



Services

EMPLOYMENT ONTARIO
Your job is out there. We'll help you find it.

Lucy Popoli
Chartered Accountant
Professional Corporation

PINE STREET
DENTAL

POWELL & BAYNE
REALTY PARTNERS

Laundry

WALKERS

WALKERS

PRIVATE PROPERTY
NO TRESPASSING
NO LOITERING
NO SKATEBOARDING

#32 | 9 PINE STREET NORTH | THOROLD | ONTARIO
±1,562 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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Listing Specifications

#32 | 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 32: ±1,562 SF
List Price	\$17.50/SF NET + TMI + HST + Utilities
TMI (2024)	\$8.60/SF (Inclusive of water, garbage disposal, and HVAC maintenance)
Zoning	C2 - Downtown Mixed Use
Comments	<ul style="list-style-type: none">• Located in the busy, well-maintained Pine Street Shopping Centre, Downtown Thorold• Plenty of walk-in traffic• High traffic area with ample on-site parking• On bus route• Well-suited for retail or medical office use (doctor, physiotherapist, chiropractor, massage therapist. etc.)



9 Pine Street N.



Nearby Neighbours



Property Highlights

#32 | 9 PINE STREET NORTH
THOROLD | ONTARIO



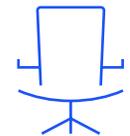
Well-Maintained
Pine Street Shopping
Centre



