

REDUCED \$50K!



 **177 King Street**
Port Colborne | ON

Full Medical Centre Building in Downtown Port Colborne

SALE PRICE:

\$1,587,500

VTB AVAILABLE

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Accelerating success.

Property Highlights



Projected >214,000
New Residents in
Niagara by 2051



Located on
±0.315 Acres



±7,500 SF, Full
Medical Centre Bldg.



Downtown
Commercial Zoning



Brand New Roof,
Antimicrobial
Flooring, and HVAC



High Power
225A-400A/240V



±2.6 kms Hwy. 3 &
Hwy. 58 Access



Downtown Commercial Full Medical Centre Available For Sale

177 KING STREET | PORT COLBORNE | ON

This offering presents an opportunity to purchase a Full Medical Centre Building in a Great Location for Pharmacy, Dental Clinic, Health/Wellness Centre, Training Centre, and more...

Located in bustling Downtown Port Colborne, Ontario, the Property offers divided executive offices, a classroom/training centre, 2 kitchens, 2 reception areas, five bathrooms and high quality finishes that include quartz counter tops, motion censored lighting, and brand new roof.

The facility is a state-of-the-art medical facility with high power, anti-bacterial flooring throughout and medical grade heating, ventilation & air conditioning. Owner is willing to offer a VTB.

Listing Specifications

177 KING STREET | PORT COLBORNE | ON

Location E/S of King Street, South of Clarence Street

Lot Size ±0.315 Acres

Lot Dimension Frontage ±104 ft. | Depth ±132 ft.

Zoning **DC** - Downtown Commercial

Official Plan Downtown Commercial

List Price \$1,587,500

Taxes (2023) \$16,751.43

Power 225A to 400A / 240V

Features

- 20 separate office and exam rooms
- 5 bathrooms
- 2 kitchens
- 2 reception areas

Comments

- Great Opportunity to own & operate a Full Medical Centre Building in Downtown Port Colborne
- Medical grade anti-bacterial flooring
- Medical grade HVAC
- Quartz counter top
- Motion censored lighting
- Fully accessible building
- On-site parking available with free street parking
- VTB options available

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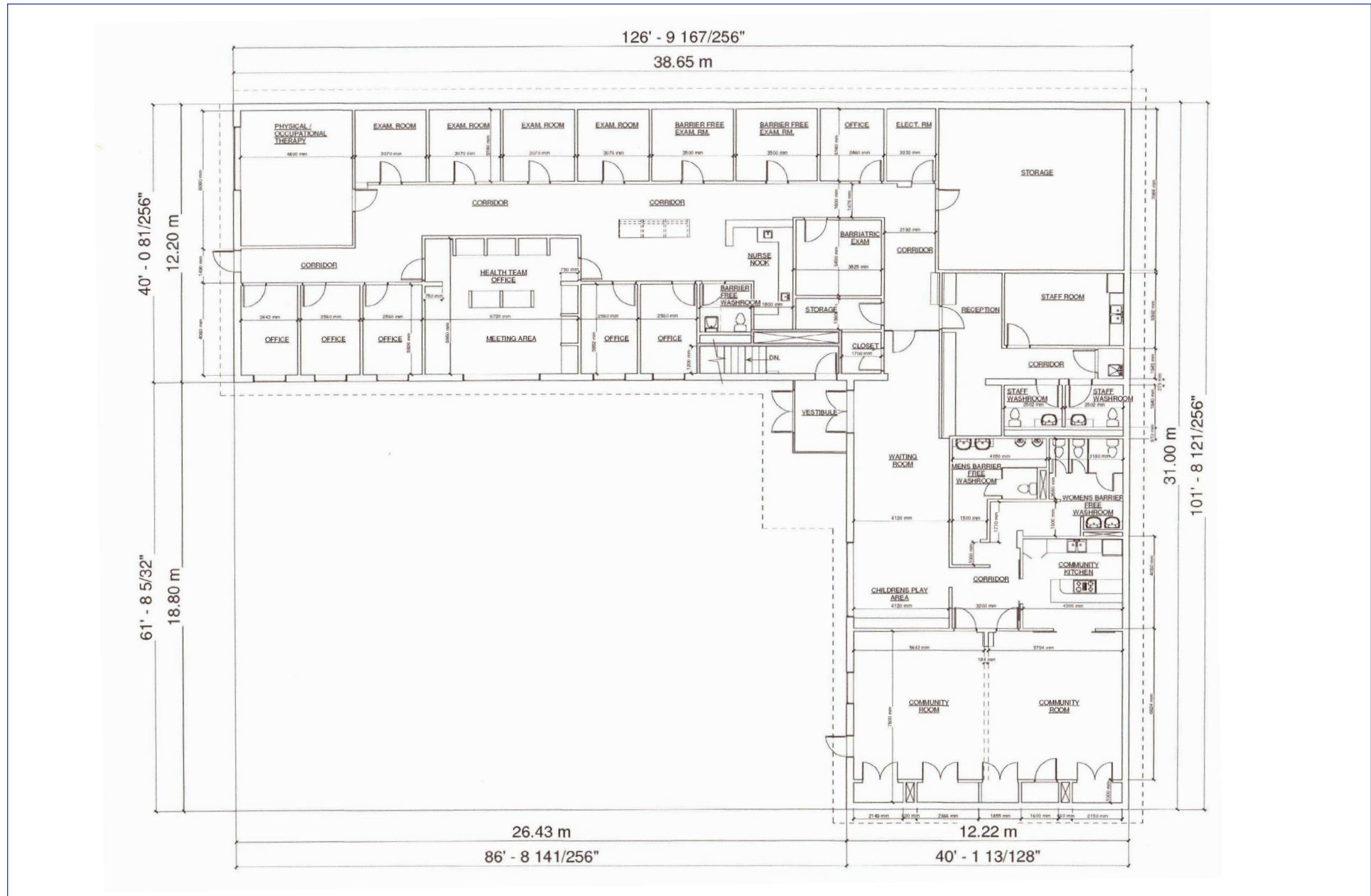
177 King Street



