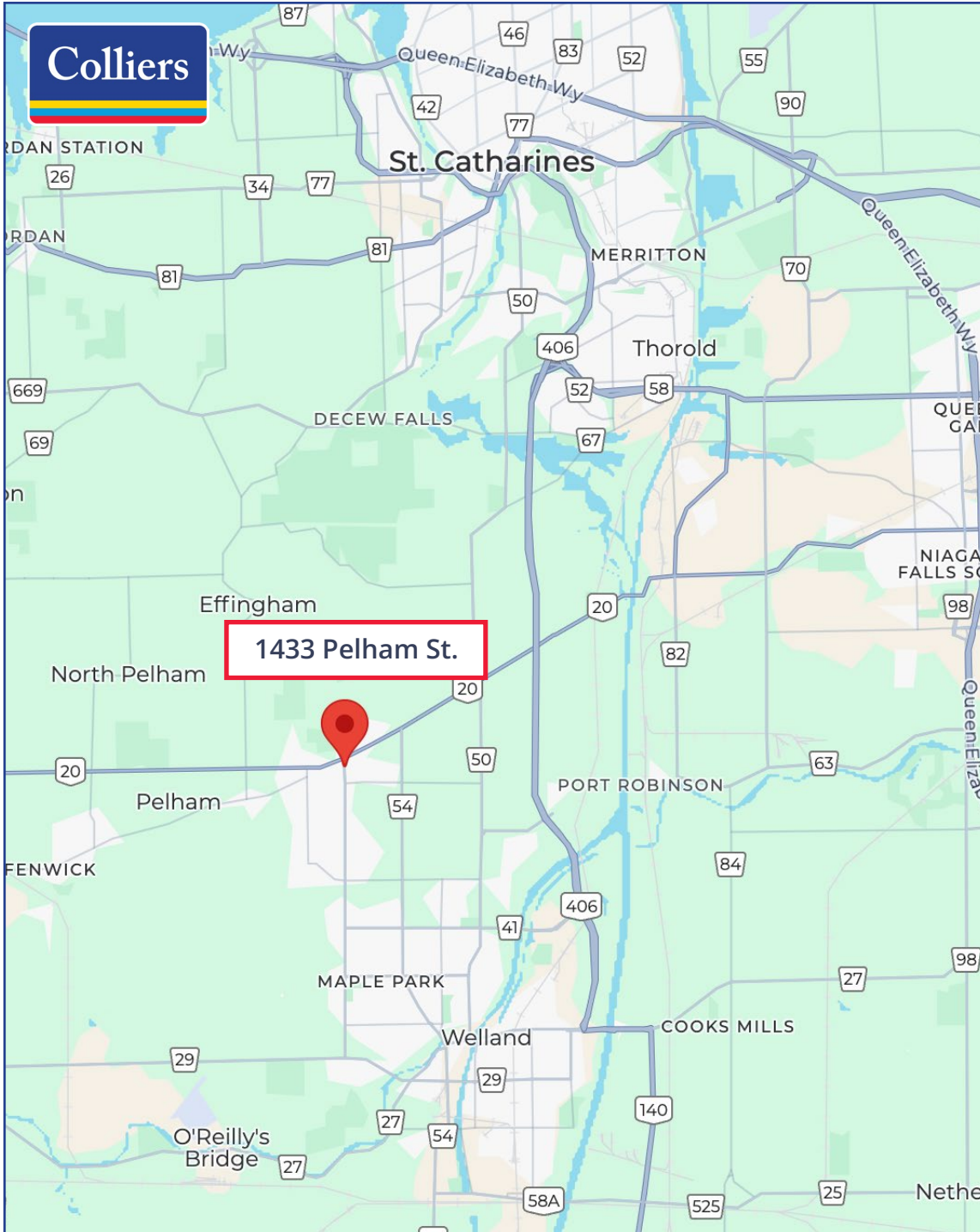
±728 SF Main Floor Unit, Available For Lease

LEASE RATE: **\$3,000**/Month GROSS LEASE + HST +Utilities



Colliers International Niagara Ltd., Brokerage  
82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4  
Tel: +1 905 354 7413 | Fax: +1 905 354 8798  
[collierscanada.com/niagara](http://collierscanada.com/niagara)

**BRYAN SAELENS** *Sales Representative*  
+1 905 329 3443 | [bryan.saelens@colliers.com](mailto:bryan.saelens@colliers.com)



# Property Highlights



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Welcome to the heart of Pelham, where an exceptional opportunity awaits to lease a commercial unit on Fonthill's most sought-after main street. Ideally located among charming retail shops and restaurants. Every space exudes a stylish, chic vibe. With its prime location backing onto Pelham Square. This is a great opportunity that doesn't come around often, and its location allows you to fully immerse your business in one of Niagara's most artistic, creative, and vibrant communities!

