

# FEATURE SHEET



FOR SALE  
SUPERB  
UPSIDE



## 123 GENEVA STREET, ST. CATHARINES

*Turn of the century  
ambiance and  
character building  
with all modern  
upgrades.*

***Superb upside  
opportunities***

[Google Aerial Map](#)

[Google Street View](#)

**CHRIS SEEPE**

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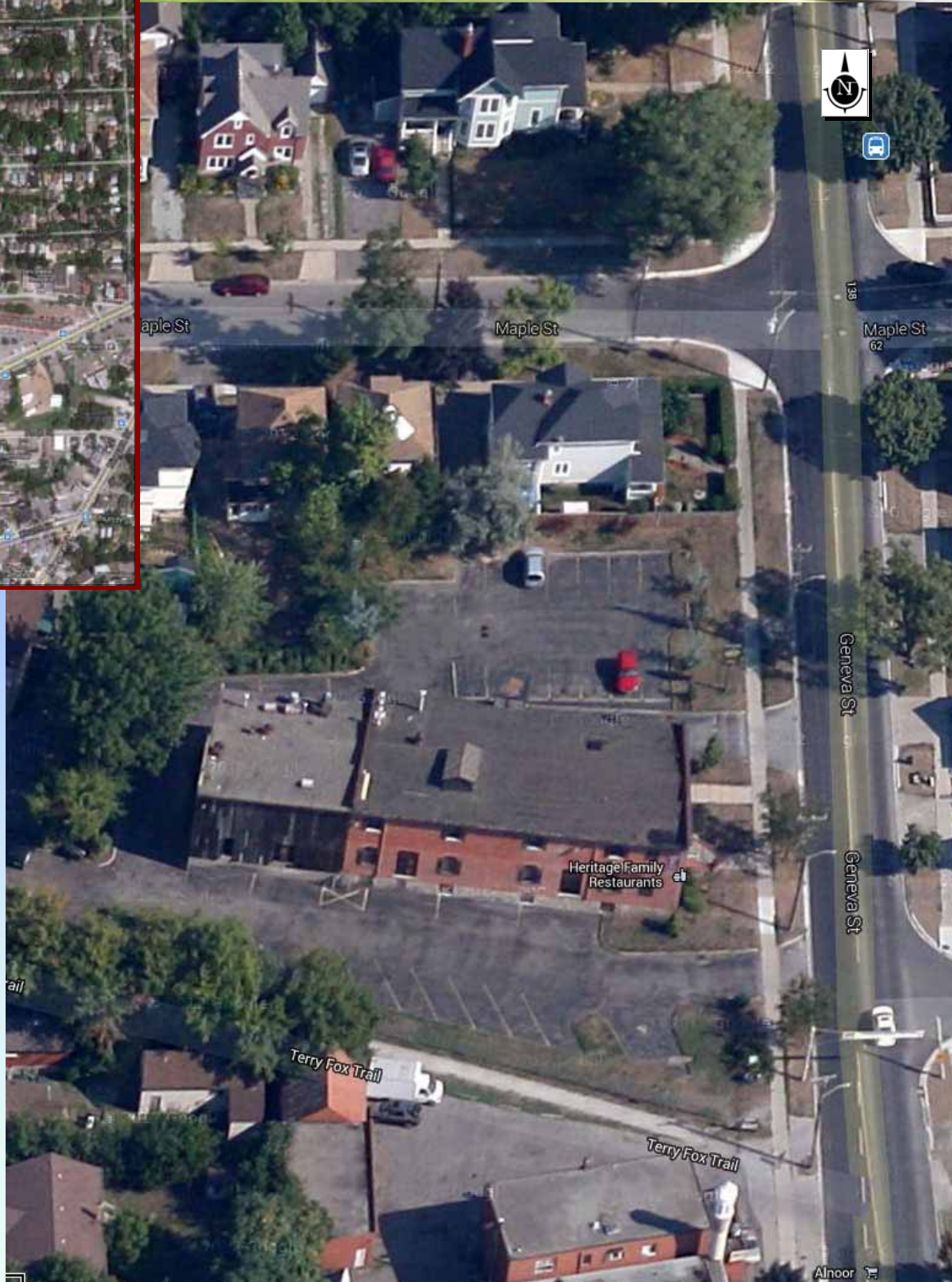
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- Approx. **7,000 sq ft per floor** x 3 floors (more or less)
- **Lot:** 121 Geneva St. + 123 Geneva St. = 2,061 sq m + 1,468 sq m = 3,529 sq m = 37,986 sq ft = **0.87 acres** more or less
- **2.5 storeys:** basement windows half above grade
- **Many Permitted Uses, C3** (Neighbourhood Commercial): huge list of permitted commercial uses (see last page)
- **Current Tenants:** 20+ year iconic restaurant on main floor (lower & 2nd floors used for storage)
- **No** heritage designation
- LLBO License is transferable
- High street exposure **pylon** signage
- **Traffic Count:** 21,732 (May 24, 2006—much higher now) 19.2% growth, from 18,229 May 8, 2003—rapid growth of 3,503 over 3 years
- **Price:** \$1,200,000 - includes land, building, all chattels & fixtures

