

FOR LEASE

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LEASE  
RATE:

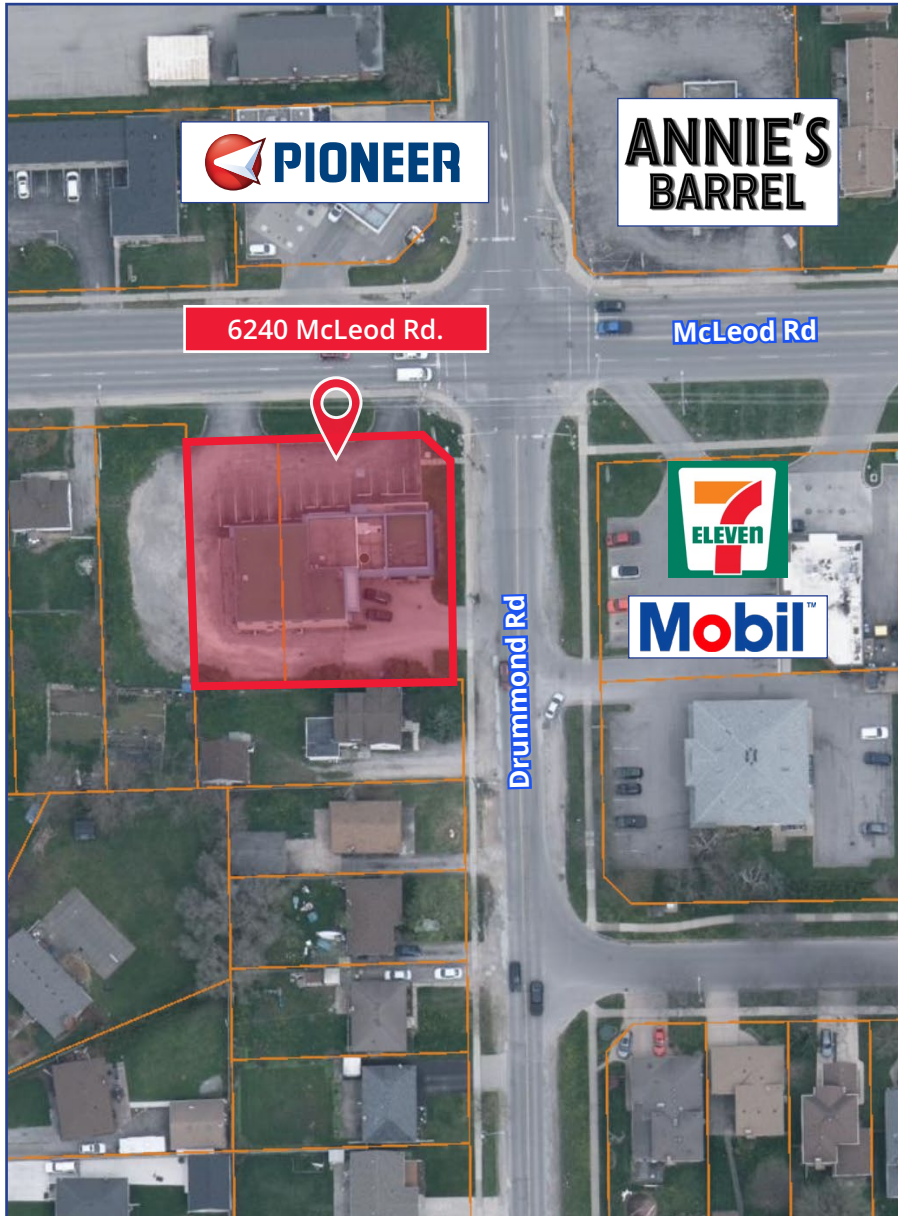
**\$24.00**/SF NET + **\$8.50**SF TMI + HST +Utilities

**#3 - 6240 McLeod Road | Niagara Falls | ON**  
±950 SF Commercial Space in the Heart of Niagara Falls

**Bryan Saelens** *Sales Representative*  
+1 905 321 3443 | bryan.saelens@colliers.com

**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

# Property Details



**Location** Corner of McLeod Road & Drummond Road

**Available Unit** Unit 3: ±950 SF

**Lease Rate** \$24.00/SF NET + TMI + HST + Utilities

**TMI (2026)** Approx. \$8.50/SF

**Zoning** NC-452 Neighbourhood Commercial

- Comments**
- Commercial space available for lease
  - Great exposure at the busy intersection
  - Located in the heart of Niagara Falls
  - Ample on-site parking spaces
  - Adjacent to Shelby's Legendary Shawarma
  - Across from Annie's Barrel, 7-Eleven, Mobil & Pioneer gas station
  - Excellent potential with numerous residential developments underway in the surrounding area

