

# FOR LEASE

Available September 1, 2025

Colliers



#4 | 9 PINE STREET NORTH | THOROLD | ONTARIO

±2,609 SF Retail Space in the Pine Street Shopping Centre **For Lease**

LEASE RATE: **\$17.50/SF NET \$8.60/SF TMI + HST + Utilities**

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*\*Sales Representative*

# Listing Specifications

#4 | 9 PINE STREET NORTH | THOROLD | ON

Location	NW Corner of Albert Street W & Pine Street N
Frontage	±671 ft. along Pine Street North
Site Area	±5.097 Acres
Available Area	Unit 4: ±2,609 SF
List Price	\$17.50/SF NET + TMI + HST + Utilities
TMI (2025)	\$8.60/SF <i>(Inclusive of water, garbage disposal, and HVAC maintenance)</i>
Zoning	C2 - Downtown Mixed Use
Comments	<ul style="list-style-type: none"><li>• Located in the busy, well-maintained Pine Street Shopping Centre, Downtown Thorold</li><li>• Plenty of walk-in traffic</li><li>• High traffic area with ample on-site parking</li><li>• On bus route</li><li>• Well-suited for retail or office use</li><li>• Existing vault from former bank use</li><li>• Available September 1, 2025</li></ul>



### Nearby Neighbours



## Property Highlights

#4 | 9 PINE STREET NORTH  
THOROLD | ONTARIO



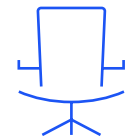
Well-Maintained  
Pine Street Shopping  
Centre



