

FOR SALE

Colliers

26 ORMOND ST.

Clairmont St

Ormond St S

LIST PRICE: **\$2,500,000**

26 ORMOND STREET S | THOROLD | ON

Potential Commercial Income Opportunity in Downtown Thorold

Colliers International Niagara Ltd., Brokerage

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**Sales Representative*

Accelerating Success.

Listing Details

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Address | PIN 26 Ormond St. S | 640520004

Lot Dimension Frontage: ±66 ft. | Depth: ±132 ft.

Building Area ±14,500 SF

Zoning C2 - Downtown Mixed Use

List Price \$2,500,000

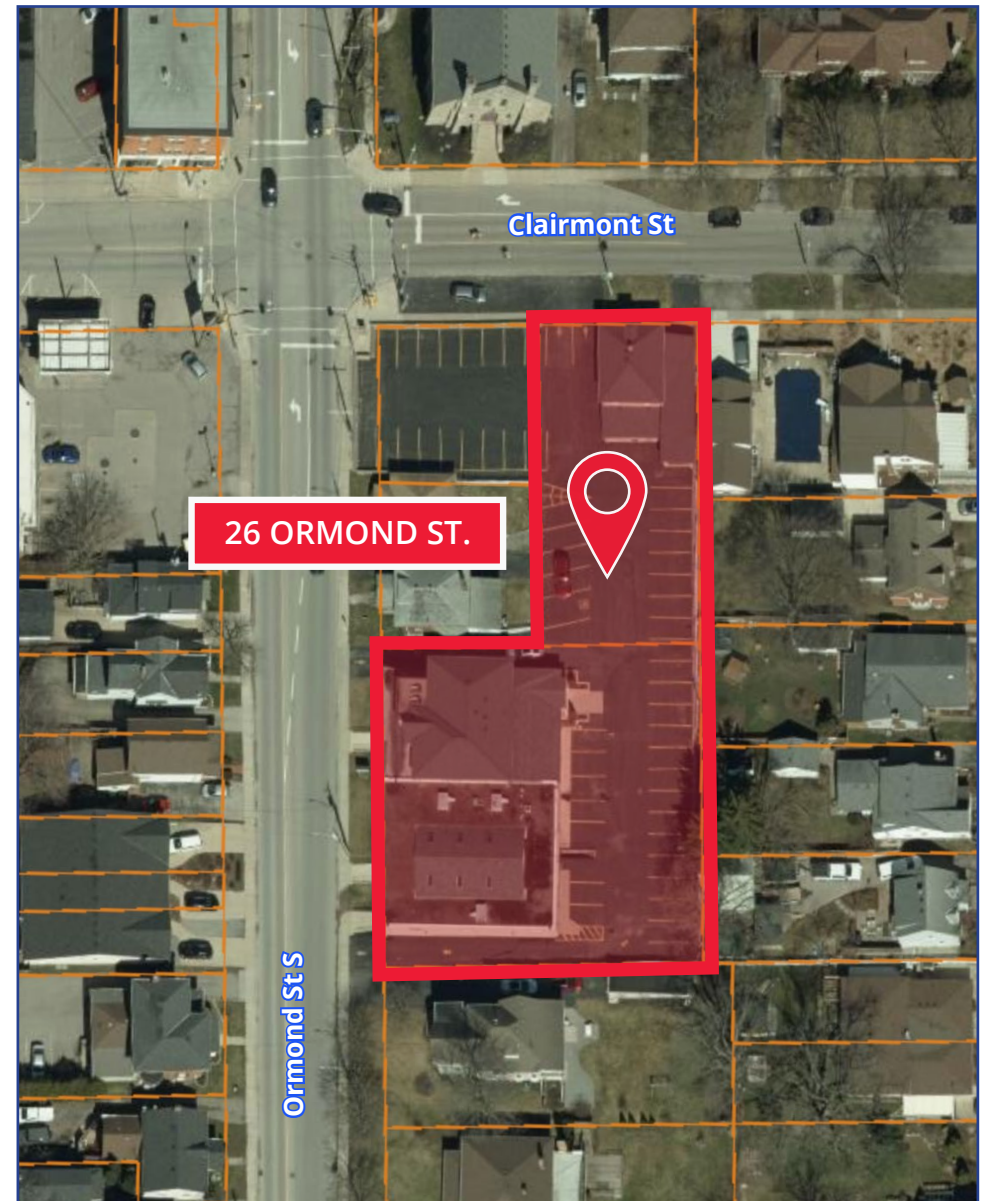
Taxes (2025) \$44,523.44*

