



FOR SALE

210 GLENDALE AVE, ST. CATHARINES

\$299,000

\$4,425 Gross Rent

1,350 Sq Ft

Dessert QSR Franchise

READY FOR SECONDS?

Call me to discuss this listing today.

MARBLE SLAB CREAMERY

Marble Slab Creamery dessert and ice cream franchise located in a very busy plaza with AAA tenants in St. Catharines right off of Highway 406. This is a profitable location with solid NOI on the sales. The plaza is big with over 100 parking spaces and great visibility.

The 1,350 sq ft space is the perfect layout for the brand with no wasted space. Easy to operate with minimal staff. Full support and training from head office and royalty rates of 6% + 2%.

Attractive lease rate of \$4,425 gross rent including TMI and CAM charges with 6 + 5 + 5 years remaining. Seating for 10 and full prep area. Please do not go direct or speak to staff or management. Thank you.



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9
carverestate.com | This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestalestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestalestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9
carverestalestate.com | This document is not meant to solicit existing listings. (12.0002).



OTHER LISTINGS:



IL FORNELLO

- Trendy designs and a great menu
- 4,500 Sq Ft
- \$14,077 Gross Rent
- Licensed for 145 + 62 Patio



U NEED A PITA

- Great foot traffic and tons of parking
- 1,500 Sq Ft
- \$3,250 Gross Rent
- Seating for 25



LAKE STREET SUBS & CREAMERY

- Very unique opportunity for restauranteurs
- 950 Sq Ft
- No Rent Paid
- Seating for 2 + 12 patio

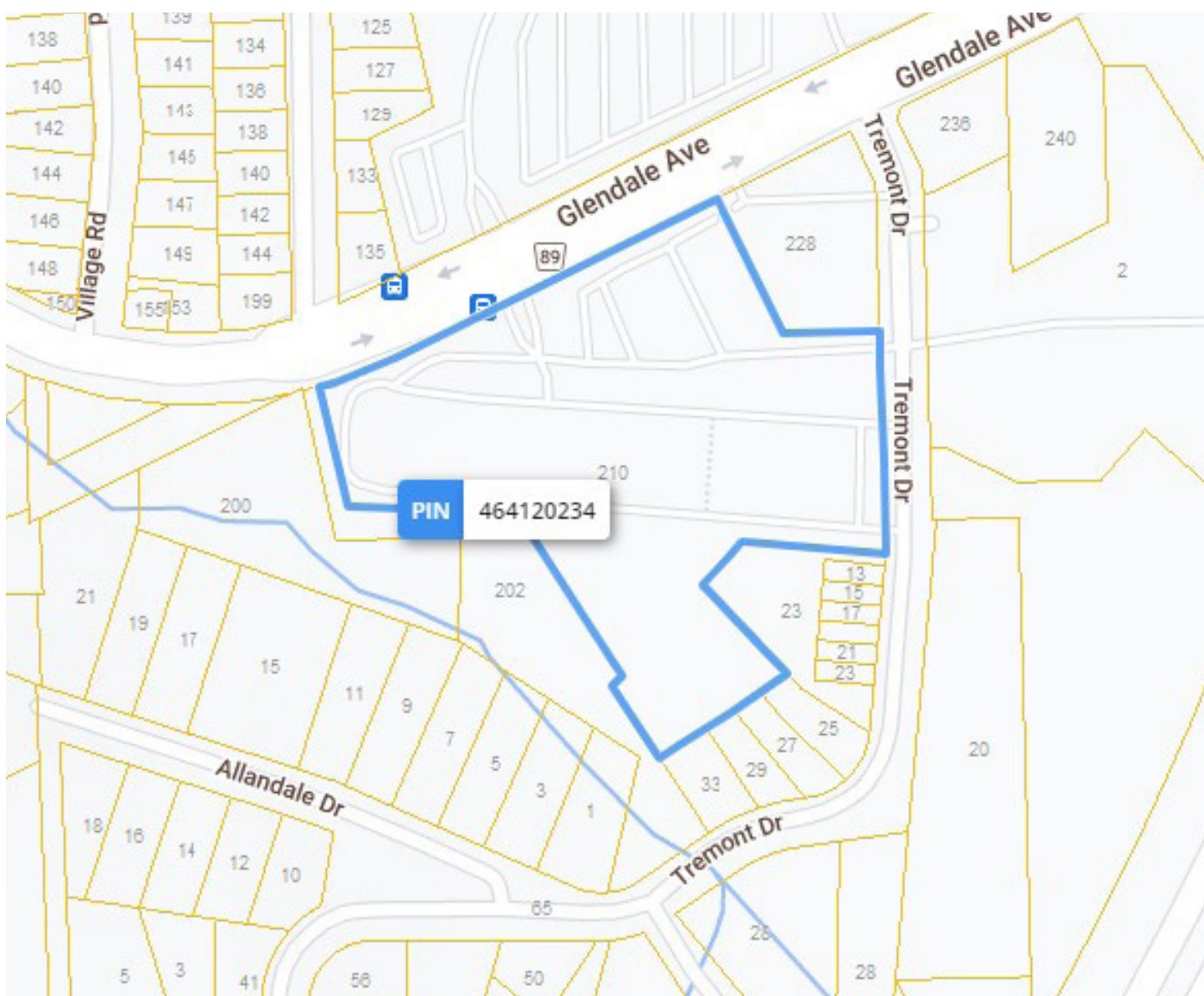


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestalestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestalestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9
carverestalestate.com | This document is not meant to solicit existing listings. (12.2002).

