

# FOR LEASE

315 Arthur Street S., Elmira, ON

**Up To 7,246 Square Feet  
Available In Phase II**



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# Site Features

315 Arthur Street S., Elmira, ON



## PROPERTY HIGHLIGHTS

Up to 7,246 Square Feet Available in Phase II development.

Anchored by Foodland, Dollarama, Pet Valu, and shadow anchored by Canadian Tire and Tim Hortons.

Join a national pharmacy and other national tenants in Phase II of development.

1,577 square feet - 7,246 square feet available.

Ideal uses include general retail, quick service restaurant, medical, fashion, home/furniture, hair/nails, fitness, financial, professional offices, daycare, vets, and more.

**FOODLAND**

**DOLLARAMA** \$1 less



**petvalu**  
your pet • your store

**SWISS CHALET**  
ROTISSERIE & GRILL

*Tim Hortons*

**Size: 1,577 - 7,246 Square Feet Available**

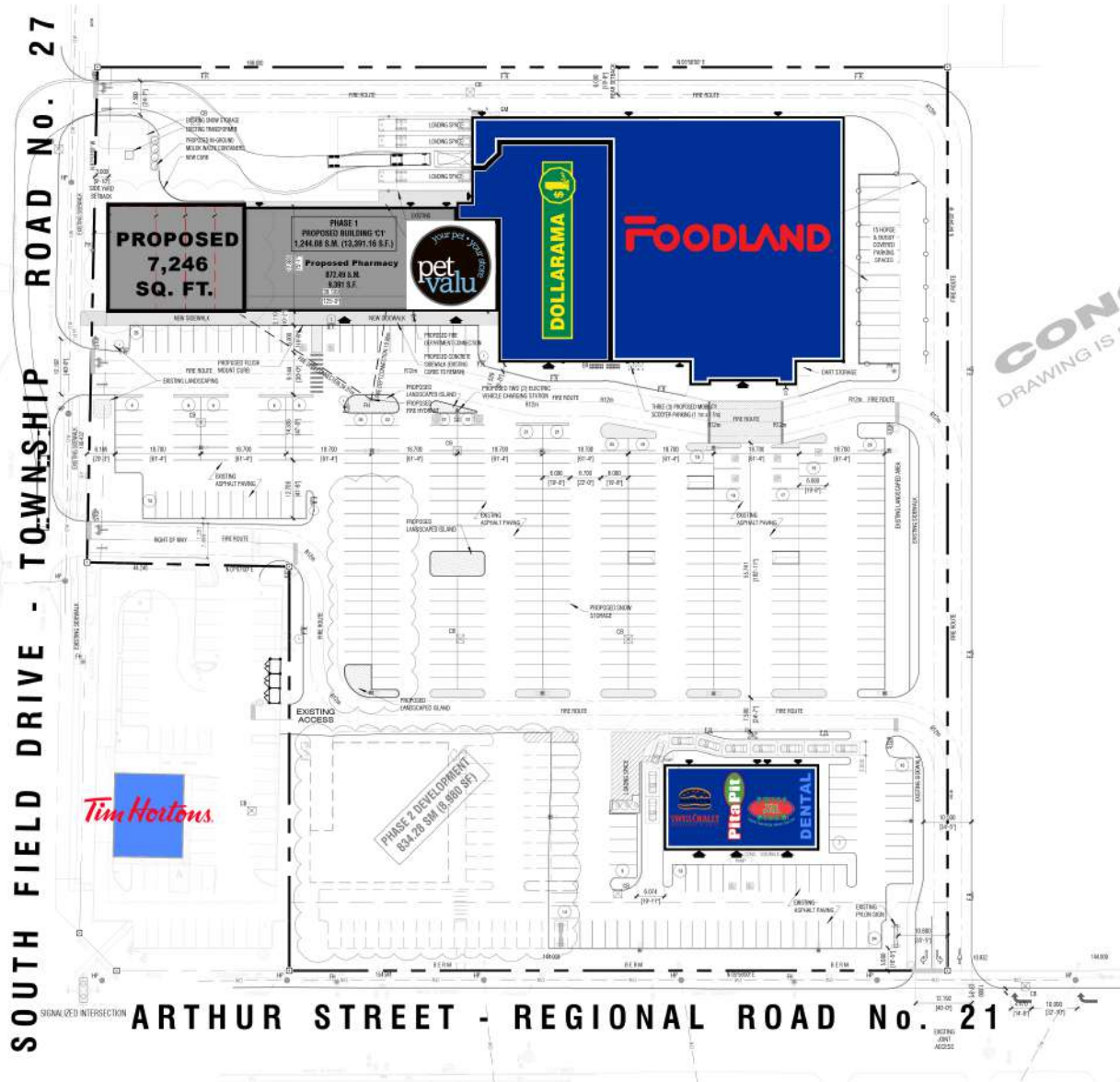
**Net Rent: Please call to discuss**

**Additional Rent: Estimated to be \$8.00**

**Possession: Estimated to be Spring 2022**

# Site Plan

315 Arthur Street S., Elmira, ON



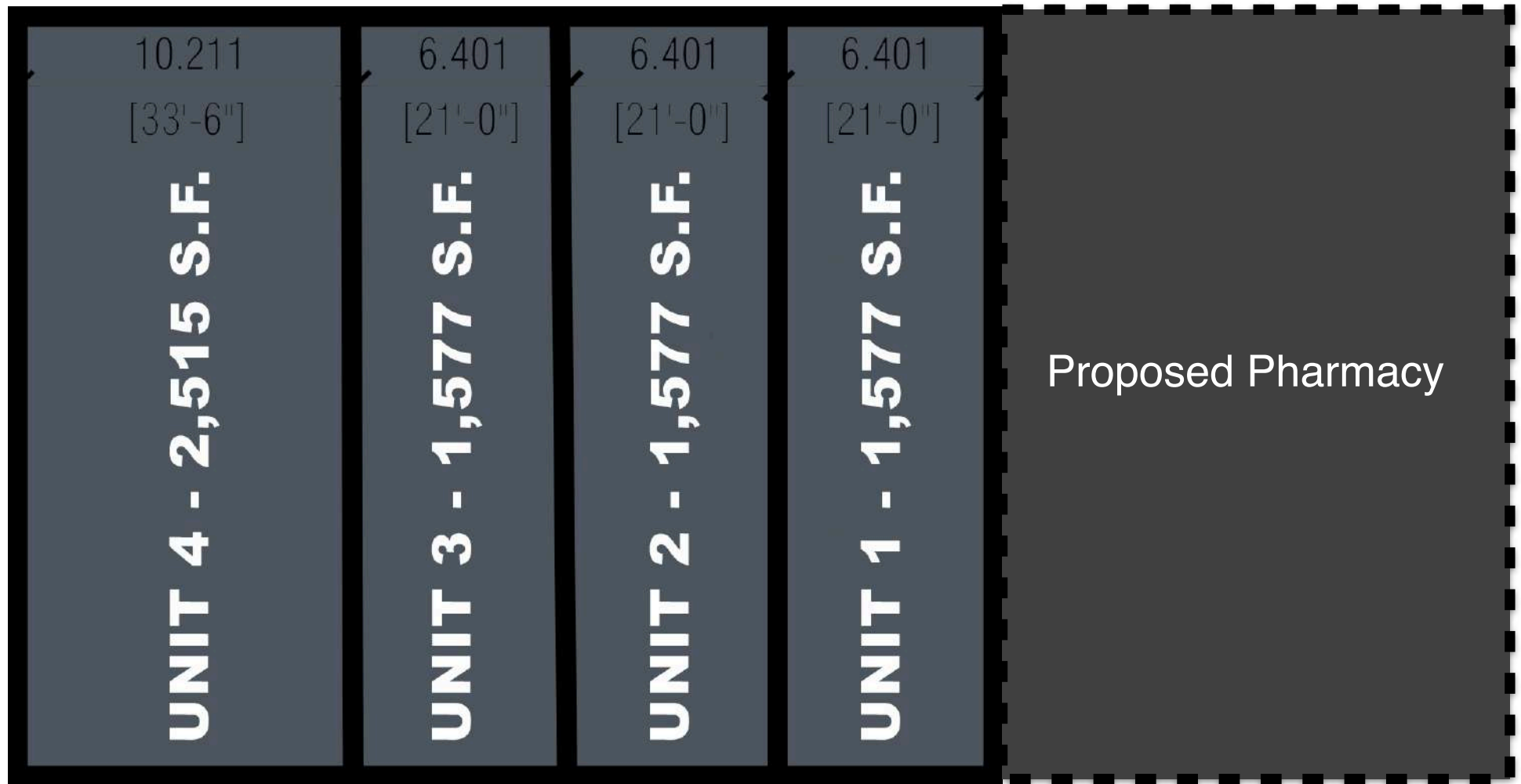
**CONCEPT PLAN**  
DRAWING IS FOR DISCUSSION PURPOSES ONLY  
PLOT DATE: 2021.02.02