Great for a user looking to operate a training facility, daycare, animal care centre, pharmacy with clinic, health/wellness clinic, physio centre, sales office and many more!

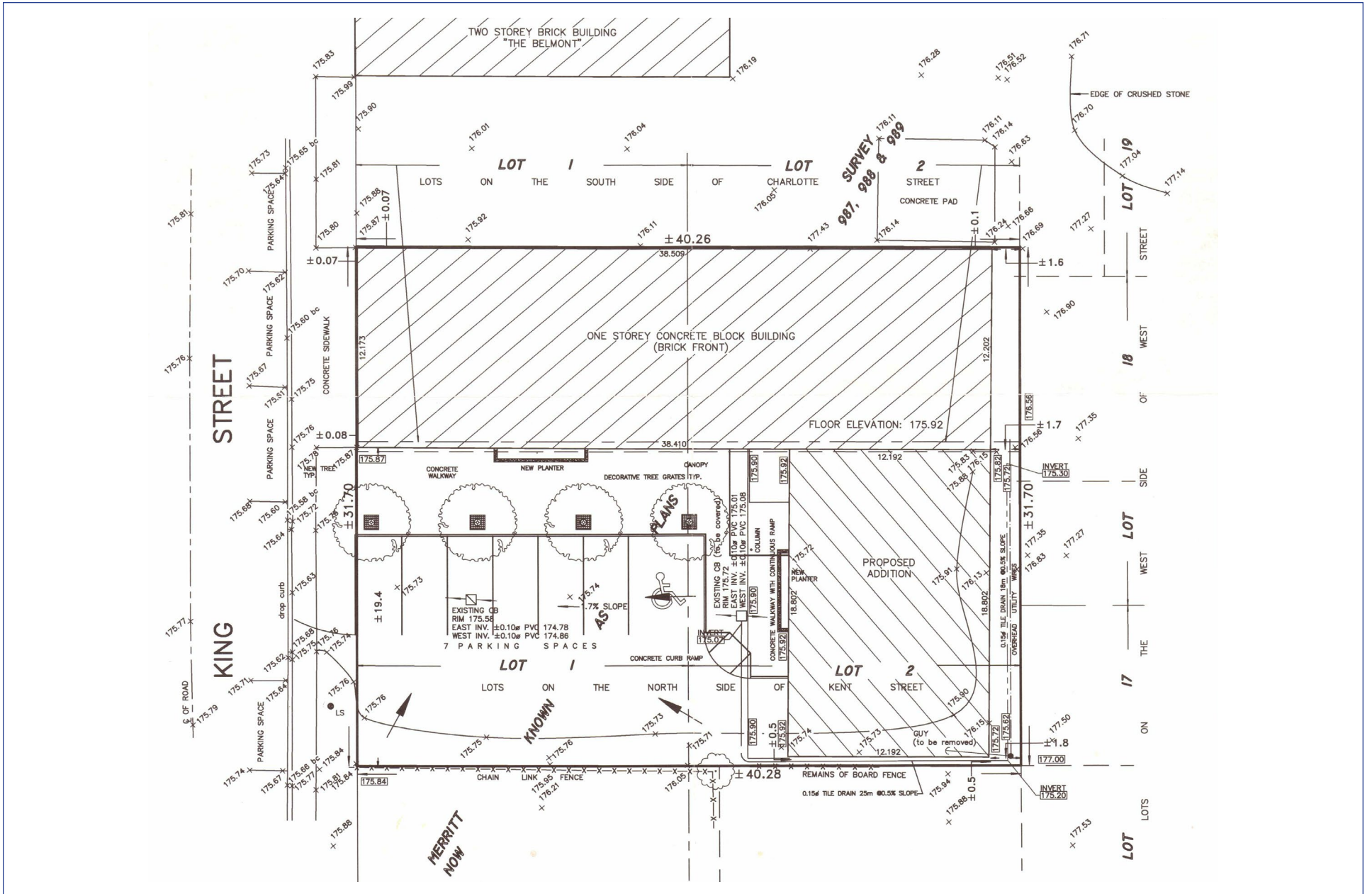
Floor Plan