High Traffic Area and  
Plenty of Walk-In  
Traffic



Close to all  
amenities including  
BMO and Pet Valu



Well-Suited  
For Office or  
Retail Use



Ample On-Site Parking



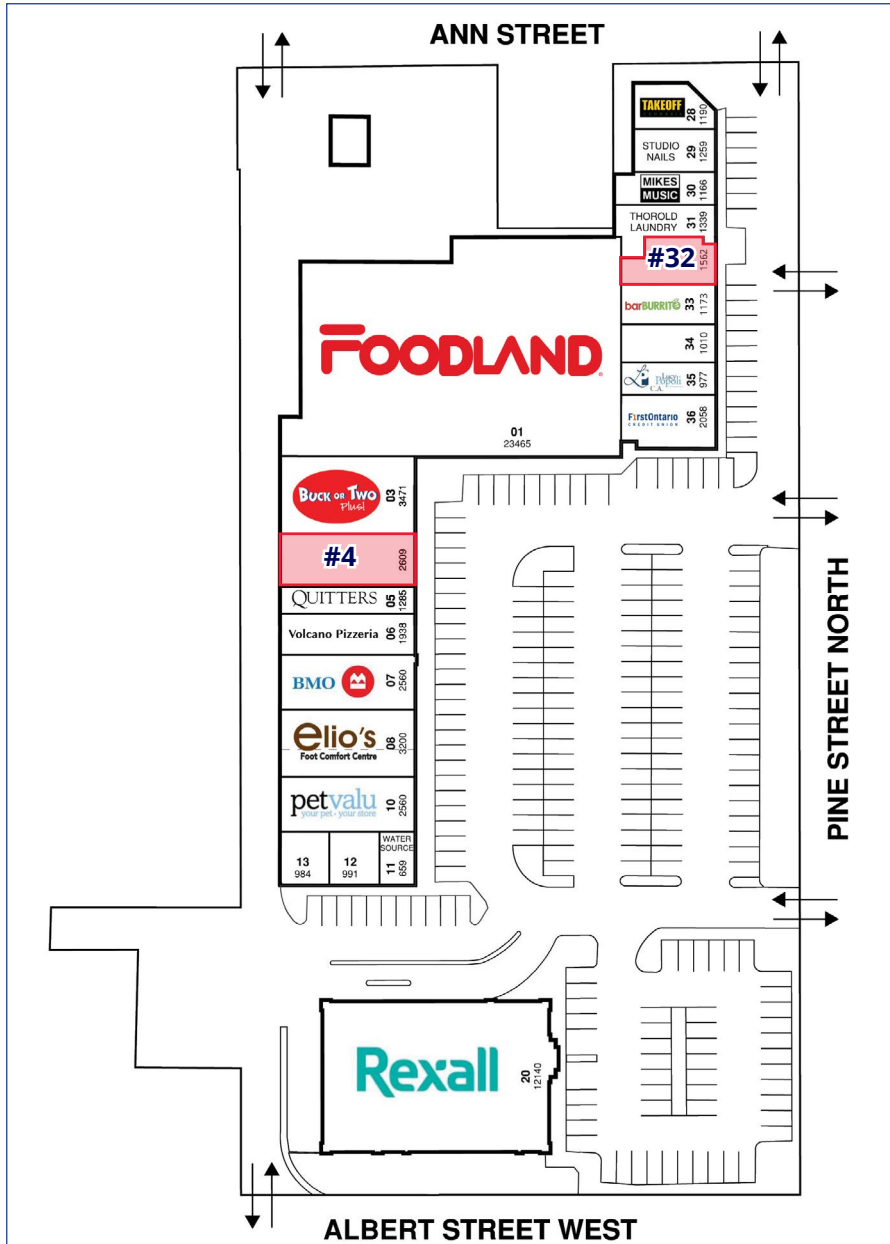
Easy access to  
Highway 406

### Parking Lot



# Property Site Plan

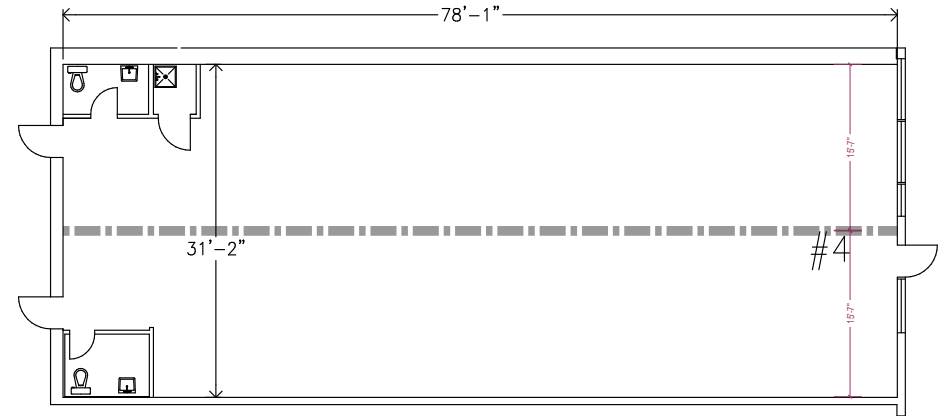
#4 | 9 PINE STREET NORTH | THOROLD | ON



**#4**

**±2,609**  
UNIT SIZE (Sq. Ft.)

Well-suited  
for office or  
retail use



RENTABLE AREA: 2,609 SQ. FT.

PREPARED FOR:  
RATHCLIFFE PROPERTIES

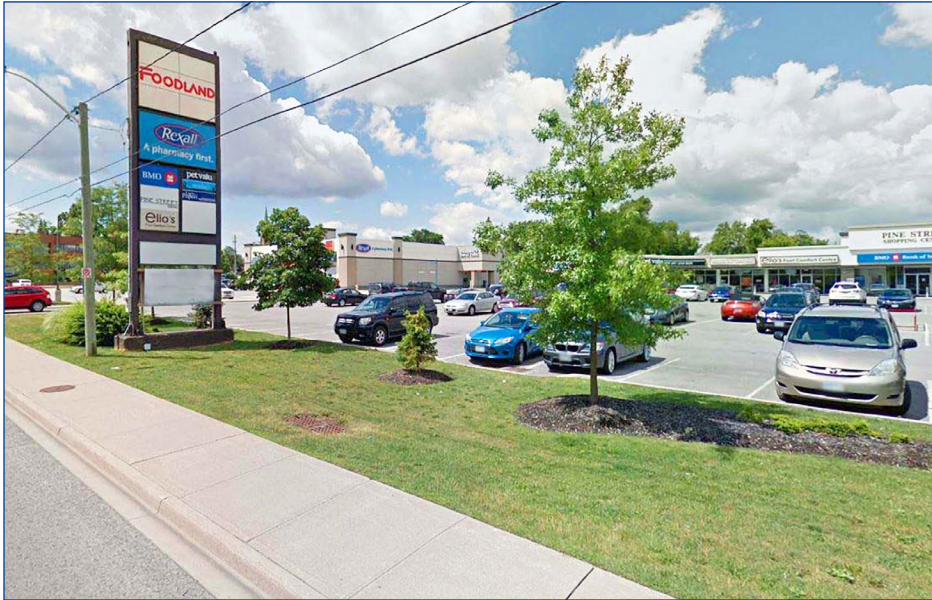
LOCATION:  
UNIT # 4  
9 PINE ST. NORTH  
THOROLD ONT.