Parking Approx. 32 cars

Door ONE drive-in loading door

- Comments**
- Prime Commercial Potential Income Opportunity in Downtown Thorold, ON
 - 2-storey commercial building including a full basement
 - Currently operating as a funeral home
 - The building is accessible and offers an underground parking area with an elevator from the basement to the main floor
 - Ideal for an owner occupier, or demise the space and lease for income, or redevelop to a permitted use

**Taxes determined using Niagara Region Property Tax Calculator*



Property Photos

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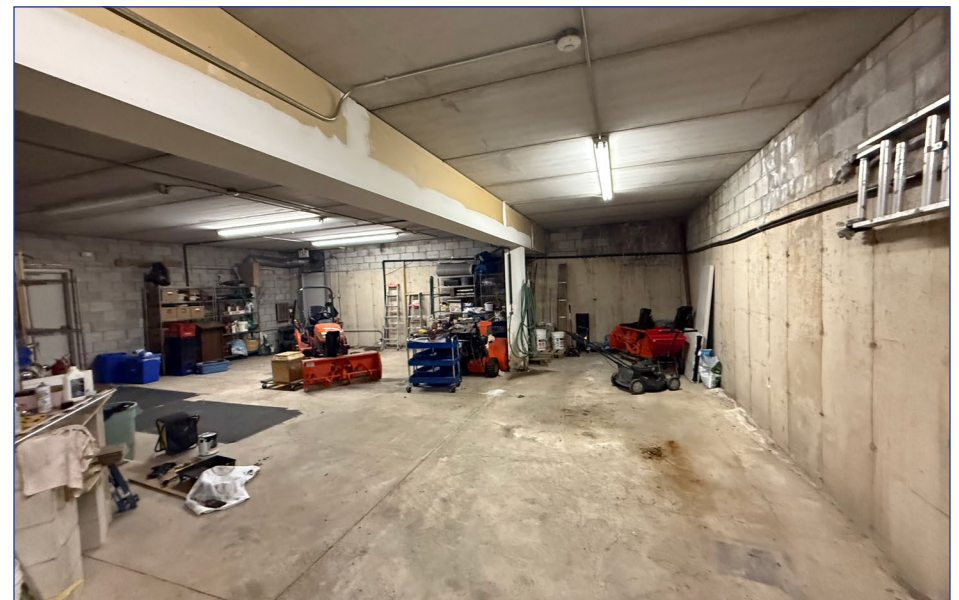
Property Photos