SITE DATA			
SERVICE COMMERCIAL CT SITE SPECIFIC ZONING SECTION 28.1.2.49 OF ZONING BY-LAW 55-95			
TOTAL SITE AREA:	397,182 SQ. FT.	30,183.28 SQ. M.	8.20 ACRES
FRONTAGE:	ARTHUR STREET	144.0m	
DEPTH:		197.0m	
REAR:		198.0m	
SETBACKS			
BUILDING LINE	REQUIRED	PROVIDED	
REAR YARD	15.0m	19.3m	
SIDE YARD	6.0m	10.6m	
SEC. YARD	7.0m	7.6m	
BUILDING			
EXISTING BUILDING A TOTAL:	33,569	3,157.69	
EXISTING BUILDING A MAIN FLOOR:	33,003	3,066.87	9.2%
EXISTING BUILDING A MEZZANINE:	566	52.82	
EXISTING BUILDING B1:	13,044	1,267.54	3.3%
EXISTING BUILDING D:	6,904	643.36	1.9%
PROPOSED BUILDING C1:	11,091	1,024.09	2.7%
TOTAL MAIN FLOOR AREA:			
	84,672	6,221.86	18.7%
TOTAL GROSS GROUND AREA:			
	67,839	6,310.68	19.2%
PARKING			
TOTAL SPACES	REQUIRED	PROVIDED	
PARKING RATIO	347	406	
PARKING	5 / 1,000 SQ. M.	4 / 1,000 SQ. M.	
BARBER FREE SPACES	REQUIRED	PROVIDED	
	0	0	
LOADING			
LOADING SPACES	REQUIRED	PROVIDED	
	4	4	
COVERAGE CALCULATION			
BUILDING	84,672	6,221.86	18.7%
LANDSCAPING	71,710	7,219.49	21.7%
ASPHALT	252,800	24,141.83	58.6%
ADDITIONAL ITEMS			
	REQUIRED	PROVIDED	
MINIMUM LOT AREA	700.00 SQ. M.	33,165.19 SQ. M.	
MINIMUM LOT WIDTH	10.0m	144.0m	
MINIMUM LOT COVERAGE	50%	18.7%	
MINIMUM SETBACKS HEIGHT	10.0m	7.62m	

LEGEND	
—	PROPERTY LINE
—	PROPERTY LINE ADJACENT
—	SETBACKS
—	FIRE ROUTE
□	IRON BAR
□	SIGNALIZED INTERSECTION
GM	GAS METER
1	PARKING COUNT
▲	PRINCIPAL ENTRANCE
▲	SECONDARY ENTRANCE
CB	CATCH BASIN
BR	BIKE RACK
FI	FIRE HYDRANT
S	FIRE DEPARTMENT CONNECTION
—	PEDESTRIAN CROSSWALK
—	NO PARK ZONE
—	TRAFFIC FLOW ARROWS
—	CART CORRAL
—	LIGHT STANDARD
—	HYDRO POLE
—	PIYLON SIGN
—	BOLLARD
—	ARMS TACTILE STRIP
—	TRANSFORMER
—	STOP SIGN
—	FIRE ROUTE SIGN
—	ELECTRICAL VEHICLE CHARGING STATION
—	ELECTRICAL VEHICLE PARKING
—	BARBER FREE SIGN
—	BARBER FREE PARKING
—	PROPOSED ASPHALT AREA
—	PROPOSED SIDEWALK
—	GRASS AREA
—	HEAVY DUTY ASPHALT
—	BIKES OR GARAGES SYSTEM
—	PLANTING BED
—	PROPOSED CONTINUOUS CONCRETE CURBING

