



GROUND FLOOR
1433 PELHAM ST.
FONTHILL, ON

Colliers

FOR LEASE

±1,039 SF Ground Floor
Retail Unit Adjacent to
Pelham Square

BRYAN SAELENS

Sales Representative

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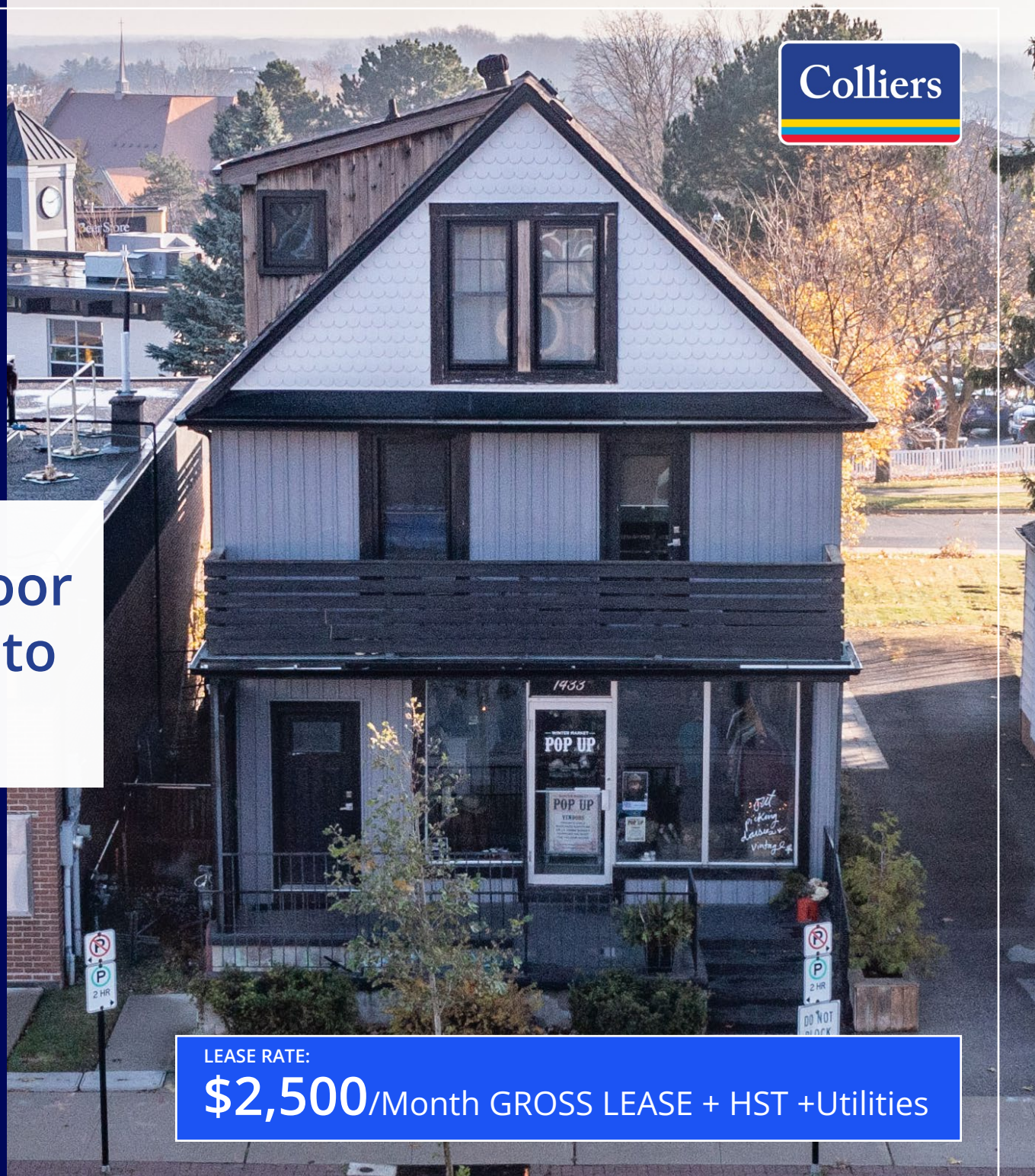
Colliers International Niagara Ltd., Brokerage