Colliers



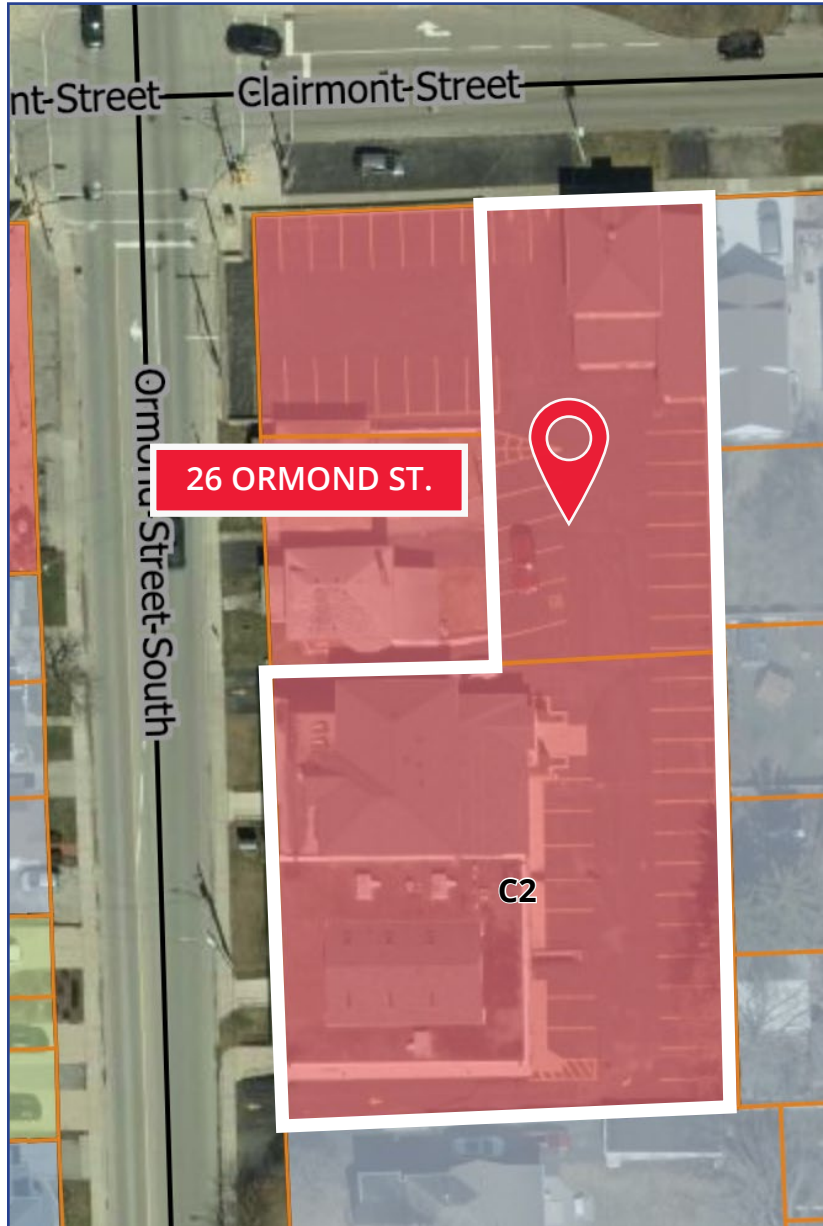
Property Photos

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C2 - Downtown Mixed Use Zoning

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Permitted Uses

- Apartment dwelling
- Fourplex dwelling
- Group home
- Long-term care facility
- Mixed-use building
- Triplex dwelling
- Animal shelter
- Art gallery
- Bake shop
- Cinema
- Clinic
- Commercial recreation facility
- Commercial school
- Community garden
- Convenience store
- Day care
- Day spa
- Dry cleaning depot
- Farmer's market
- Financial institution
- Fitness centre
- Funeral establishment
- Hospice
- Hotel / motel
- Microbrewery or microwinery
- Museum
- Night club
- Office
- Personal service shop
- Pet grooming establishment
- Pharmacy
- Place of assembly/ banquet hall
- Place of entertainment
- Place of worship
- Printing establishment
- Private club
- Private home day care
- Private parking area
- Private parking garage
- Propane exchange station
- Public parking area
- Public parking garage
- Public service facilities
- Residential emergency shelter
- Restaurant
- Retail store
- Supermarket
- Tavern
- Theatre
- Transportation terminal
- Veterinary clinic
- Accessory building or structure
- Bed and breakfast
- Outside display and sales area
- Patio
- Second dwelling unit

Area Neighbours

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\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025

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About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

CONTACT:

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