# Area Neighbours

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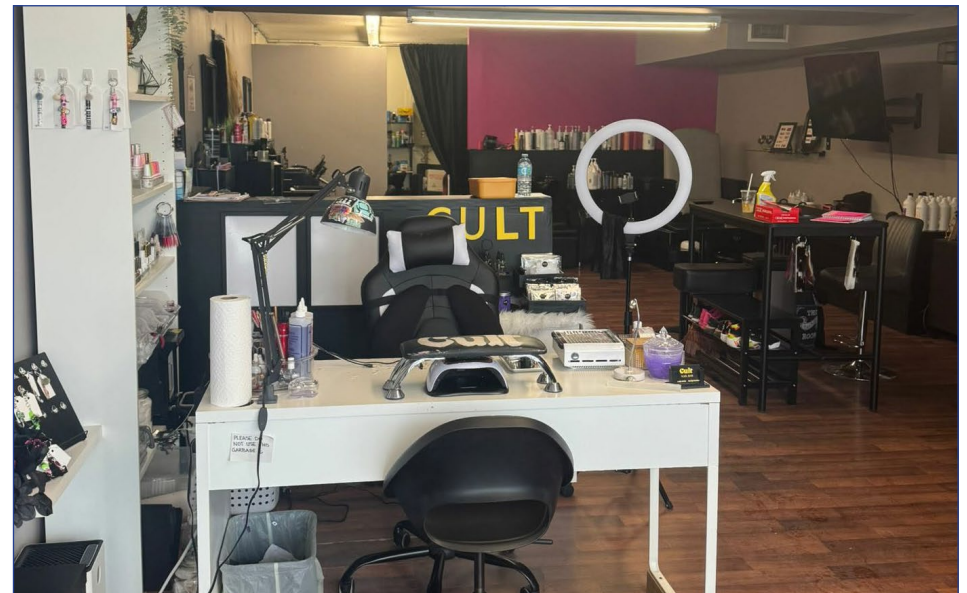
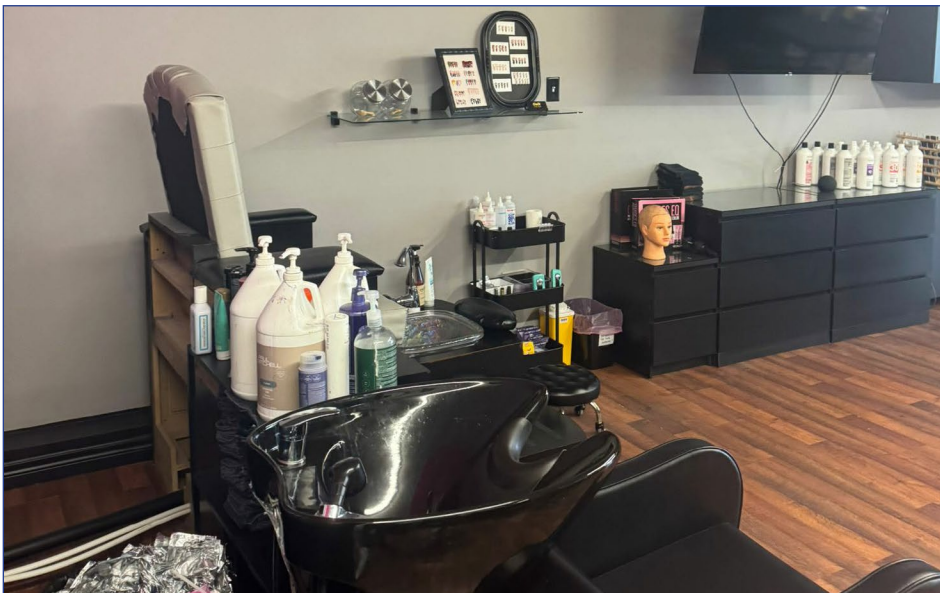
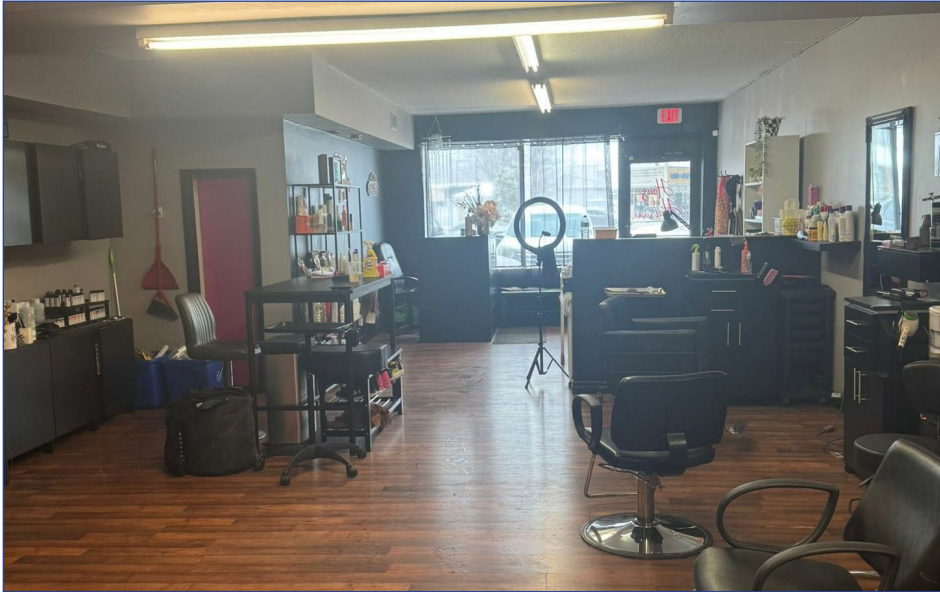
# Property Photos

