

3 UNITS FOR LEASE



LEASE RATE \$12.00 - 15.00 /SF NET+ \$8.66 /SF TMI +Utilities + HST

#5A, 12 & 13 | 244 KILLALY STREET WEST | PORT COLBORNE | ON

Portal Village Plaza

Commercial/Retail Available



Colliers International Niagara Ltd., Brokerage
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**Sales Representative*

Property Overview

244 KILLALY STREET W | PORT COLBORNE | ON

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Unit Details

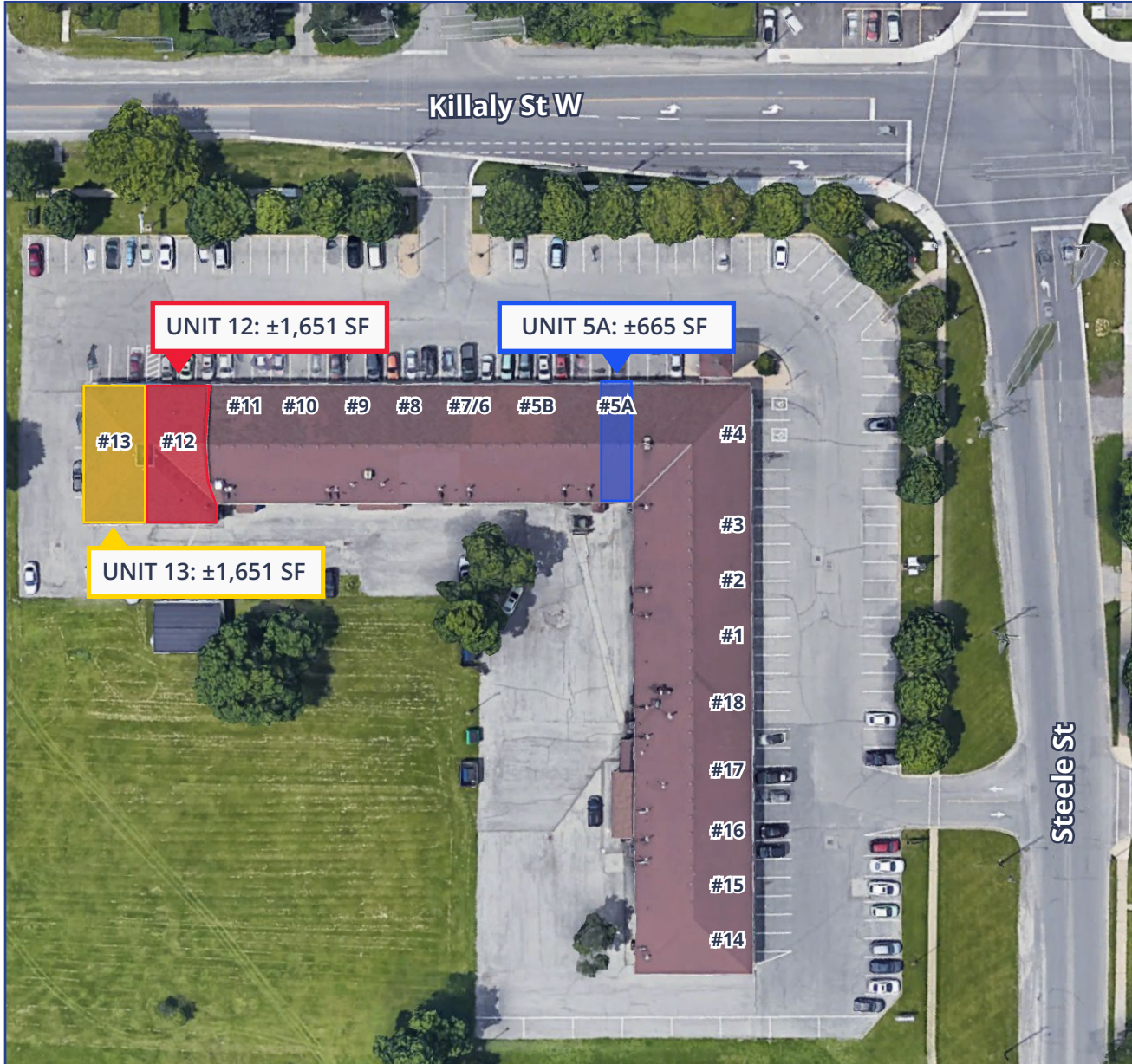
244 KILLALY STREET W | PORT COLBORNE | ON