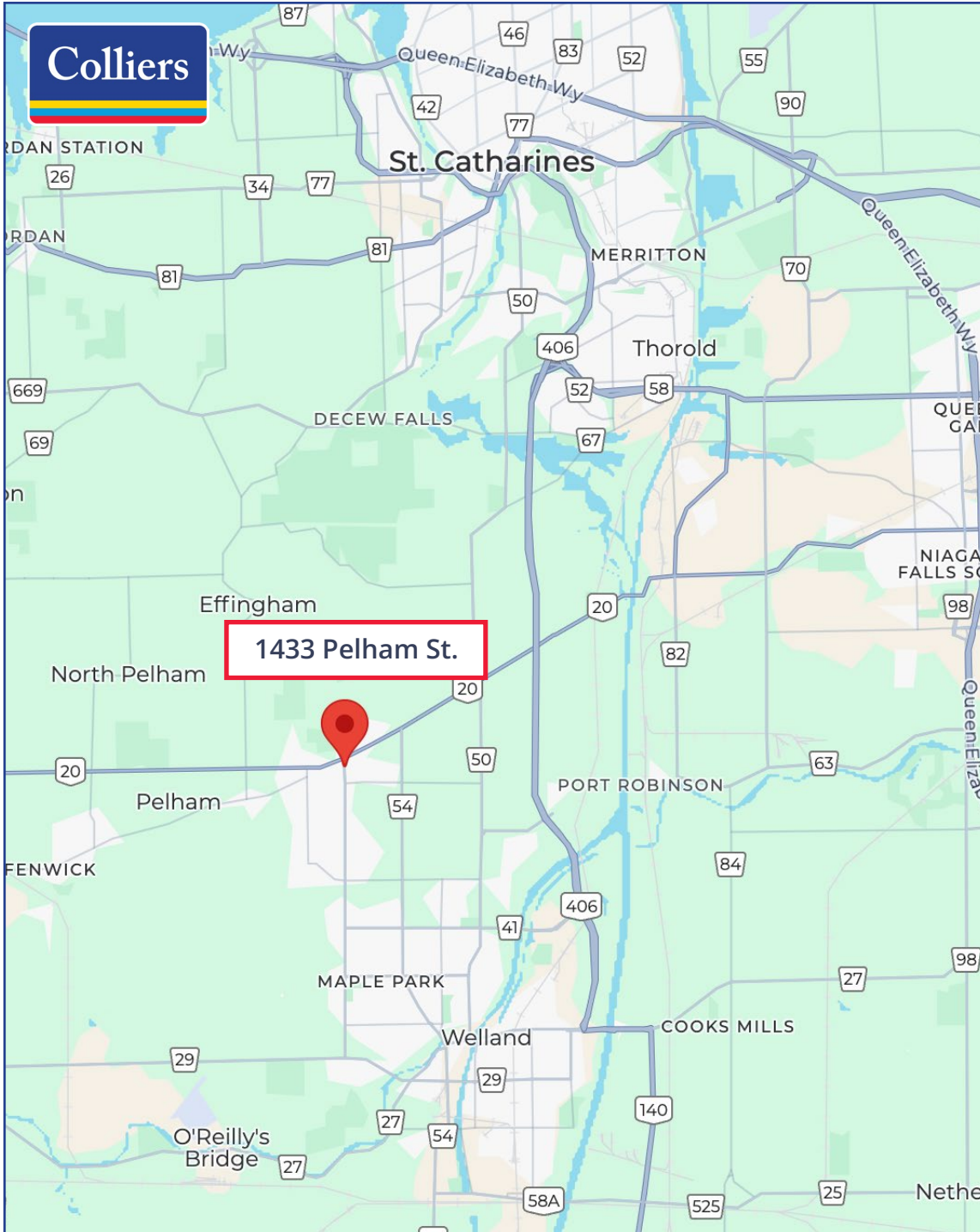
82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798

LEASE RATE:

