

# LINWELL MEDICAL PLAZA FOR LEASE

Colliers



LEASE PRICE: **\$14.00/SF NET + \$7.82/SF TMI + HST + Utilities**

SUITE 203 | 282 LINWELL ROAD | ST. CATHARINES | ON

**900 SF Medical/Office Suite In Well-Maintained Medical Centre**

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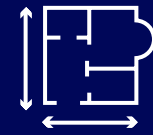
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# Property Highlights



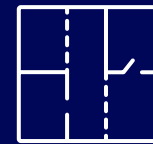
Medical/Office Space Available



Suites 203: ±900 SF Available



Well-Maintained 2 Storey Medical Centre



Finished Office Suite on 2nd Floor



Free On-Site Parking



Accessible Building w/ Elevator Access



Public Washroom in Building



Anchored by Lab & Pharmacy

# Listing Details




Location SE Corner of Linwell Road and Forster Street

Site Area ±1.482 acres

Available Suites Suite 203: ±900 SF

Lease Price \$14.00/SF NET + TMI + HST + Utilities

TMI \$7.82/SF (2025)

Zoning C2 - Community Commercial

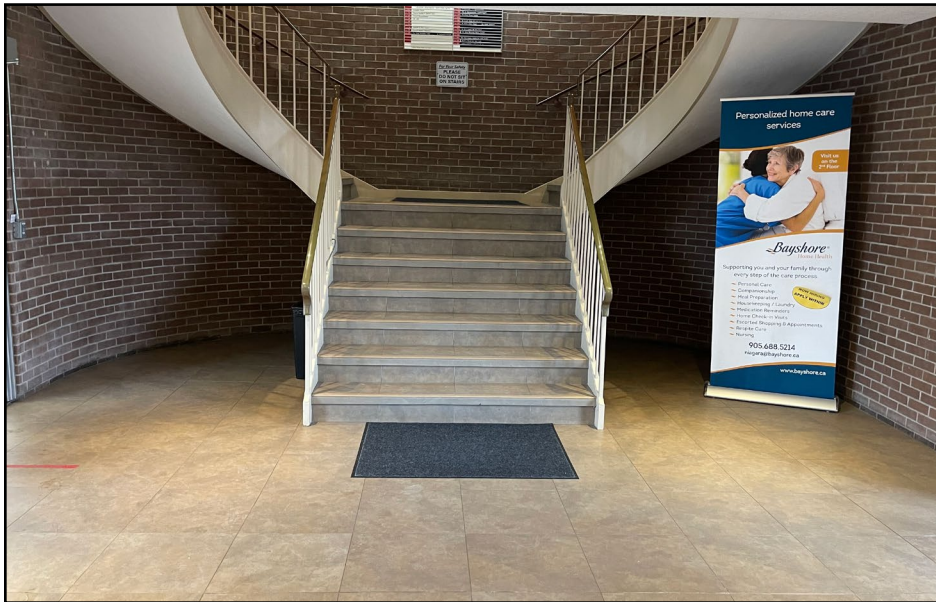
Comments

- Fully finished office suite
- Separately metered with common entrance and common reception/ waiting room
- Well-maintained 2-storey medical centre
- Free on-site parking
- Elevator access
- Public washrooms in building
- Anchored by lab and pharmacy