177 KING STREET | PORT COLBORNE | ON



Plan of Survey

177 KING STREET | PORT COLBORNE | ON



Exterior Photos

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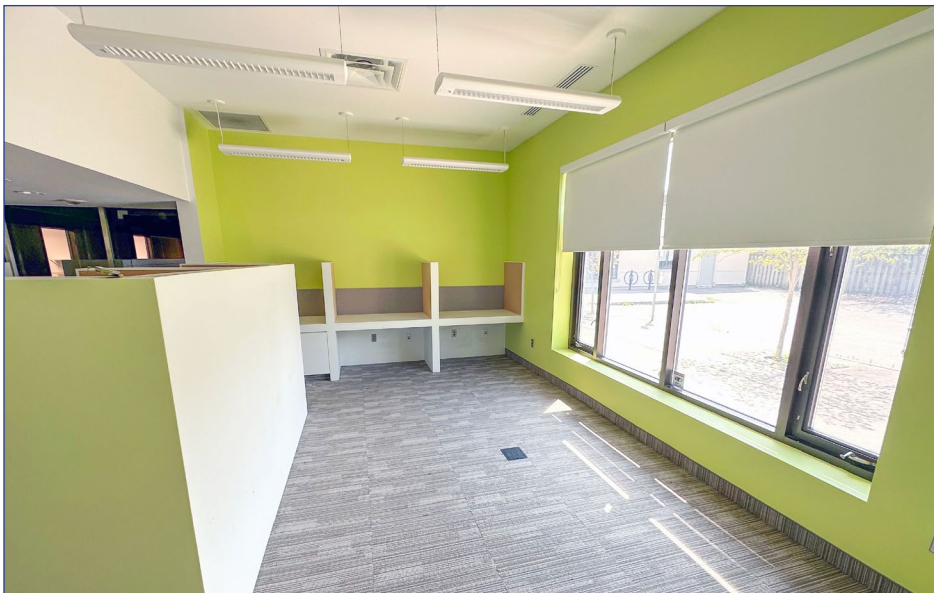
Interior Photos