\$2,500/Month GROSS LEASE + HST +Utilities





Property Highlights



1433 PELHAM STREET | FONTHILL | ON

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

1433 PELHAM STREET | FONTHILL | ON



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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 Ground Floor Unit: ±1039.36 SF

Lease Rate \$2,500/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



Property Photos

1433 PELHAM STREET | FONTHILL | ON



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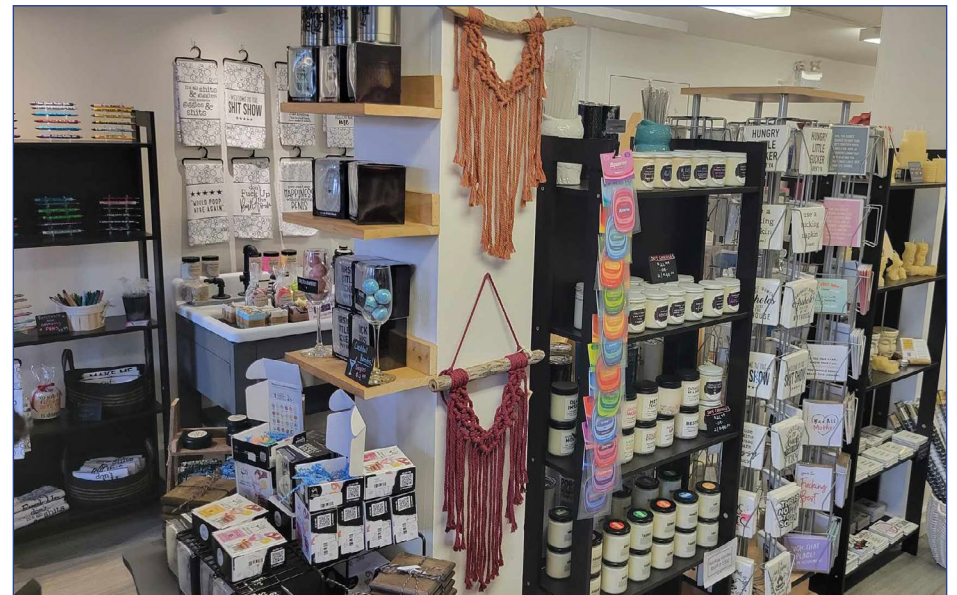
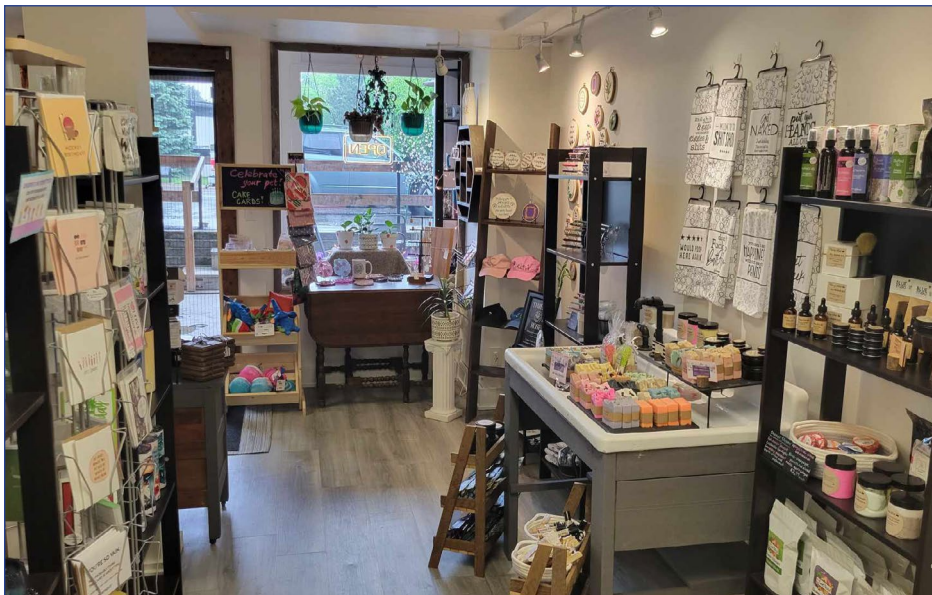
Property Photos