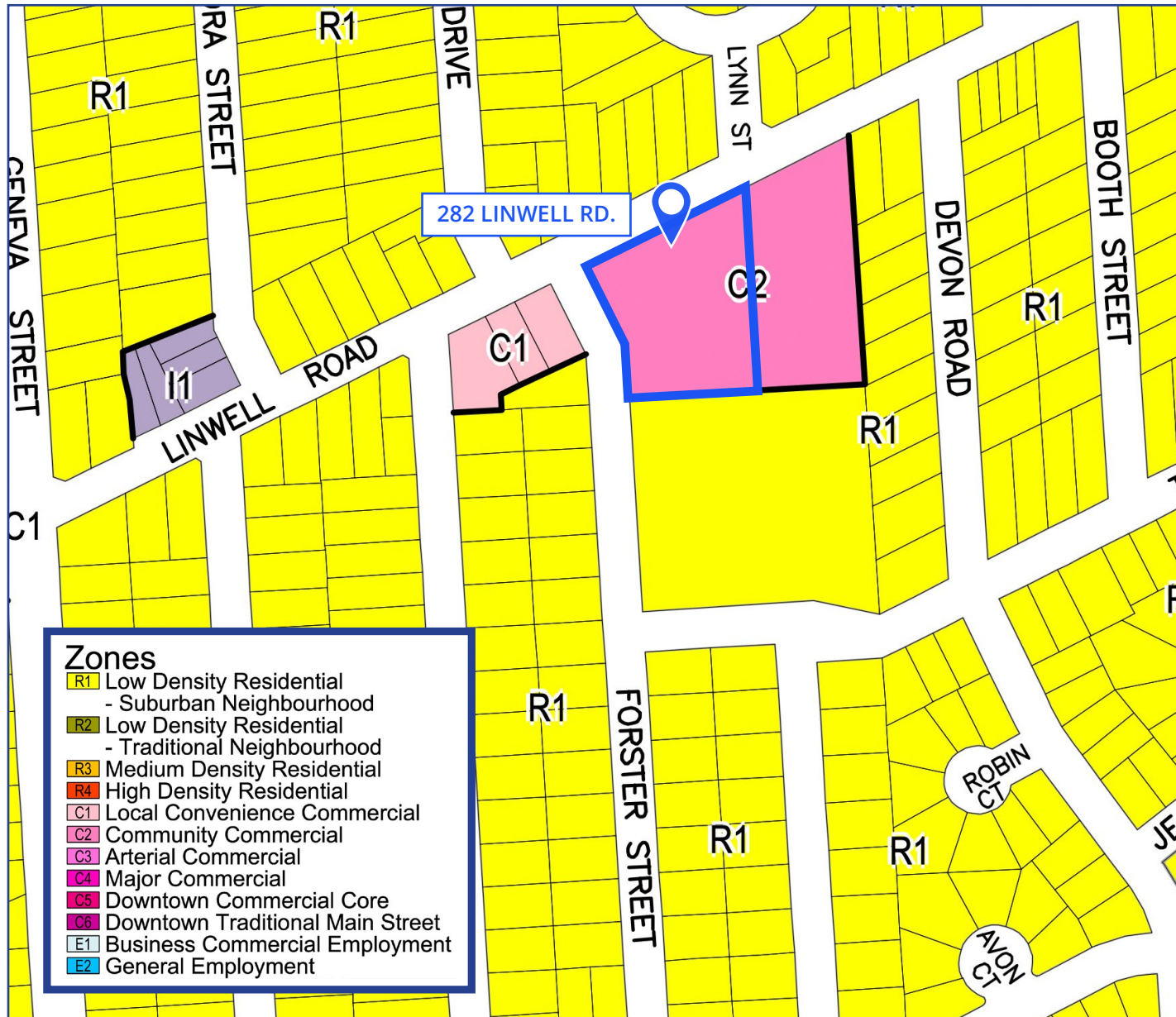
# Property Photos



# Property Photos



# Property Zoning

## Permitted Uses

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College

# Area Neighbours

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## Linwell Medical Plaza

- Bayshore Health Care
- Linwell Medical Pharmacy
- Niagara Hearing
- Avondale
- GNMI X-Ray & Ultrasound
- Integrated Health
- The Sleep Disorders Clinic
- Life Labs
- VitalAire Home Healthcard



Parnall Public School

**282 Linwell Road**  
FOR LEASE - MEDICAL/OFFICE SUITE  
(LINWELL MEDICAL PLAZA)

Harcove Park

Realty Park

MR. LUBE+TIRES



\$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*

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

## CONTACT:

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