



1567 Niagara Stone Rd, Virgil, ON - Home to



# Professional Office Space For Lease

- High Profile Niagara on the Lake Location
- 2nd Floor Unit
- Elevator Access

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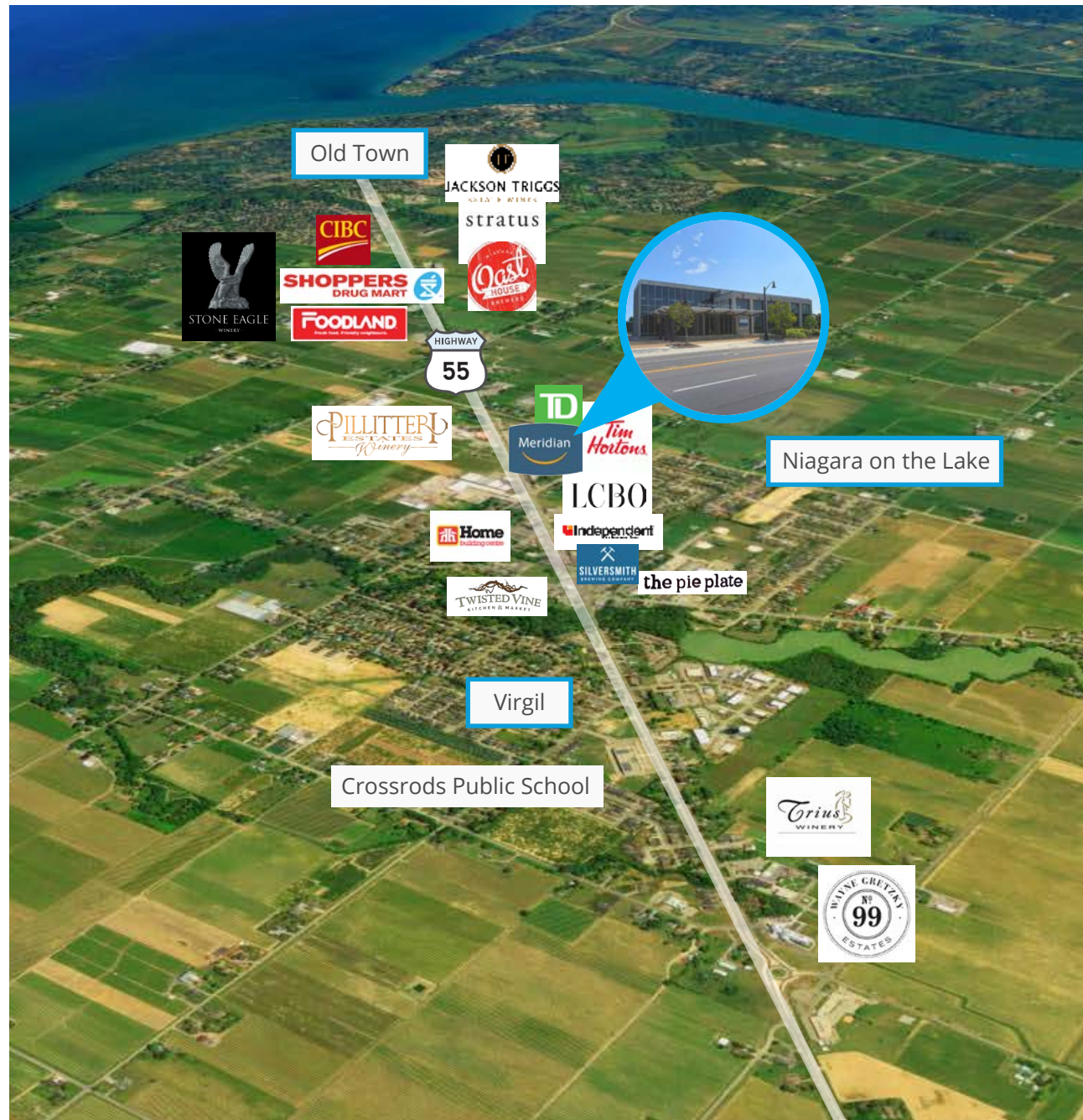