**HUGE UPSIDE!**

(see page 3)

# FEATURE SHEET



## More Features

- **HUGE upside** - see page 3
- Surrounded by dense residential
- 1 block from main-and-main intersection
- High-traffic thoroughfare
- Bus stops in front
- Heavy beam and thick floor construction
- Many rare and unusual "specialty" trees brought from around the world by owner
- Large list of included chattels, furniture and equipment

Please contact:

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## Permitted Uses

Zoning: C3—Neighbourhood Commercial

### HUGE UPSIDE POTENTIAL Investment Options

#### #1. Multi-Retail Unit

- Ground floor only currently used—as restaurant
- Renovate lower and upper floors and lease up
- Many diverse uses permitted—see list on right
- Net rent is same as net operating income if TMI treated separately from net rent
- **Fully-leased up at local lease rates could double the value (at an approx. 7.5% cap)**

#### #2. Take Over Restaurant Operations

- Existing restaurant is a local iconic landmark
- Operating as “*Family Heritage*” for 20+ years
- No cost for the business, LLBO license transfer.
- Ready-made client base
- All existing full-kitchen and bar equipment, walk-in coolers, furniture, chattels included in price
- Owner will share financials and stay on a short time to train new owner/operator

#### #3. Rental Apartment or Condo Conversion

- Rough estimate—10 x 2 BR and 12 x 1 BR apts can be built, assuming about 22% common area
- Gas-heated with air conditioning
- **Fully-rented at local rent rates could double the value (at an approx. 7% cap)**
- Perhaps 90% of City’s Official Plan City is residential intensification—lots of City support
- City incentives available (contact Ec/Dev Dept.)

- Animal hospital
- Antique shop
- Area & service shops, plumbing, heating, electrical, air-conditioning, radio & television sale, service & equipment dealers
- Art gallery or studio
- Automobile accessory sales
- Automobile new & used car lots & showrooms
- Automobile public garages
- Banks
- Boats & trailer sales
- Brewers' Retail
- Building supply sales
- Business & Professional Offices & Clinics
- Churches
- Cold storage plants
- Commercial School
- Community Halls
- Custom Workshops - products made & sold at retail on premises
- Dressmaking
- Dry Cleaning/Laundry collection
- Dwellings over or behind business premises
- Educational
- Fraternal Organizations
- Funeral/Undertaking
- Furniture cleaning/repair
- Garden supply
- Gift shop
- Hotel & motel
- L.C.B.O.
- Laundromats
- Storage lockers
- Natural gas transfer
- Outdoor furniture sales
- Paint, wallpaper & building supplies
- Pet supplies
- Places of amusement, assembly, recreation, including amusement arcades, theatres, bowling lanes, billiard parlours, curling rinks, skating rinks & arenas
- Post offices
- Private Clubs
- Public & private parking areas
- Rehabilitation Residence with 10 or less residents
- Religious assembly
- Philanthropic assembly
- Restaurants, no drive-in
- Retail or private propane transfer
- Retail stores
- Service stations
- Studios, agencies & salons
- Tailoring
- Tavern
- Taxi business
- Union Halls
- Veterinarian establishment
- Buildings accessory to any of the above uses

## Demographics

<b>Total Households</b>	<b>54,096</b>
<b>Total Population</b>	<b>131,252</b>
<b>Daytime Population</b>	<b>128,029</b>
<b>Avg Household Income</b>	<b>\$66,642</b>

5 km radius  
Detailed demographics available

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154 seats (ample room for more), 14-seat bar, 136 LLBO