177 KING STREET | PORT COLBORNE | ON



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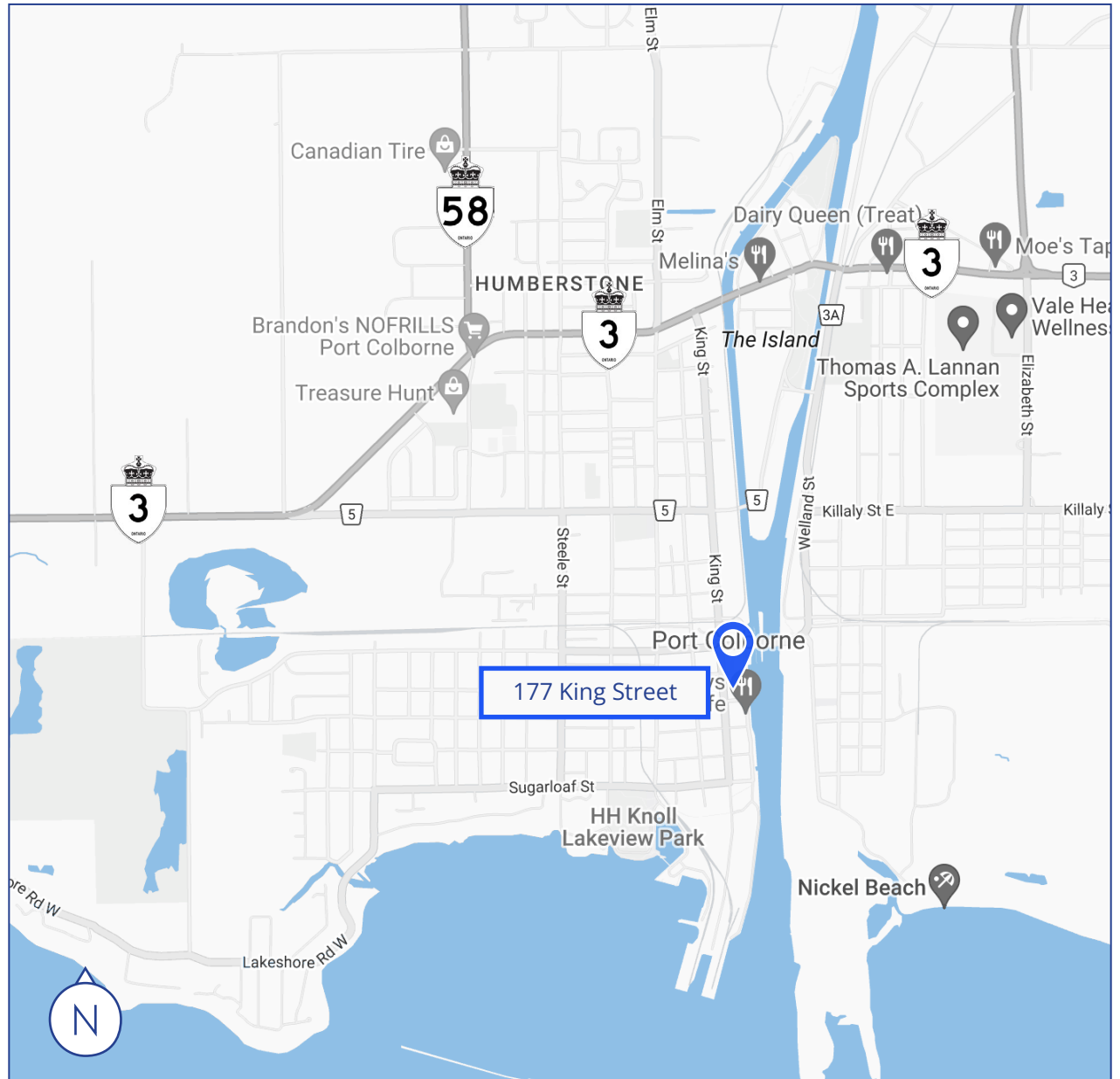
Area Overview

