



UNIT 10 - FOR LEASE

3643 Portage Road
Niagara Falls, ON

Retail Unit Available in Town & Country Plaza

Colliers

Colliers International Niagara Ltd., Brokerage

82 Lake Street, Suite 200 St. Catharines, ON L2R 5X4
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Lease Price

\$19.00/Sq Ft NET

+ **\$7.50** TMI

+ Utilities + HST

RALPH ROSELLI*

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*Sales Representative

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">• Retail Unit located in a busy Town & Country plaza at the corner of Portage Rd. and Huggins St.• Located in a High traffic area along a well-traveled tourist route to Niagara-on-the-Lake• Ample parking

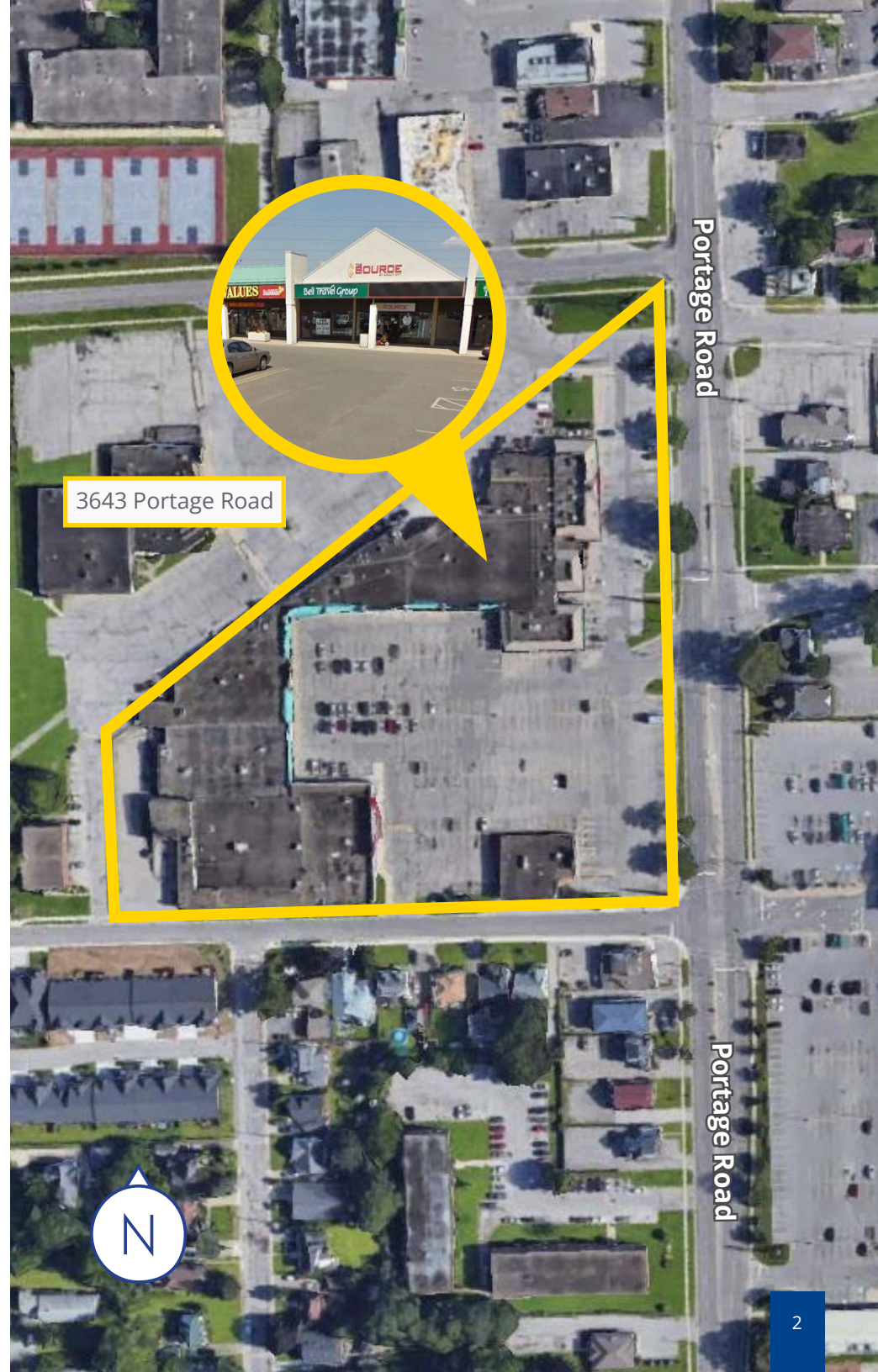


RALPH ROSELLI*, SIOR

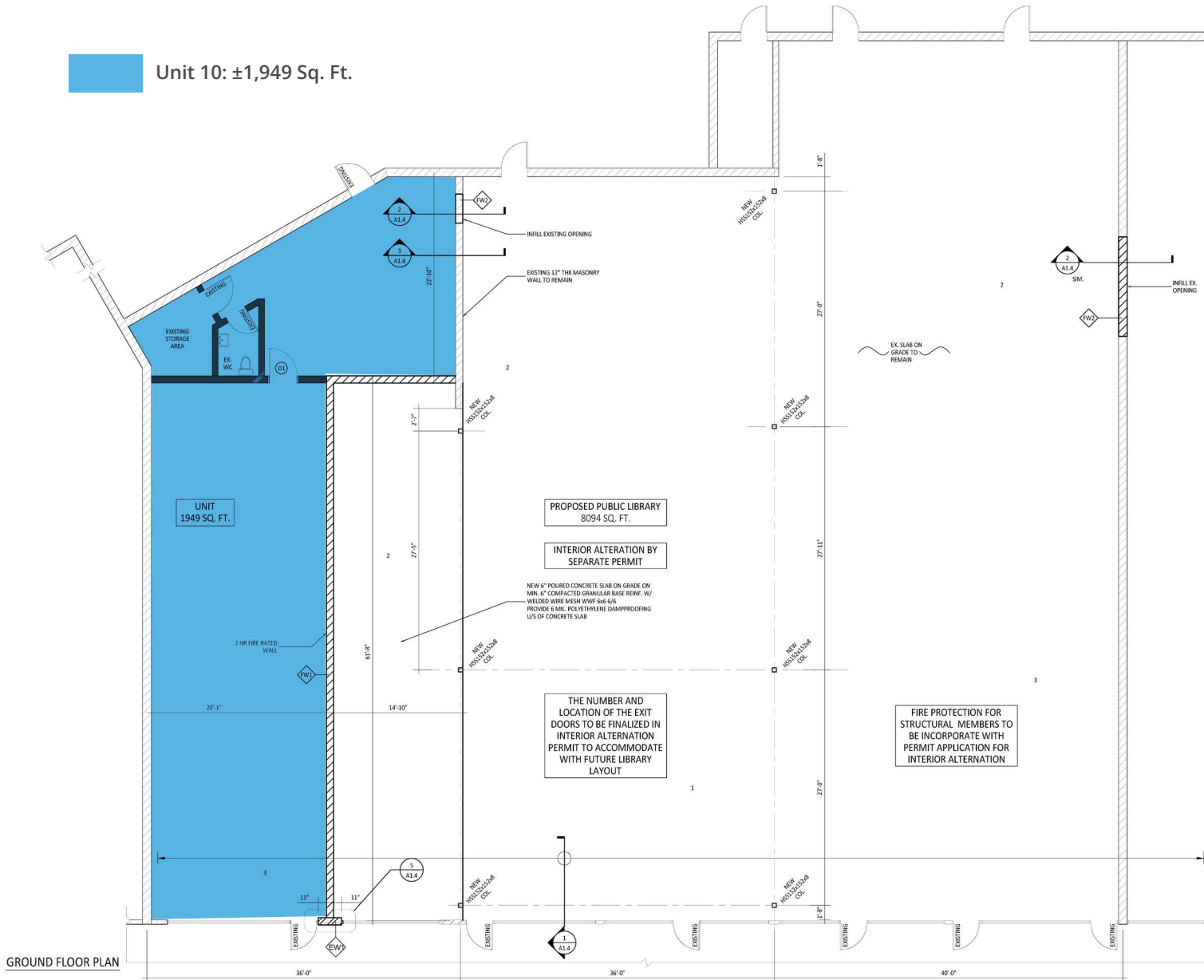