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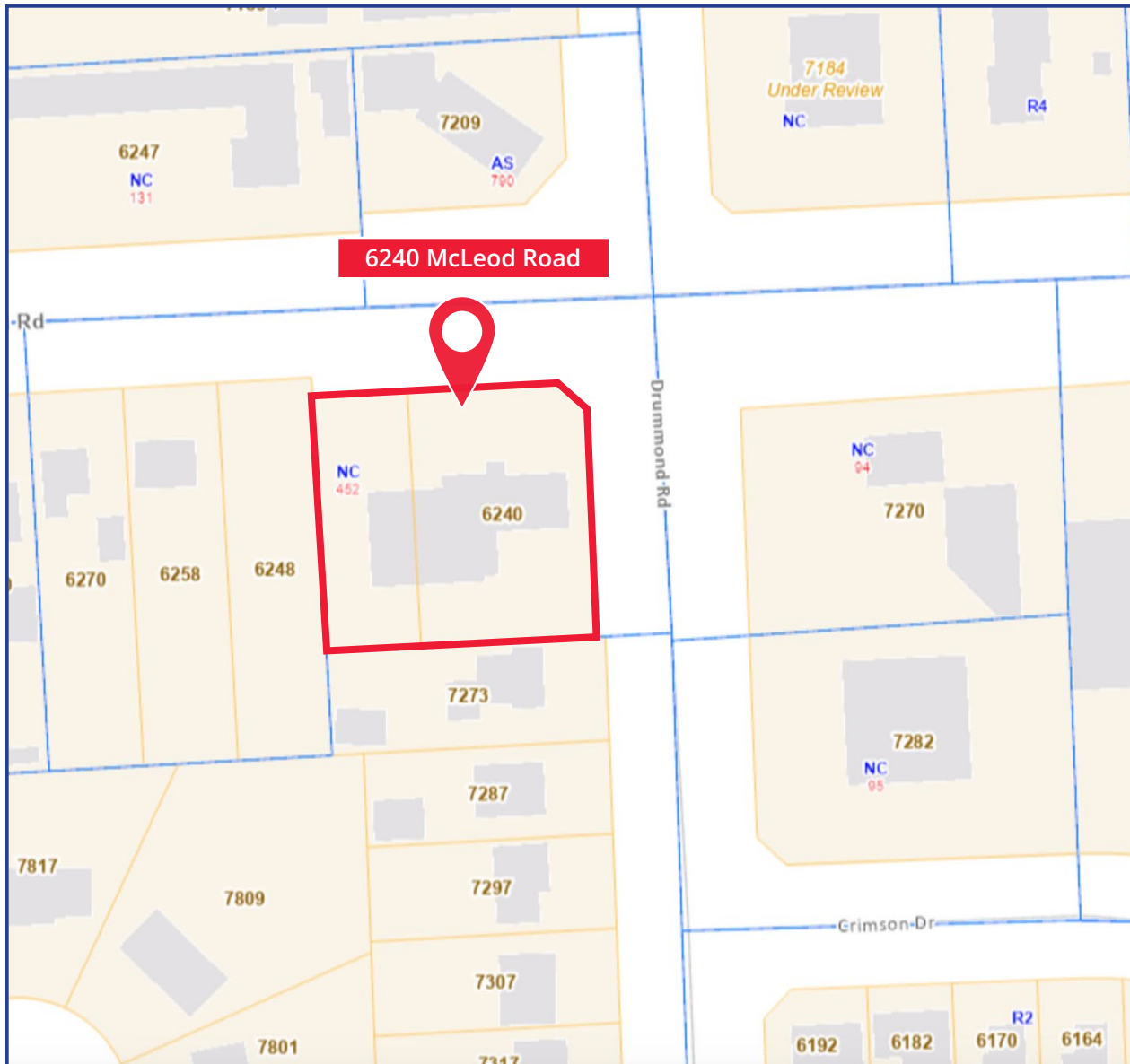


# Property Photos

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# NC-452 Neighbourhood Commercial Zone



## PERMITTED USES

- Bake Shop
- Bank, Trust Company, Credit Union, Currency Exchange
- Clinic
- Library
- Office
- Personal Service shop
- Restaurant
- Retail store
- Service shop
- Animal clinic
- Adult Store provided the adult store is separated from another adult store by a minimum distance of 100 metres and from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres
- Dwelling units in a building in combination with one or more of the uses listed in clauses a to j inclusive above, provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
- Day nursery
- Health centre
- Outdoor patio which is an accessory use to a restaurant

\$5.5B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B+

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 2025*

VIEW ONLINE 

[collierscanada.com/niagara](https://collierscanada.com/niagara)

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Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms—Real Estate Services, Engineering, and Investment Management—we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.5 billion in annual revenues, a team of 24,000 professionals, and more than \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

## CONTACT:

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[www.collierscanada.com/niagara](https://www.collierscanada.com/niagara)

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