Exceptional character—heavy beams throughout, thick pine flooring



Full-service kitchen, 2 walk-in coolers, large prep area



High traffic count AM & PM, 21,732 (2006) — 19.2% over growth 3 years



North side view, high profile pylon sign, north parking lot



High-street visibility pylon sign

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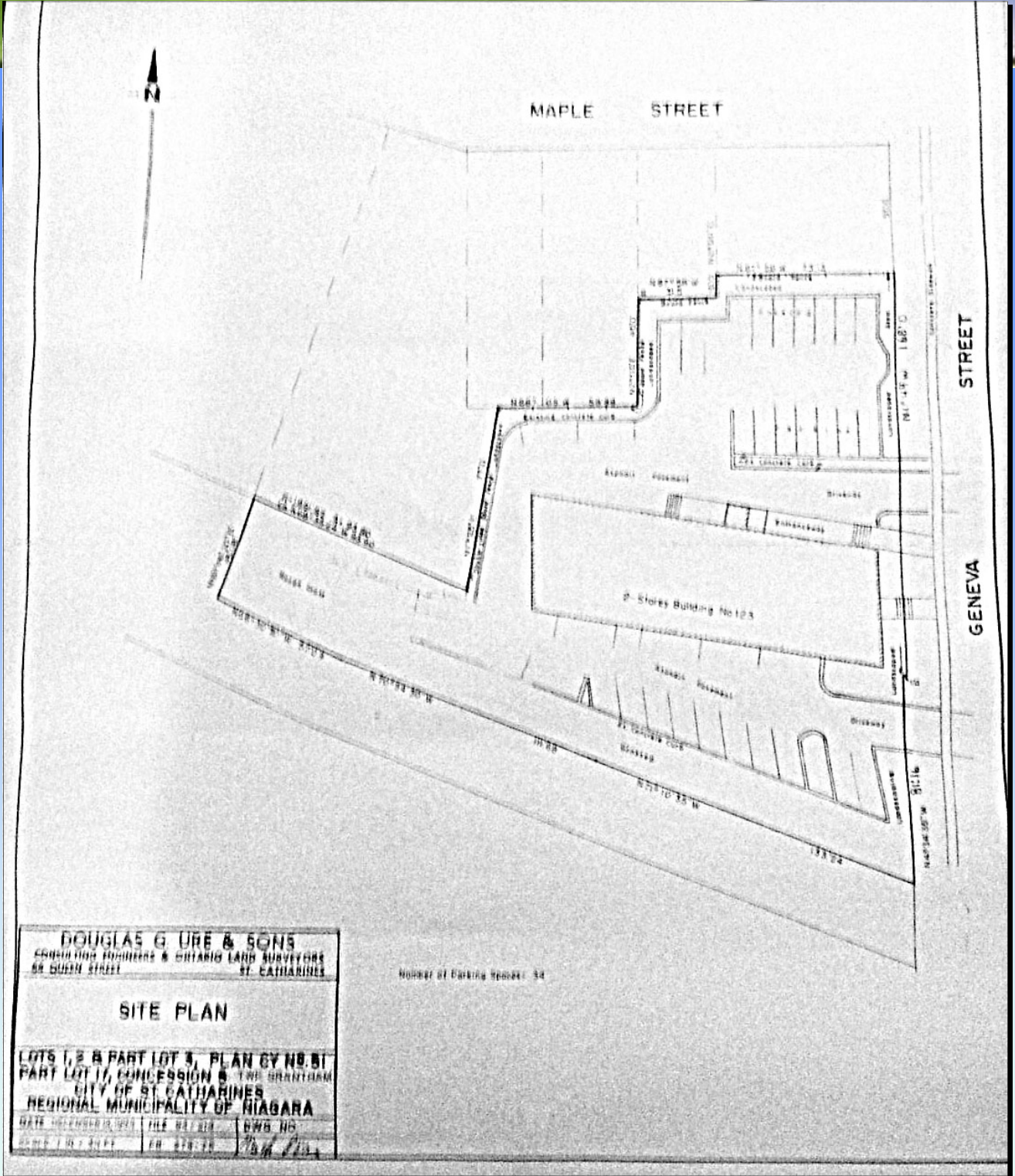
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**Site Plan**

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Distance (in km) from the Subject Property to Other Retailers and Amenities

