



**UNIT 10 - FOR LEASE**

**3643 Portage Road  
Niagara Falls, ON**

**Retail Unit Available in Town & Country Plaza**

**Lease Price**  
**\$19.00**/Sq Ft NET  
+ **\$7.50** TMI  
+ Utilities + HST

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# Listing Specifications

3643 Portage Road, Niagara Falls, ON

Location	SW Corner of Huggins Street & Portage Road
Unit Size	±1,949 Sq Ft
Available Unit	Unit 10
Zoning	GC - General Commercial
Lease Price	\$19.00/SF NET + Utilities + HST
TMI	\$7.50/SF (2022)
Total Acreage	±2.78 Acres
Access	Portage Rd, Huggins St and Colborne St
Comments	<ul style="list-style-type: none"><li>• Retail Unit located in a busy Town &amp; Country plaza at the corner of Portage Rd. and Huggins St.</li><li>• Located in a High traffic area along a well-traveled tourist route to Niagara-on-the-Lake</li><li>• Ample parking</li></ul>

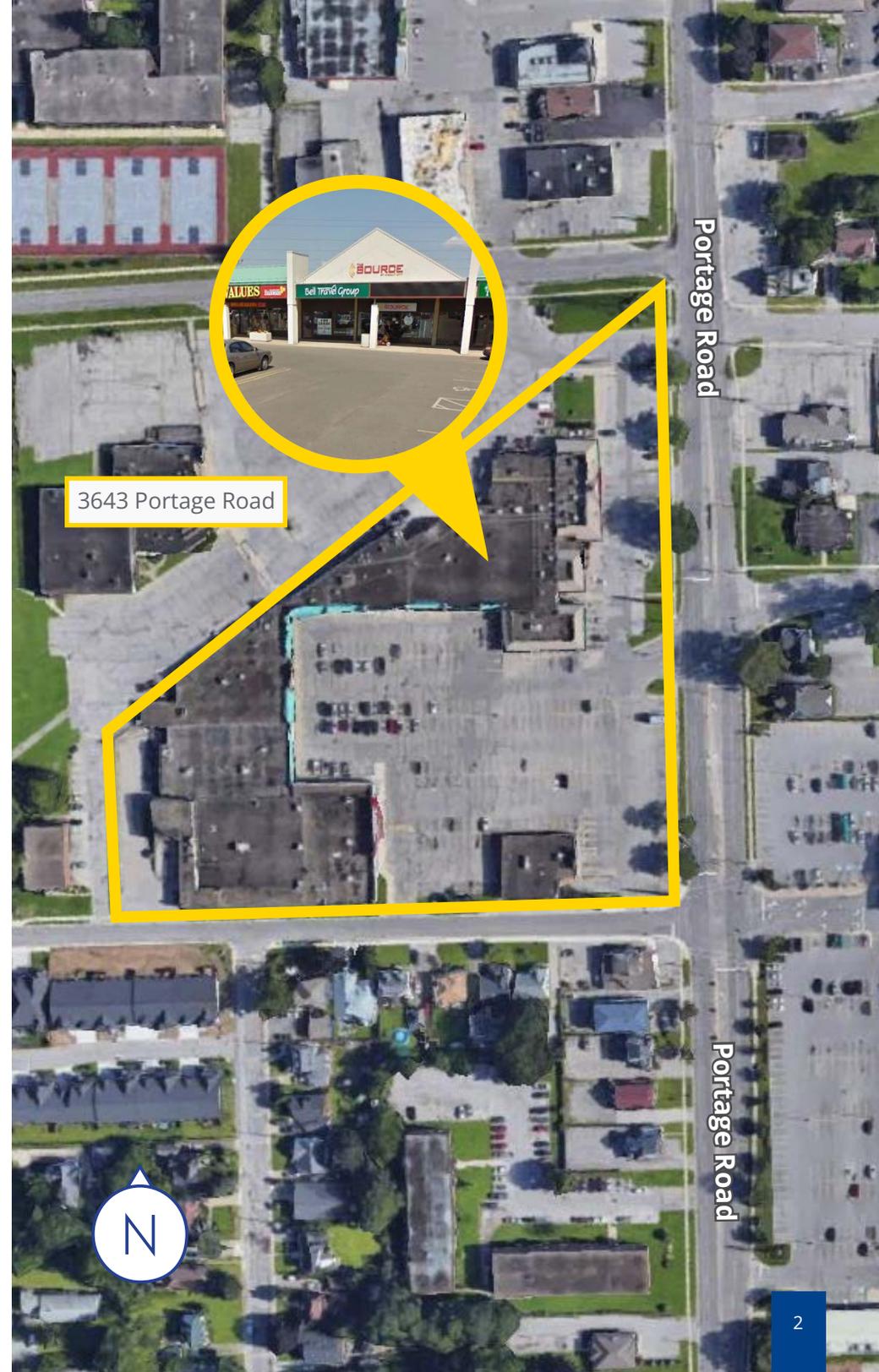


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# Exterior Photos

3643 Portage Road, Niagara Falls, ON





# Plaza Tenants

3643 Portage Road, Niagara Falls, ON



TD Canada Trust



Subway & Quesada



Shoppers Drug Mart

## Tenants

- The Beer Store
- Meltwich
- Quesada Burritos & Tacos
- Danny's Sushi
- Spice N Flames
- Pizza Pizza
- British Pride Bakery
- Subway
- We The Finest Burger Co.
- TD Canada Trust
- Shoppers Drug Mart
- Stamford Home Hardware
- Ownera Media
- Global Pet Foods
- AL Madina Oil Trading
- Spoiled Homemaker
- Capri Men's Hair Stylist

# Area Neighbours

3643 Portage Road, Niagara Falls, ON

Colliers



6255 Huggins St  
Niagara College

6338 O'Neil St  
A.N. Myer Secondary School

3815 Portage Road  
Mars Towing's Company

nc  
Niagara  
College  
Canada

3643 Portage Road  
Unit 10 - For Lease

3915 Portage Road  
The Brighton Apartments

6251 O'Neil St  
Morgan Animal Hospital

Portage Rd

Portage Rd

Portage Rd



6121 Vine Street  
St. Gabriel Lalement Catholic  
Elementary School

3600 Portage Rd  
Stamford Convenience

3714 Portage Rd  
Bulk Barn

3714 Portage Rd  
LCBO

3714 Portage Rd  
Sobeys Niagara Falls

VIEW ONLINE 

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\$4.1B

Annual revenue

2B

Square feet managed

17,000+

professionals

\$51B

Assets under management

64

Countries we operate in

53,000

lease/sales transactions

\*Statistics are for year-end 2021 and in U.S. dollars. Number of countries include affiliates.

\*Sales Representative

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For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of \$4.1 billion and more than \$50 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at [corporate.colliers.com](http://corporate.colliers.com), Twitter @Colliers or LinkedIn.

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