PREPARED BY:  
MEASURE DRAW CERTIFY  
G. BLAIN: 905 469-0069  
DATE: MAY. 11 2016  
FILE # R-N9P  
SCALE: NOT TO SCALE

# Exterior Photos

#4 | 9 PINE STREET NORTH | THOROLD | ON



# Interior Photos

#4 | 9 PINE STREET NORTH | THOROLD | ON



# Interior Photos

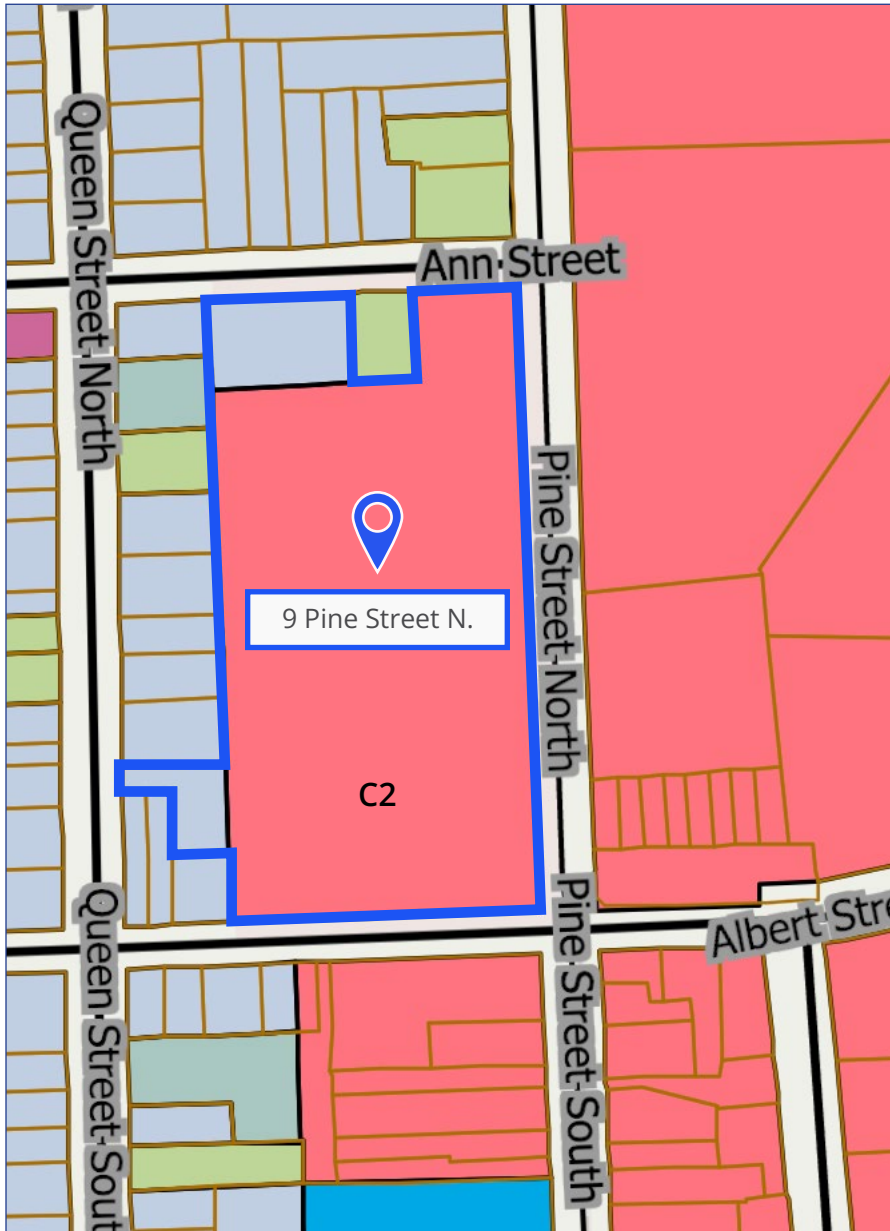
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# Zoning C2 - Downtown Mixed Use

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## PERMITTED USES

### COMMERCIAL USES

- 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
- Public service facilities
- Residential emergency shelter
- Restaurant
- Retail store
- Supermarket
- Tavern
- Theatre
- Transportation terminal
- Veterinary clinic

### SPECIFIED ACCESSORY USES

- Accessory building or structure
- Bed and breakfast
- Outside display and sales area
- Patio
- Second dwelling unit

# Area Neighbours

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\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

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 February 2025

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## CONTACT:

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