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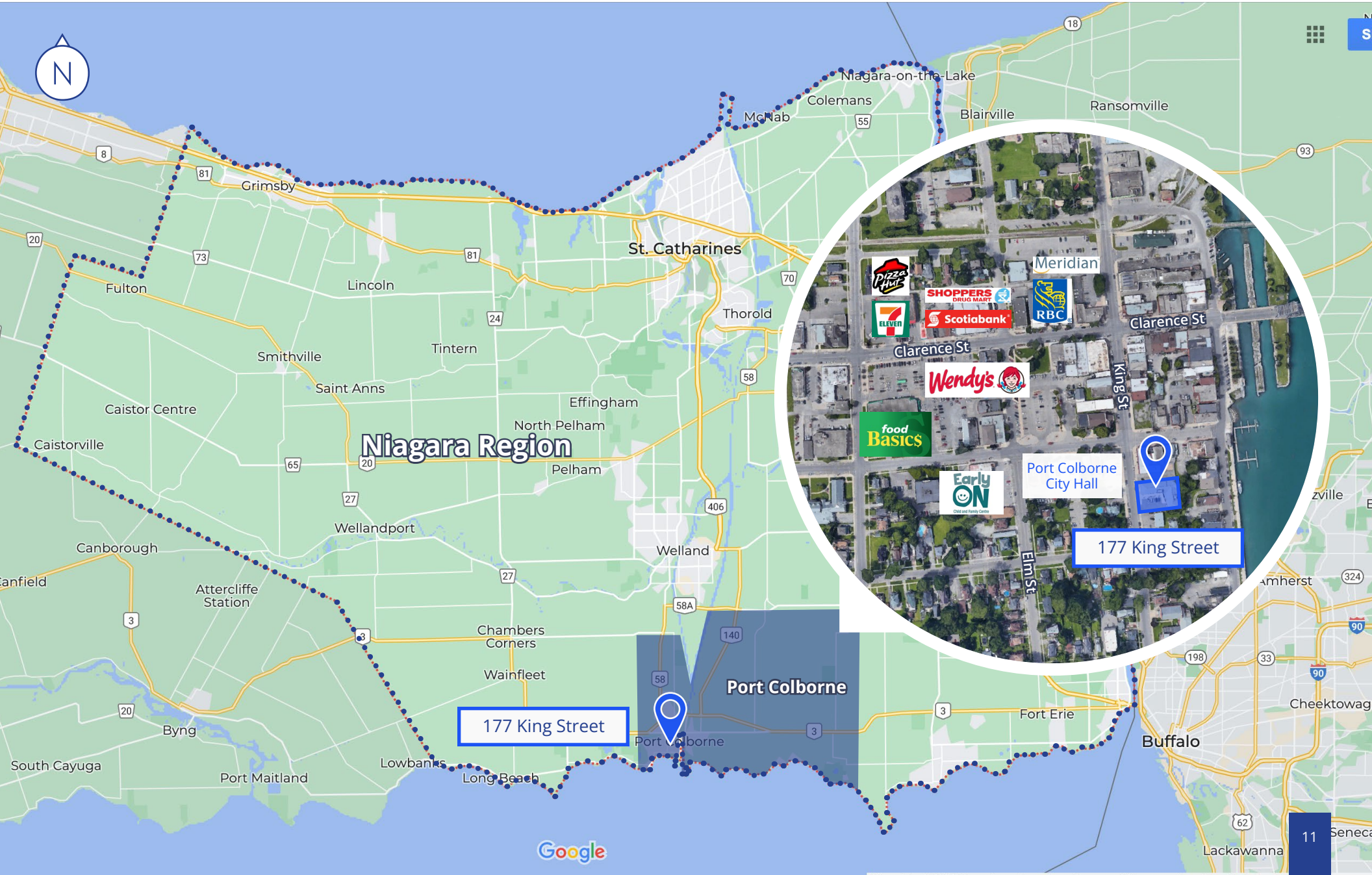
An Opportunity to purchase a Medical Centre Located in the Downtown Core, Port Colborne

- Located in the Downtown Commercial core of the City of Port Colborne.
- Rare opportunity to acquire a larger high grade turn-key medical office facility.
- The property benefits from close access to the Welland Community, and good proximity to Highway access and international borders.
- Niagara Region is anticipated to grow to a population of 694,000 people and 272,000 jobs by the year 2051.
- In July 2017, as part of the Transportation Master Plan (TMP), a long-term analysis conducted for the 2041 horizon year involved an evaluation of a new transportation corridor connecting the QEW near Fort Erie to Highway 403 in Hamilton, to improve the efficiency and reliability of national trade corridors.
- A Niagara-Hamilton Trade Corridor would support international trade by addressing vulnerabilities and congestion on the QEW Highway and address the immediate demands of moving goods in and through Niagara Region.