Restaurants	KM	Health	KM	Shopping	KM	Groceries	KM
Heritage Family Rest	0.00	St Catharines Boxing Club	0.30	Payless Shoes	0.02	Peanut Mill Natural Foods	0.12
Geneva Square Subway	0.11	Fusion Studio Performing Arts	0.33	Dancewear Niagara	0.10	Avondale Food Stores	0.21
Golden Grill	0.18	Back Fitness	0.44	Chapters1	0.11	Meg Africana	0.23
Golden Bros Sports Bar	0.19	Acupuncture & Herbal Clinic	0.52	Little Londoner Hair Shoppe	0.45	Dinh Dinh Asian Foods	0.31
Duru Korean Restaurant	0.27	Foot Clinic & Orthotic Centre	0.56	OstaneK's Walter Music Cen	0.52	Food Basics	0.41
Pho Dau Bo Restarant	0.29	Affordable Laser & Cosmetic	0.62	Regatta Sports	0.53	Alnoor Halal Food Market	0.45
Supreme 2-4-1 Pizza	0.34	First Impressions Dental Clinic	0.62	Annette's Bridal	0.56	Alnoor Grocery Store	0.47
Taste Of Bombay	0.45	Pediatric & Adult Walk-in Clinic	0.63	Ballets Herzog's	0.58	Giant Tiger	0.52
Pizza Place	0.50	LIV Personal Training Studio	0.65	Herzog's Men's Store	0.60	Helen's Delicatessen	0.99
Sharky's Bar & Grill	0.50	Tai Chi/Chi Kung Glenridge	0.73	LCBO	0.65	St Catharines Farmers Mkt	1.03
Relax Restaurant	0.51	Club Jump Inc	0.75	Mostly Comics	0.67	Drug Basics Pharmacy	1.09
Spicy Thai Restaurant	0.54	Niagara Sexual Health Centre	0.75	Niagara Central Hobbies	0.68	Nature's Hemp	1.19
Pete's Pizza	0.56	Pedco Foot Care Clinic Inc	0.77	Oriental Food Mart	0.71	Walmart	1.19
Royal Canadian Legion	0.57	Clinical Hypnotherapy	0.85	Nerses Photo Studio	0.72	Nutrition House	1.29
Greek Garden Restaurant	0.58	First Aid CPR Training	0.85	Captivate Bridal	0.73	Apple Tree Bulk Herbs	1.31
Amakara Japan	0.67	On Trac Clinic	0.88	Niagara Presbytery Resource	0.74	Zehrs Markets	1.31
Silk KTV & Bar	0.73	Quest Community Health Cen	0.94	Out Of The Past	0.79	Peanut Mill Ltd	1.39
Fabio's Pizza	0.76	Fulton Fitness Open 24-Hr	0.97	My Fair Lady	0.85	Costco Ste Catherines	1.42
Dom's Pasta & Grill	0.77	Emerg Walk In Clinic	0.98	Write Bookshop The	0.88	<b>Schools</b>	
<b>Errands</b>		Minor Emerg Walk In Clinic	0.98	Envy Swimwear	0.95	Academy of Learning	0.32
The Cash Store	0.33	Osteo Health & Fitness	0.99	Coles The Book People	0.99	Beaupit's Mixed Martial Arts	0.33
Scotiabank	0.34	<b>Coffee</b>		Auds'N Ends Boutique	1.00	Kinder Music Niagara	0.33
Herman's Building Centres	0.41	Tim Hortons	0.23	Lousje & Bean	1.01	Queen Mary Public School	0.34
Ukrainian Credit Union	0.46	Centercourt Cafe	0.41	the Boot Shop	1.01	Adventure Driver Training	0.35
Niagara St Remedy RX	0.58	Cafe Garibaldi Ristorante	0.72	Book Depot Retail Store	1.05	Social Ease Dance	0.36
Court St Medical Centre	0.62	Ice Cream Cake Hotline	0.85	Ski Pro Shop	1.09	St Cath Collegiate & Voc	0.37
FirstOntario Credit Union	0.66	Ed's Subs 'N Scoops	0.88	Rapid City Cycle	1.10	Ballet Etc	0.38
Dell Pharmacy	0.70	Mahtay Cafe & Lounge	0.95	<b>Art &amp; Community</b>		St Nicholas School	0.41
IDA	0.71	Tim Hortons	0.97	St Catharines Fire Station #1	0.44	Aaxle Driving School	0.44
Provincial Alliance CU	0.82	Fine Grind Café	1.01	Russell Avenue Centre	0.61	Training With Pros	0.54
On Trac Pharmacy	0.88	Silver Cup Café	1.01	YWCA of St Catharines	0.68	Niagara Centre Youth Care	0.55
PenFinancial Credit Union	0.91	<b>Outdoor Places</b>		Silver Spire United Church	0.74	Firearms Education School	0.60
King St Pharmacy	0.99	Terry Fox Trail	0.02	Niagara Artists Centre	0.76	St John Adult Learning	0.60
Desjardins Credit Union	1.01	St Patrick's Park	0.42	Garden City Arena	0.77	Agate Private School	0.67
Meridian Credit Union	1.01	Catherine Street Park	0.55	Grace Anglican Church	0.86	<b>Entertainment</b>	
National Trust Company	1.01	Fitzgerald Park	0.80	Dunlop Adult Drive Centre	0.87	TAG Art Gallery	0.52
HSBC Bank Canada	1.03	Lancaster Park	1.22	St Catharines Public Library	0.87	Town Theatre	0.89
TD Bank Financial Group	1.03	Montebello Park	1.31	Central Library Lot	0.88	Mountain Mills Museum	1.38
Caisse Populaire Welland	1.10	Lester B Pearson Park	2.08			Empire Theatres Pen Centre	3.96

All information presented herein is provided for the convenience of the reader. The reader must satisfy themselves solely and exclusively as to the applicability and accuracy of all information.