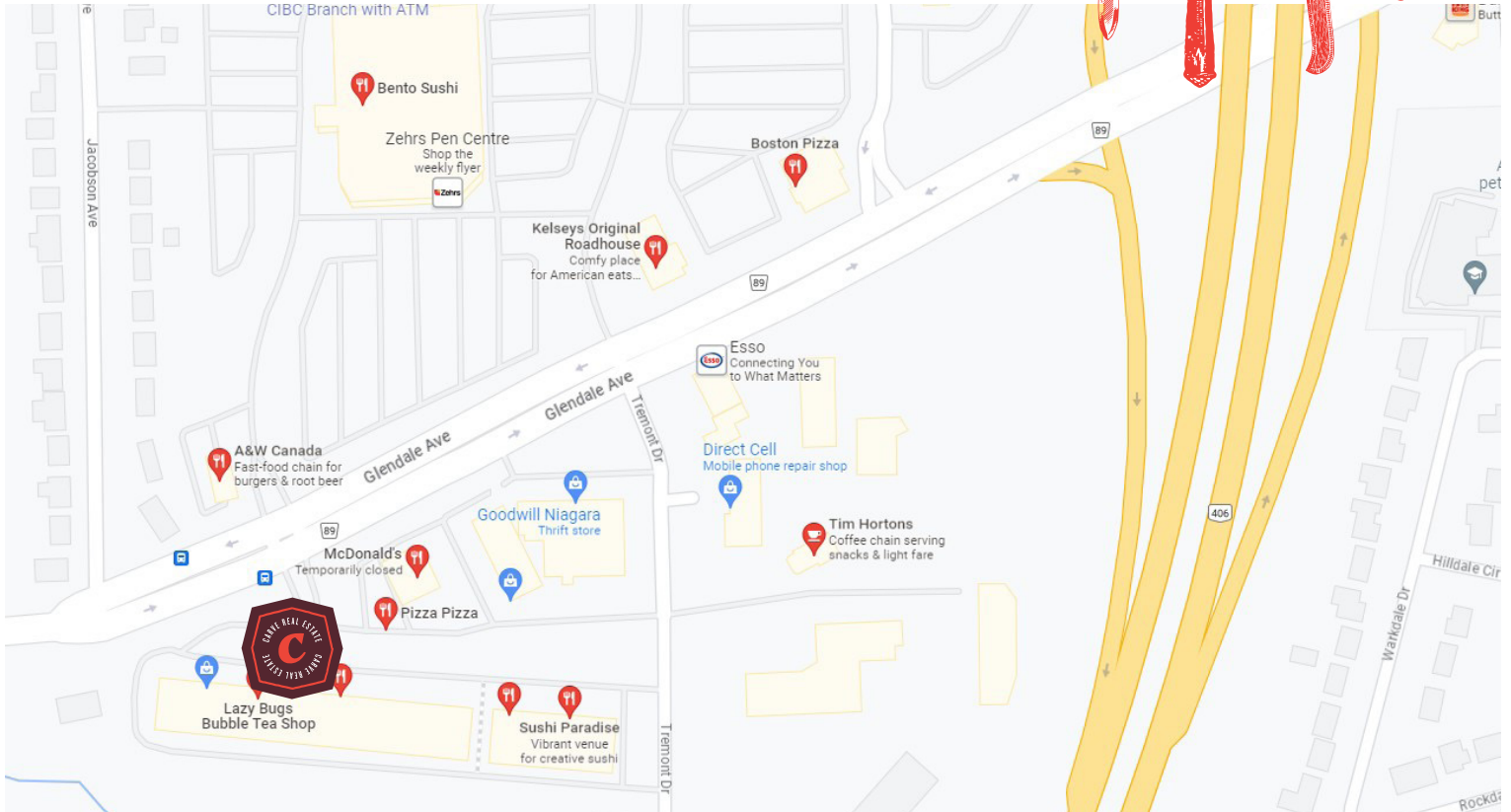


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9
carverestate.com | This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

St. Catharines is the largest city within the Niagara Region and is located roughly halfway from the Hamilton area to Niagara Falls and the 3 bridges to the United States.

It borders on the Welland Canal which provides work for a big part of the population.

The plaza is located at the junction of Highway 406 that continues south to Welland and Highway 57 that continues east to Niagara.

Property Details: This is a very busy plaza with tenants like McDonald's, Pizza Pizza, Cora Breakfast and Lunch, BMO, Goodwill, and more.

Tons of parking options and great visibility from the street and the elevated highway with signage on the marketing pylon.

LOT SIZE

Frontage:

589.91 ft along Glendale Ave

Depth:

Approximately 310 ft

Dimensions:

589.91 ft x 20.98 ft x 171.39 ft x
233.45 ft x 269.87 ft x 20.75 ft x
119.67 ft x 212.45 ft x 171.25 ft x
80.86 ft x 202.56 ft x 309.81 ft x
134.38 ft x 209.63 ft

Size:

304,370.80 ft² (6.987 ac)



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestates.com

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestates.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestates.com