Location Overview

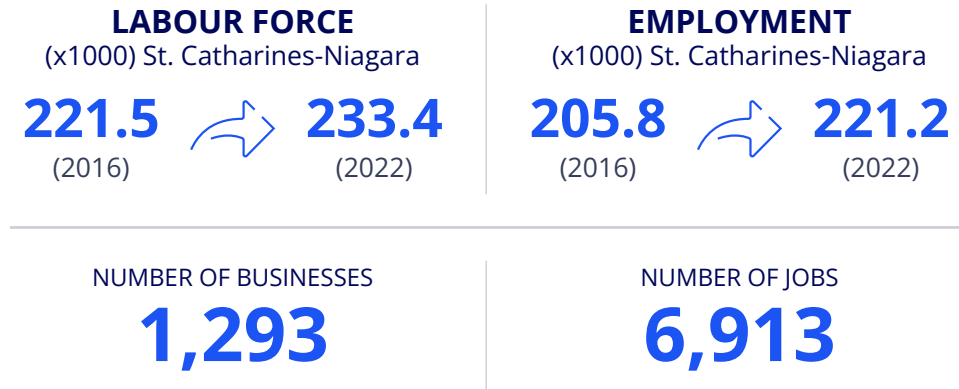
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Port Colborne **Growth**



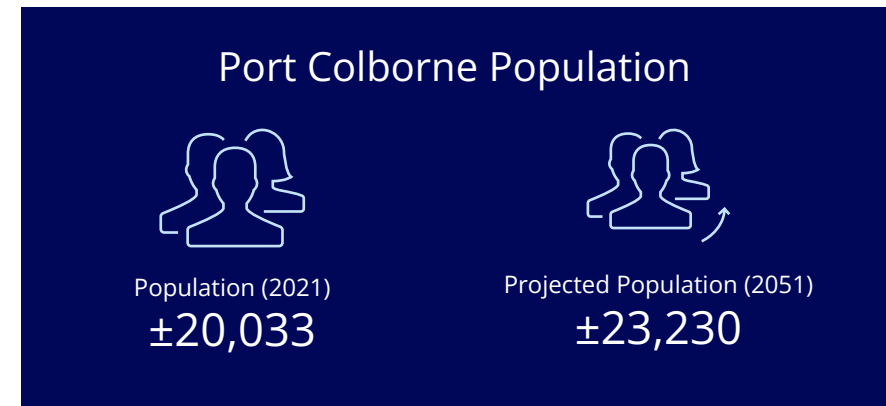
Port Colborne is growing by leaps and bounds



Port Colborne Economy

Port Colborne is a city on Lake Erie, at the southern end of the Welland Canal, in the Niagara Region of southern Ontario, Canada

- Only 20 minutes from U.S.A. border
- Labour force of more than 200,000 within 30 minutes
- A working waterfront and a strong industrial marine sector
- Serviced industrial land offering easy multi-modal transportation
- Historic and vibrant downtown with a reinvigorated Main Street commercial district
- Emerging tourism sector with significant investment opportunities



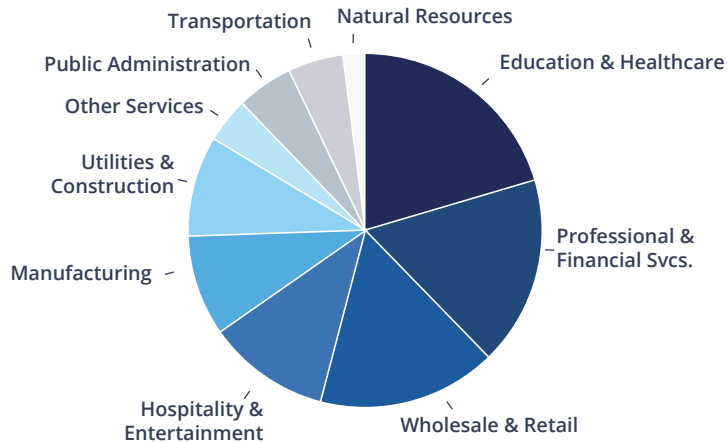
Welland Canal, Port Colborne

Market Update & Demographics



NIAGARA'S WORKFORCE (2022)

±233,400



NIAGARA REGION GROWTH

Population Growth

±6.7%

2016 to 2021

Total Job Growth

±16.7%

2020 to 2022

Tourism Growth

±2.1%

Third Quarter (2022) to Fourth Quarter (2022)



Niagara (RM)
Population (2021)

±477,941



Niagara (RM)
Proj. population (2051)

±674,000



Niagara Region

±62%

of population 25 to 64 have
post-secondary education
(2021)



Niagara (RM)
No. Households (2021)

±196,300



Niagara (RM)
Proj. No. Households (2051)

±288,200



±5.0%

Niagara Region
Unemployment Rate (6/2022)

\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2024

VIEW ONLINE 

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About Colliers

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 22,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of more than \$4.4 billion and \$96 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, X @Colliers or LinkedIn.

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