# Floor Plan

13305 Highway 27, Nobleton, ON





# Site Overview

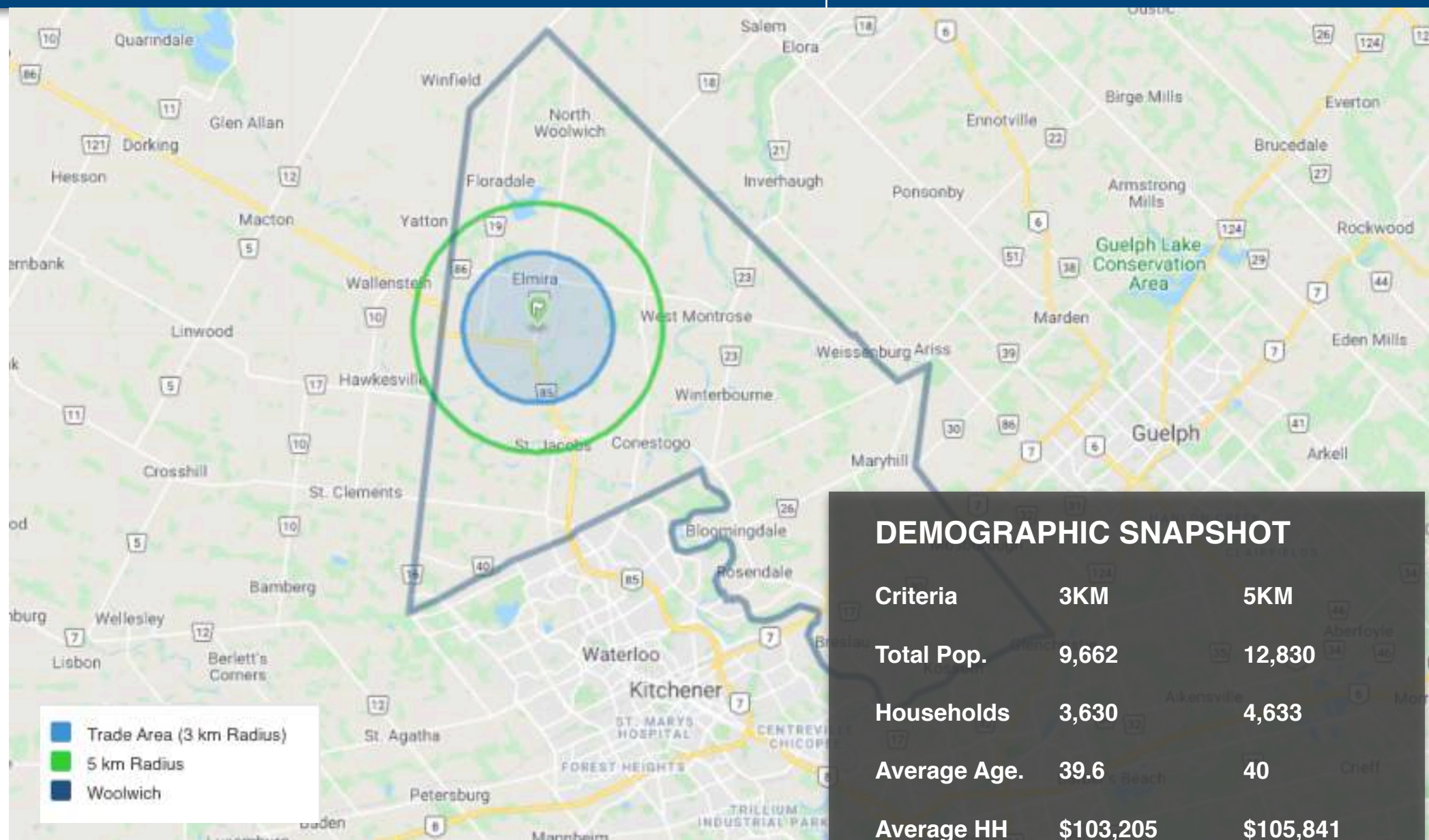
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# Demographics

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## DEMOGRAPHIC SNAPSHOT

Criteria	3KM	5KM
Total Pop.	9,662	12,830
Households	3,630	4,633
Average Age.	39.6	40
Average HH Income	\$103,205	\$105,841



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## DISCLAIMER

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