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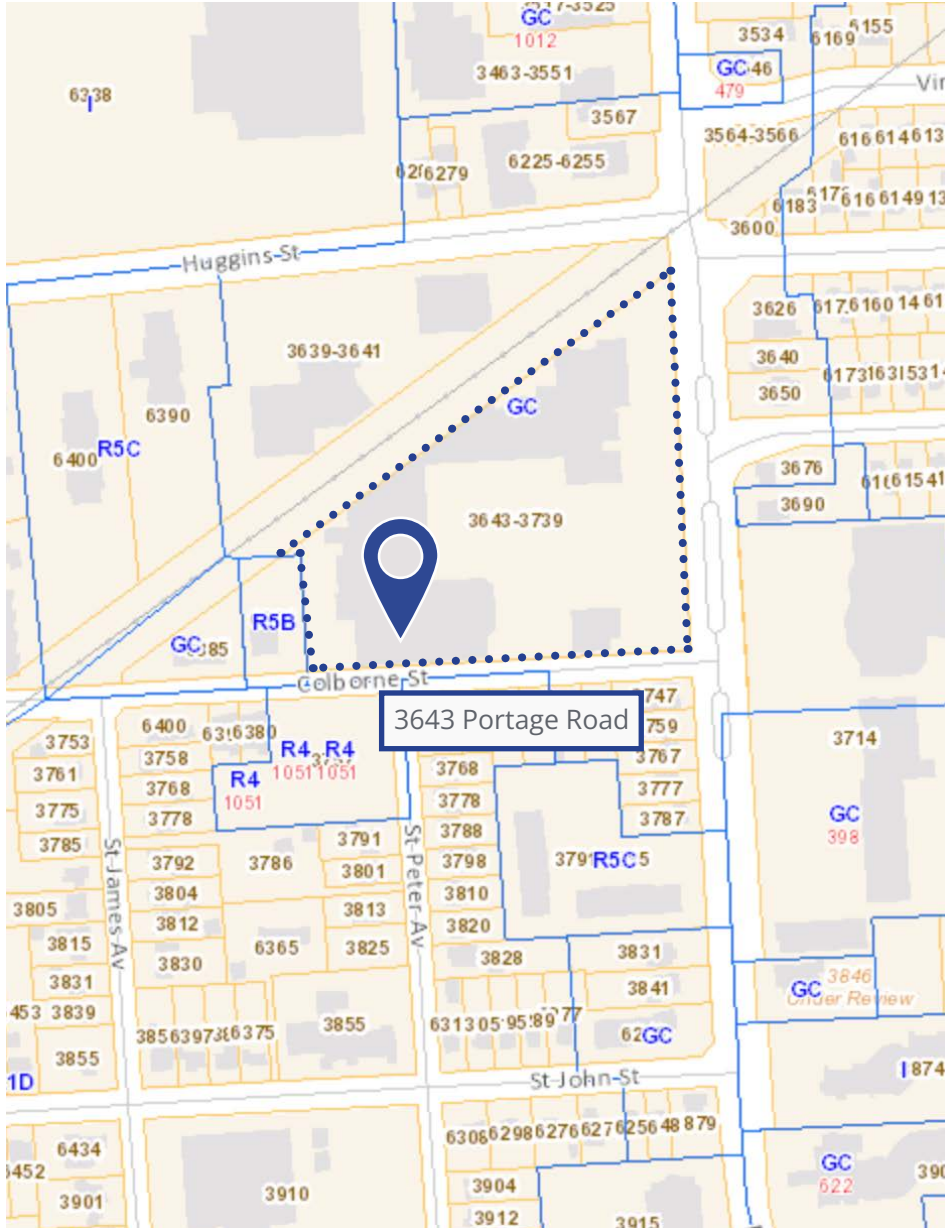
Exterior Photos

3643 Portage Road, Niagara Falls, ON



Zoning **GC - General Commercial**

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Permitted Uses

- Assembly hall
- Auctioneer
- Bake Shop
- Bank, Trust Company, Credit Union
- A building supplies shop
- Car/truck rentals
- Car wash
- Clinic
- Community building
- Day Nursery
- Drive-in restaurant
- Dry cleaning
- Farmer's market
- Funeral home
- Health Centre
- Hotel
- Laundry
- Motel
- New car agency
- Nursing home
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of Worship
- Printing shop
- Private club
- Public garage, mechanic
- Receiving Home within the meaning of The Child Welfare Act
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Used car lot
- Animal clinic
- Adult Store
- Dwelling units in a building in combination with one or more of the uses listed in this section
- Body-rub
- Dancing studio
- Tattoo studio
- Art Gallery
- Museum
- A garden centre w/retail
- Outdoor patio

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

3915 Portage Road
The Brighton Apartments

3643 Portage Road
Unit 10 - For Lease

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 

collierscanada.com/niagara

\$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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Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 64 countries, our 17,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients.

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, Twitter @Colliers or LinkedIn.

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