# Location

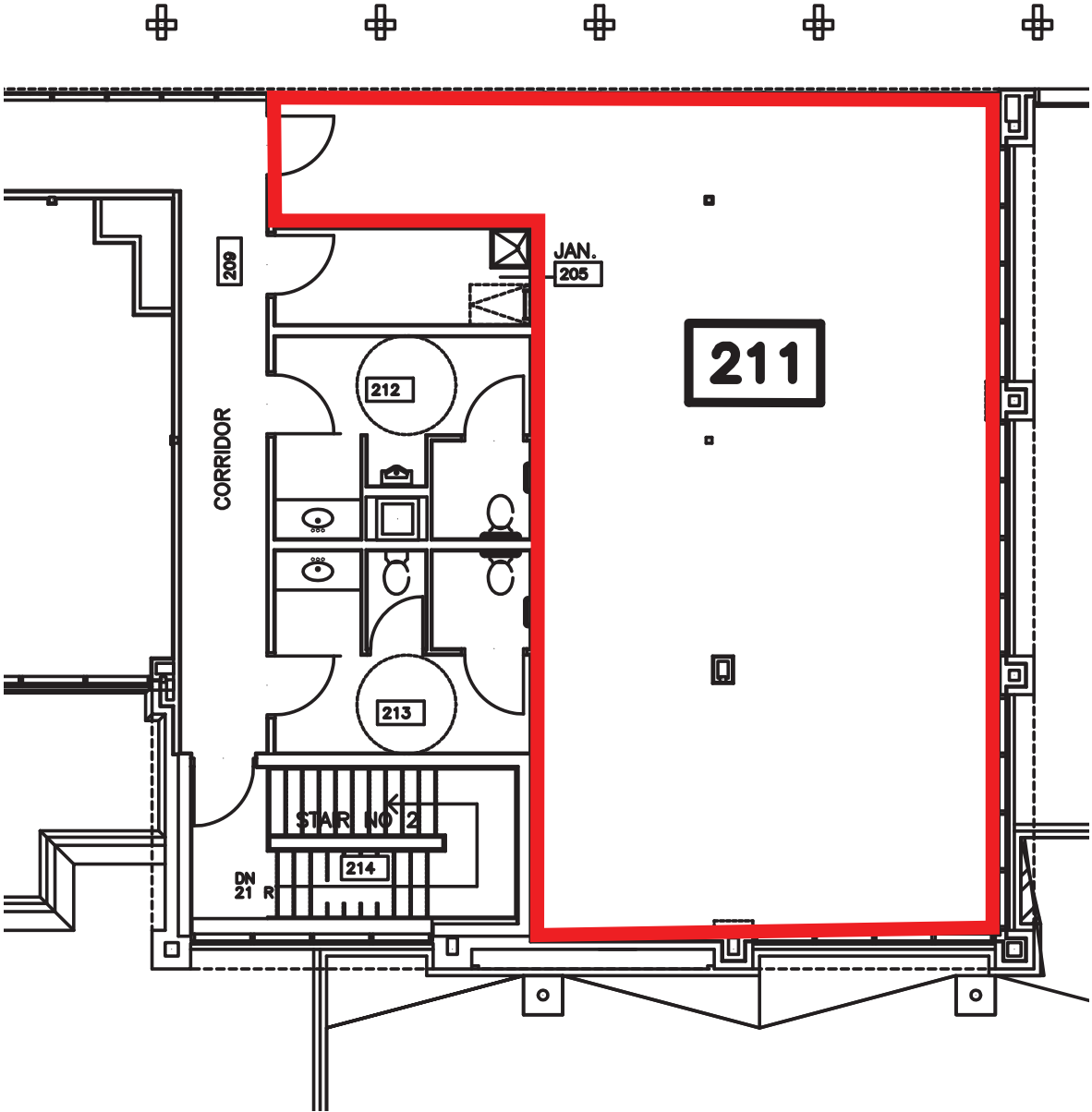


## Subject Property

- Prominently located on Highway 55 (Niagara Stone Road), the main arterial connecting Virgil, Niagara-on-the-Lake, and St. Catharines
- Excellent visibility along a high-traffic commuter and tourist corridor
- Minutes to Old Town Niagara-on-the-Lake, wineries, hospitality, and regional attractions
- Convenient access to the Queen Elizabeth Way (QEW) and key Niagara destinations
- Located within an established Virgil commercial node with professional offices, retail, and services
- Prestigious small-town setting with strong local demographics and year-round activity



# Unit 211



# Overview

Civic Address	1567 Niagara Stone Rd., Virgil, ON
Unit 211	1,000 SF
Gross Lease Rate	\$25.00 PSF
Private Offices	3
Kitchenette	1
Washroom	Common Area Wahrooms
Lighting	LED and natural light - floor to ceiling windows
Accessible	Yes
Parking	Ample Outdoor Surface Parking
Zoning	VC-1 - Village Commercial

- Large windows for natural light
- 3 private offices
- Reception and waiting area