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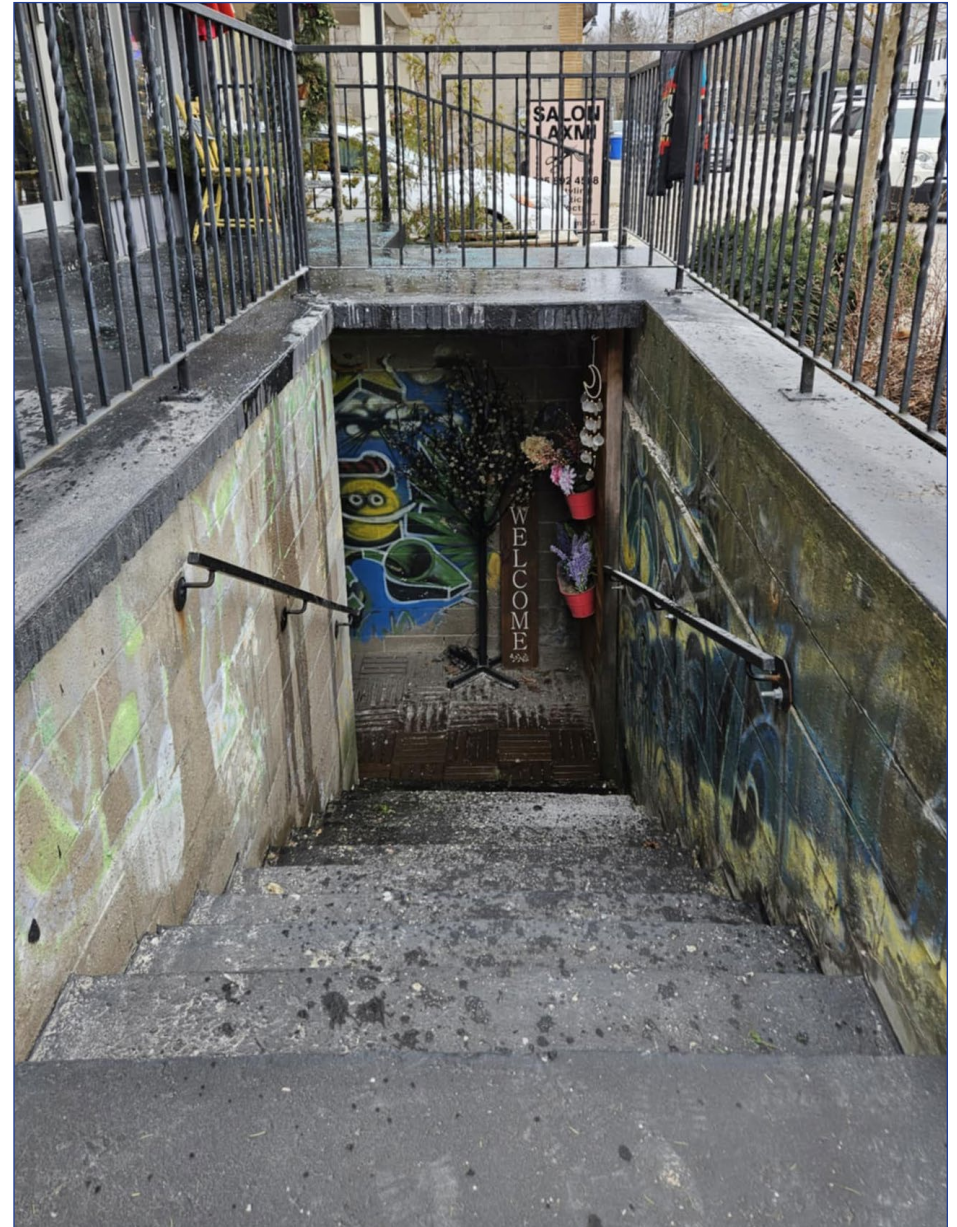
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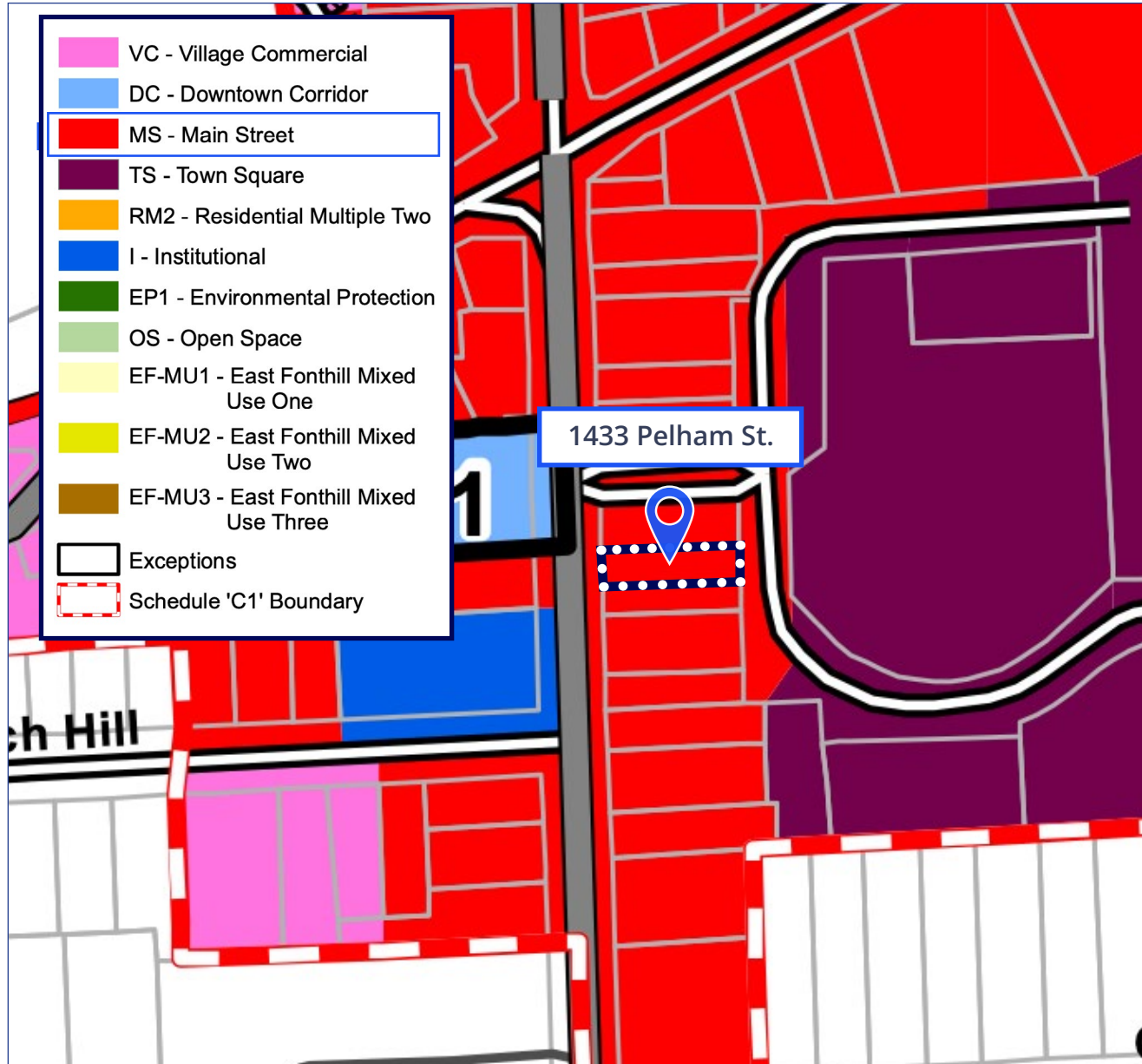
Property Photos

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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

Colliers



\$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

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients. For nearly 30 years, our experienced leadership – with substantial inside ownership – has consistently delivered approximately 20% compound annual investment returns for shareholders. With annual revenues exceeding \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

CONTACT:

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