1

minutes to  
Hwy 20 Access

6

minutes to  
Hwy 406 Access

13

minutes to  
Welland

17

minutes to  
St. Catharines

# Property Location

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# Listing Specifications

1433 PELHAM STREET | FONTHILL | ON

Location Frontage along Pelham St; Backing onto Pelham Square

Lot Size ±0.107 Acres

Available Area Main Floor Unit: ±727.85 SF

Lease Rate \$3,000/Month Gross Lease + HST + Utilities

Zoning MS - Main Street

- Comments
- Mixed-use commercial property on Fonthill's most sought-after main street
  - Ideally located among charming retail shops & restaurants
  - Every space exudes a stylish, chic vibe
  - Prime location backing onto Pelham Square
  - Great visibility along a busy Pelham Street
  - This front retail space is currently operating as a pop-up shop, making it an ideal location for your business

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1433 Pelham St.

# Property Photos

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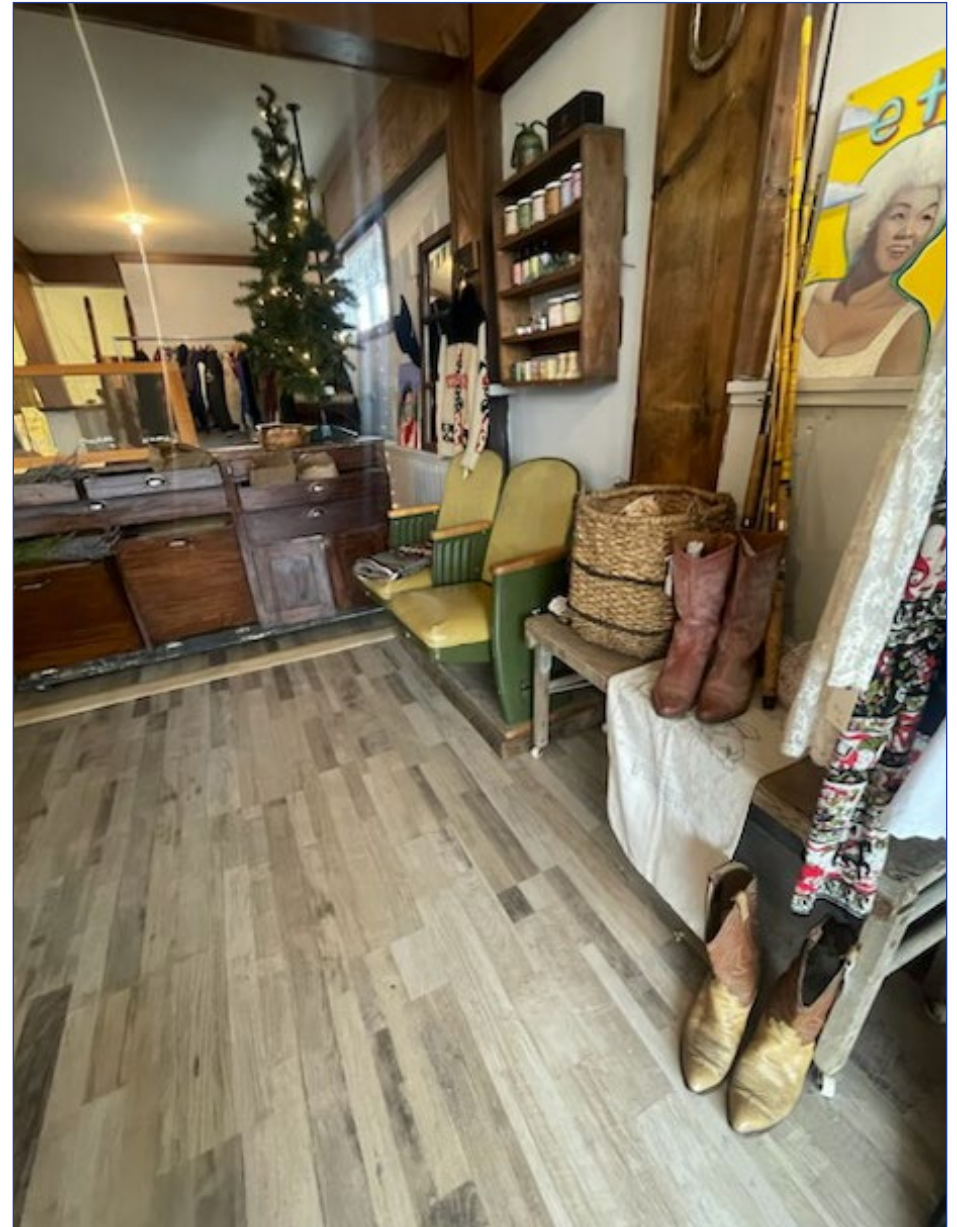
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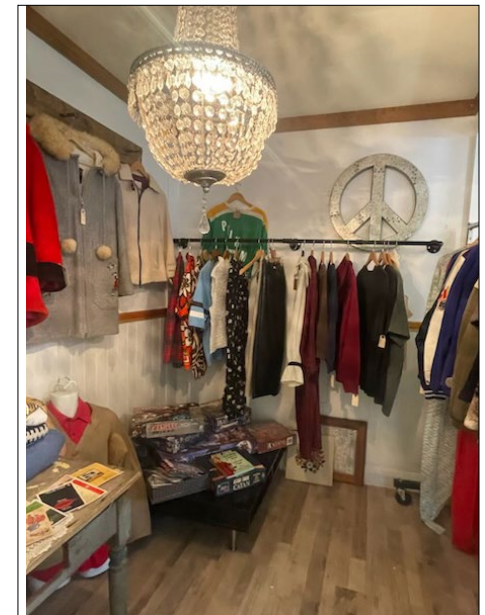
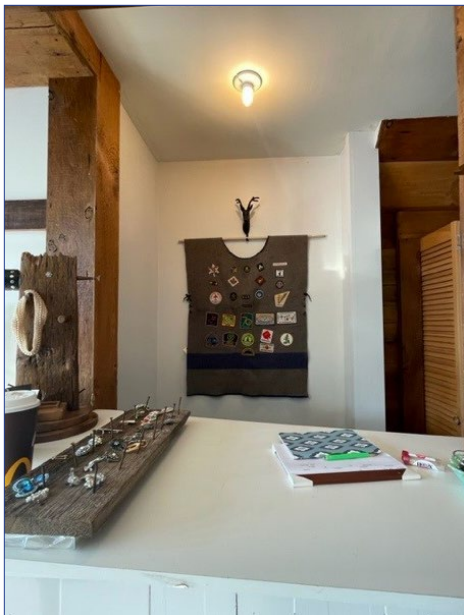
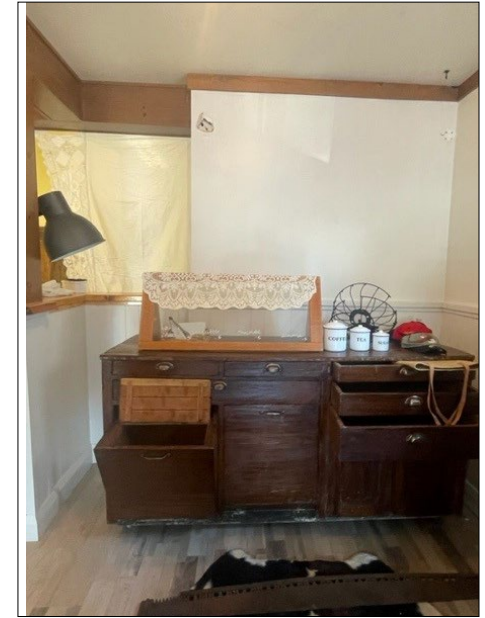
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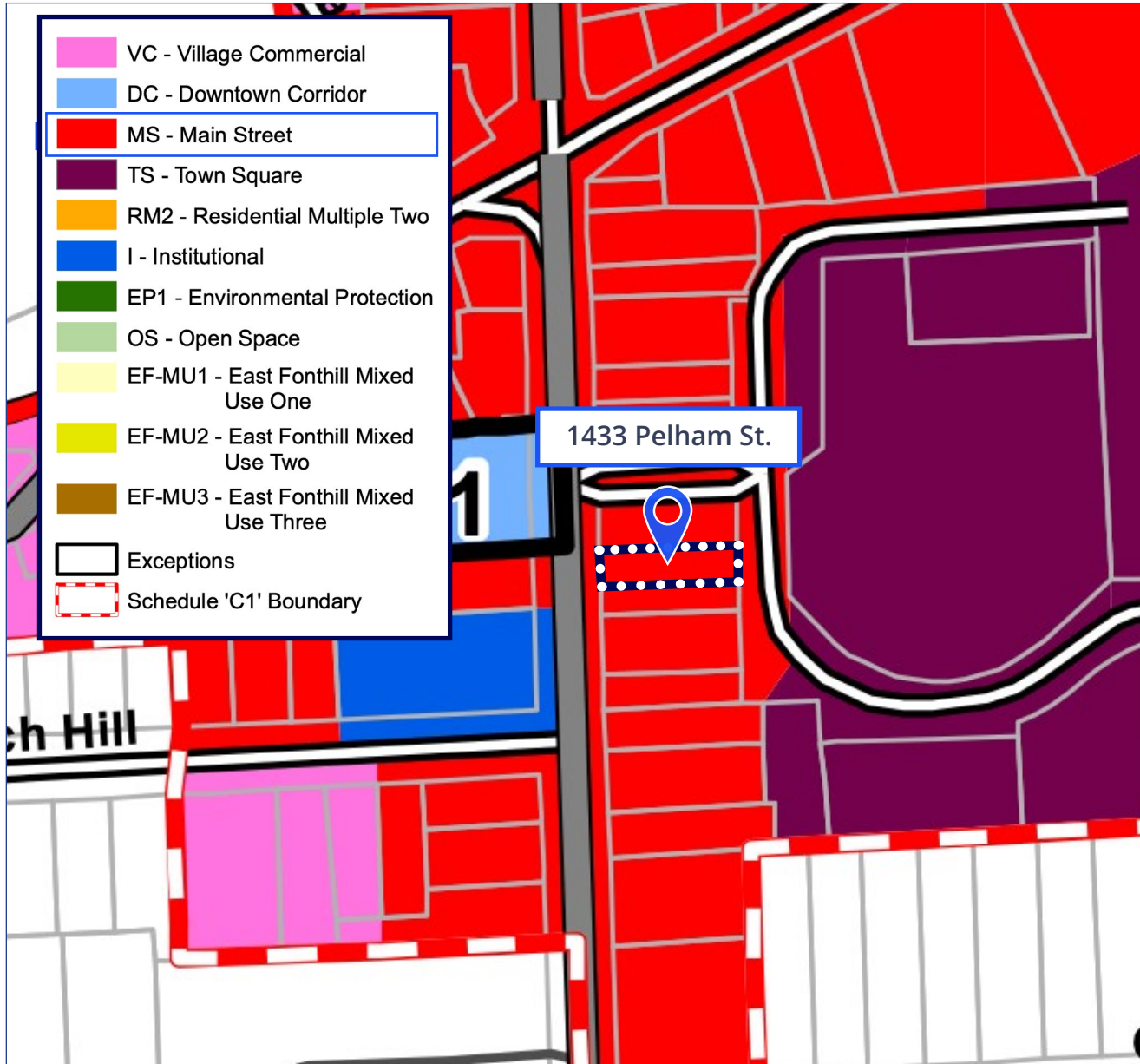
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# Zoning MS - Main Street

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## PERMITTED USES

- Bakery;
- Cultural uses;
- Dwelling unit(s) above a commercial use;
- Existing single detached dwellings;
- Hotels;
- Institutional uses;
- Live-work units;
- Micro breweries
- Office uses;
- Parking facilities;
- Parks and urban squares;
- Places of entertainment;
- Residential apartments located above the first floor;
- Restaurants;
- Retail uses;
- Second dwelling unit;
- Service shop;
- Short term rental accommodations; and
- Uses, buildings and structures accessory to the foregoing uses.

# Area Neighbours

1433 PELHAM STREET | FONTHILL | ON



1433 Pelham Street  
FOR LEASE | RETAIL UNIT

BUTCHER & BANKER  
FONTHILL

Town of Pelham  
Fonthill Pool

YMCA of  
Niagara

GIANT  
TIGER

Sobey's  
LCBO

IGGY'S



Sayidowithk  
Say I Do With L  
Wedding Offit



Tim Hortons

MOSSIMO'S  
Pizza & Subs

Meridian

Pelham St

Port Robinson Rd

Glynn A Green  
Public School

Haist St



\$4.5B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$99B

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated November 2024*

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## CONTACT:

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