# Lobby



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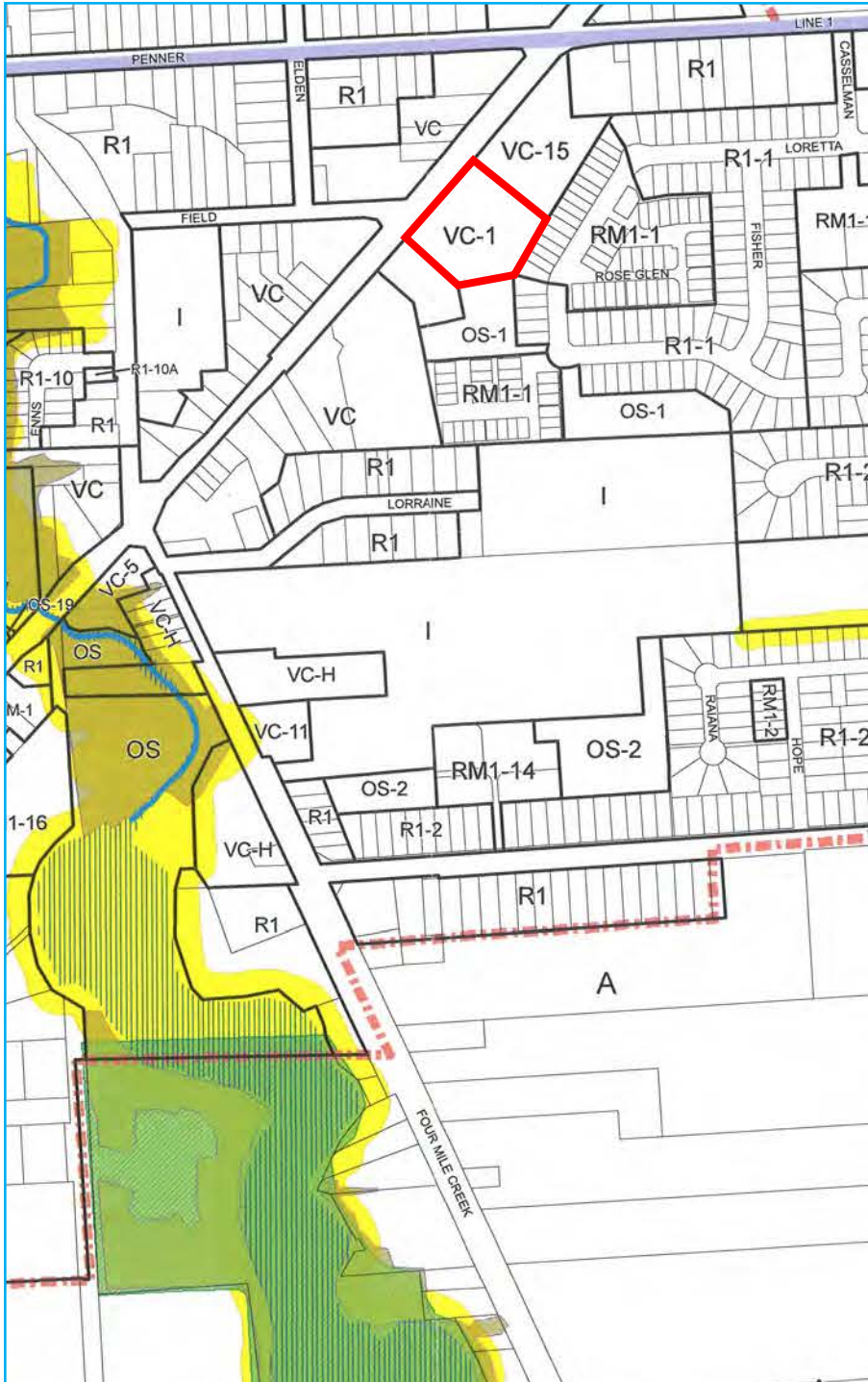
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# Unit 211

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# Zoning - VC-1

## Village Commercial

### Permitted Uses:

- (a) accessory buildings and structures in accordance with Section 6.1
- (b) agricultural produce warehouse and/or shipping establishment
- (c) art, craft or photography studio
- (d) automobile sales & service establishment
- (e) automobile service station
- (f) bank or financial institution
- (g) bake shop
- (h) brew your own operation
- (i) building supply outlet
- (j) business or professional office
- (k) church or religious institution
- (l) coin laundry
- (m) commercial recreation facility
- (n) commercial school
- (o) convenience store
- (p) dry cleaning outlet
- (q) farm implement dealer
- (r) fire hall
- (s) funeral home
- (t) garden centre
- (u) gas bar
- (v) grocery store (v)hotel
- (w) hardware store
- (x) manual or an automatic car wash
- (y) medical clinic, medical office, medical practitioner (as amended by 4316j-11)
- (z) micro-brewery
- (aa) motel
- (bb) outdoor patio restaurant as a secondary use to a restaurant use in accordance with Section 6.36
- (cc) personal service establishment
- (dd) postal outlet
- (ee) residential use in accordance with Section 6.48
- (ff) restaurant
- (gg) retail store
- (hh) service establishment
- (ii) tavern
- (jj) taxi establishment
- (kk) take-out restaurant
- (ll) vacation apartment (added by 4316AI-13, OMB PL130581, December 5, 2013)
- (mm) veterinary office (as amended by 4316j-11)

\* Please refer to the Niagara on the Lake Zoning By-Law for complete comprehensive information



# A Few NOTL Highlights



Subject Property

1	Niagara District Airport
2	Wayne Gretzky Winery
3	Trius Winery
4	Pillar and Post Hotel
5	Two Sisters Winery
6	Prince of Wales Hotel
7	Queens Landing Hotel
8	Inniskillin Winery
9	Riverbrink Art Museum
10	Queenston Heights
11	Queenston Lewiston Bridge
12	Niagara Falls

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