High Traffic Area and
Plenty of Walk-In
Traffic



Close to all
amenities including
BMO and Pet Valu



Well-Suited For
Medical Office or
Retail Use



Ample On-Site Parking



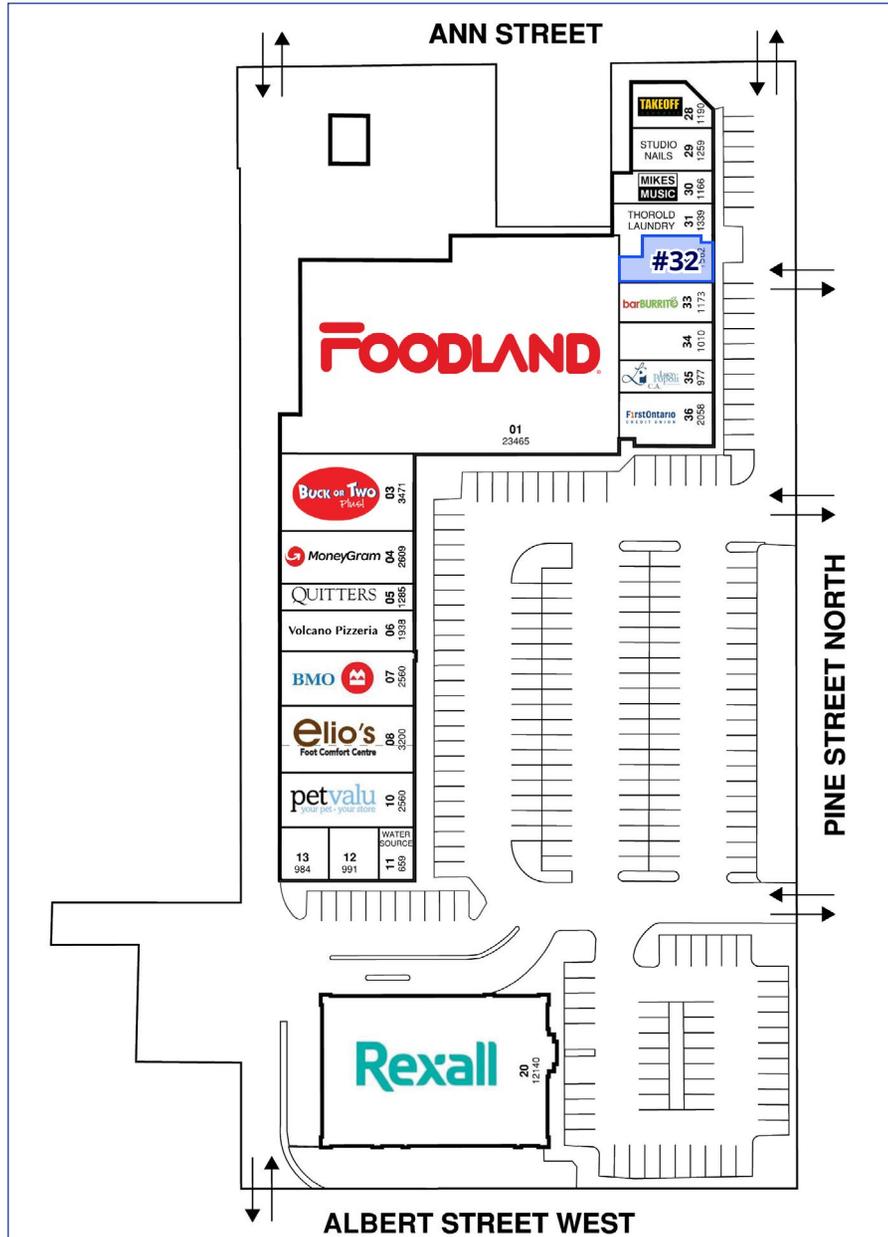
Easy access to
Highway 406

Parking Lot



Property Site Plan

#32 | 9 PINE STREET NORTH | THOROLD | ON

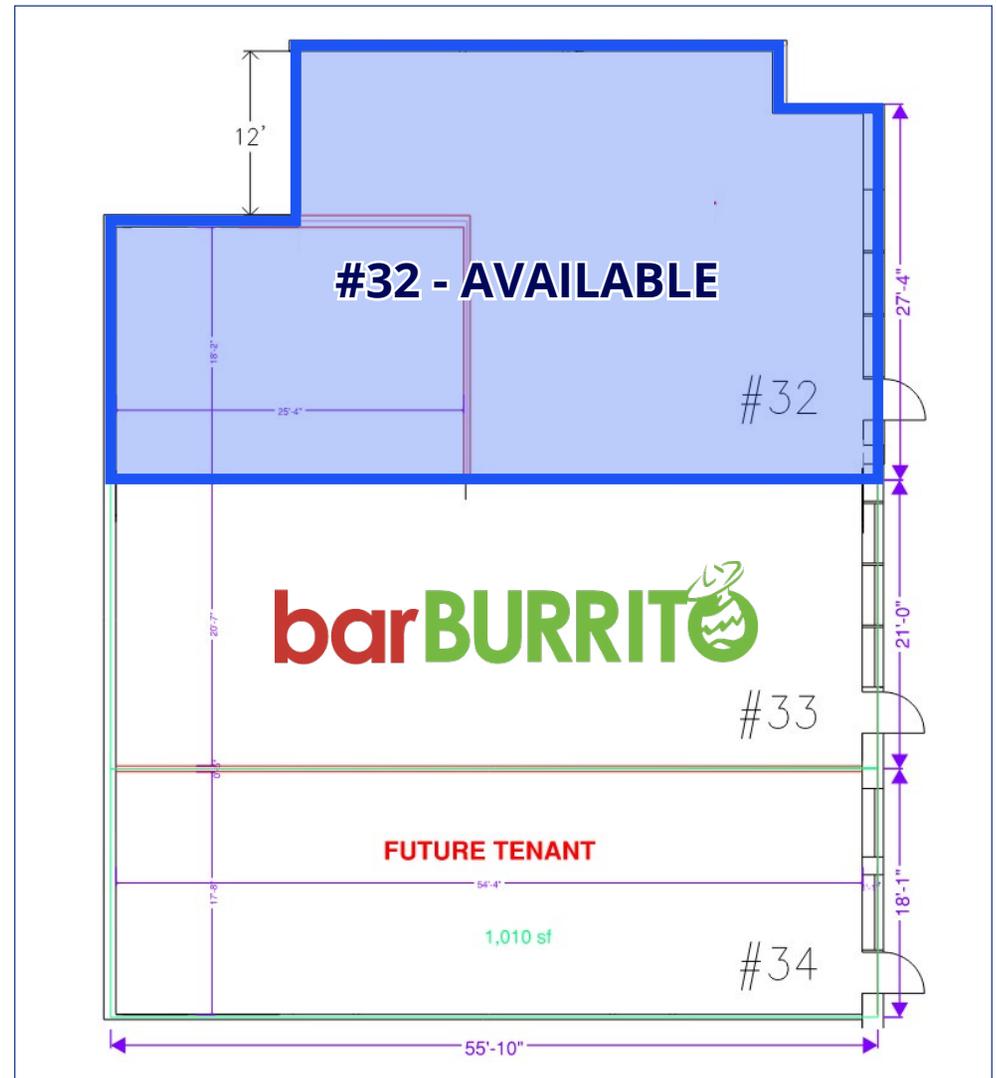


#32

±1,562

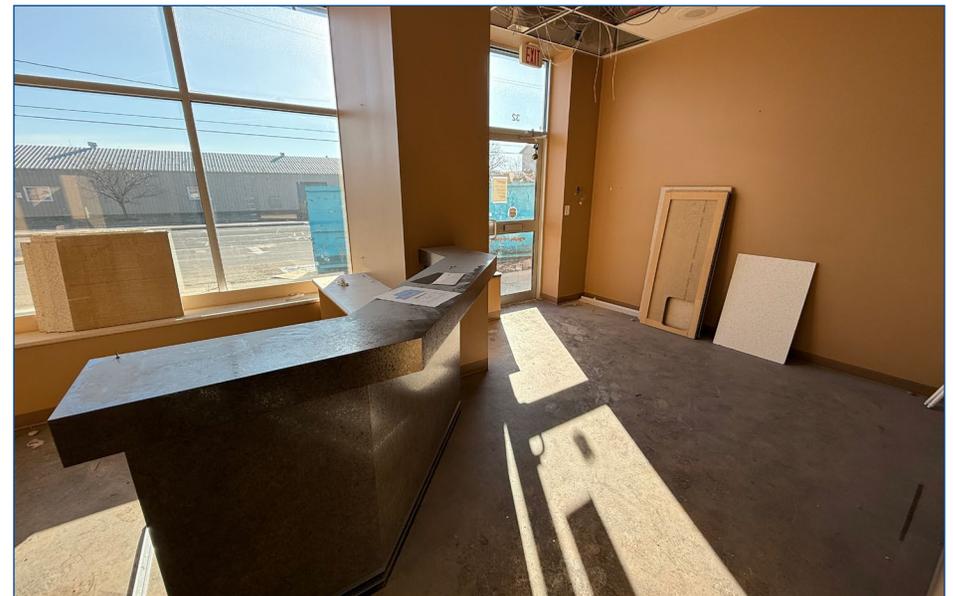
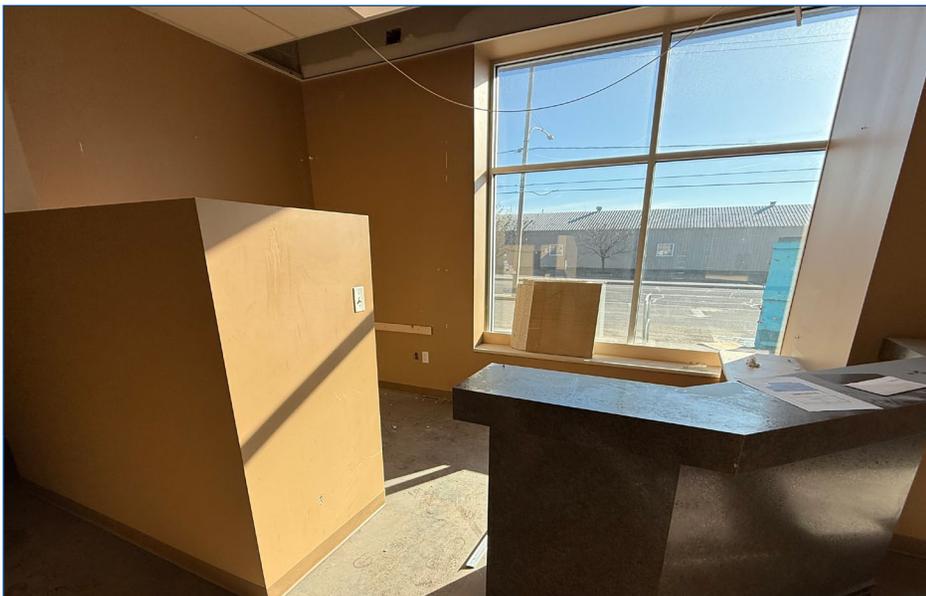
UNIT SIZE (Sq. Ft.)

Well-suited for medical office or retail use



Exterior Photos

#32 | 9 PINE STREET NORTH | THOROLD | ON



Zoning C2 - Downtown Mixed Use



#32 | 9 PINE STREET NORTH | THOROLD | ON



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

#32 | 9 PINE STREET NORTH | THOROLD | ON



#32 | 9 Pine St. North
FOR LEASE | RETAIL UNIT AVAILABLE



\$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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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment 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 annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 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.

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