Location	SW Corner of Steele Street and Killaly Street W
Unit Size	Unit 5A: ±665 SF Unit 12: ±1,651 SF Unit 13: ±1,651 SF <i>Unit 12 & 13 Can Be Combined for ±3,300 SF</i>
Lease Price	Unit 5A: \$15.00/SF NET + TMI + Utilities + HST Unit 12 & 13: \$12.00/SF NET + TMI + Utilities + HST
TMI (2025)	\$8.66/SF
Zoning	CP - Commercial Plaza Zone
Additional Information	<ul style="list-style-type: none">• Unit 5A available February 1, 2026• Unit 12 & 13 available immediately• Located in a high traffic area in Portal Village Plaza• Desirable location, clean professional plaza with ample on site parking.• Great location for retail/office/medical or service commercial user• Fully air conditioned• Surrounded by residential neighbourhoods• ±25 minutes to the U.S.A. border



Portal Village Plaza Units

244 KILLALY STREET W | PORT COLBORNE | ON



UNIT #	Tenants
UNIT 1	Steele & Clover Inc.
UNIT 2	Steele & Clover Inc.
UNIT 3	Crawford Smith & Swallow
UNIT 4	Avondale Stores Limited
UNIT 5A	AVAILABLE February 1, 2026
UNIT 5B	Wainfleet Congregational Christian Church
UNIT 6-7	Dr. Mario R. Ventresca Medicine Professional Corporation
UNIT 8-9	BIJ Pharma Inc.
UNIT 10	Carnivores Cupboard
UNIT 11	Triple R Massage Therapy
UNIT 12	AVAILABLE
UNIT 13	AVAILABLE
UNIT 14	Smith Optical
UNIT 15	Domino's Pizza
UNIT 16	L's Salon
UNIT 17	Think Ink, Design & Print Ltd.
UNIT 18	Steele & Clover Public House

Exterior Photos

244 KILLALY STREET W | PORT COLBORNE | ON



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Exterior Photos

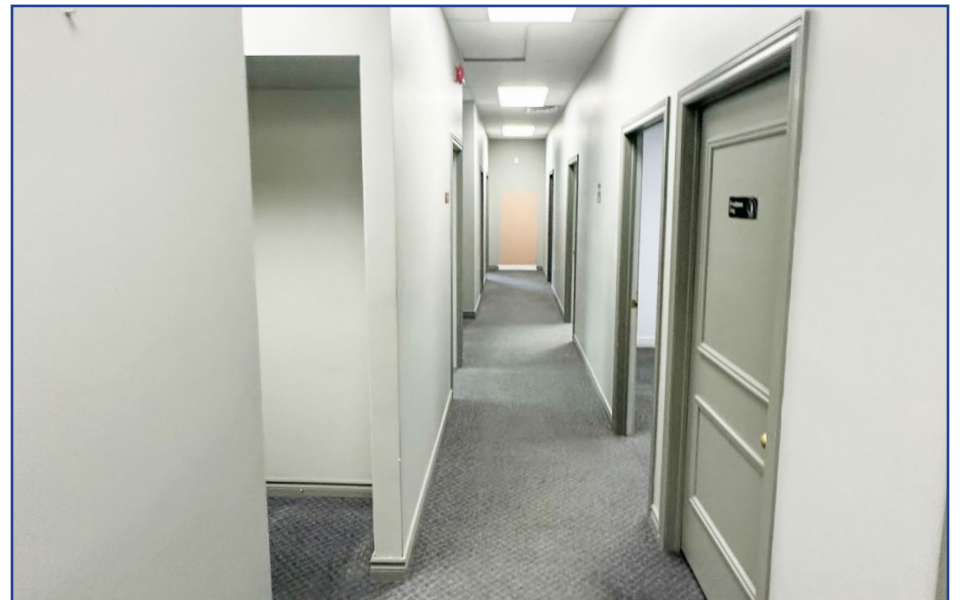
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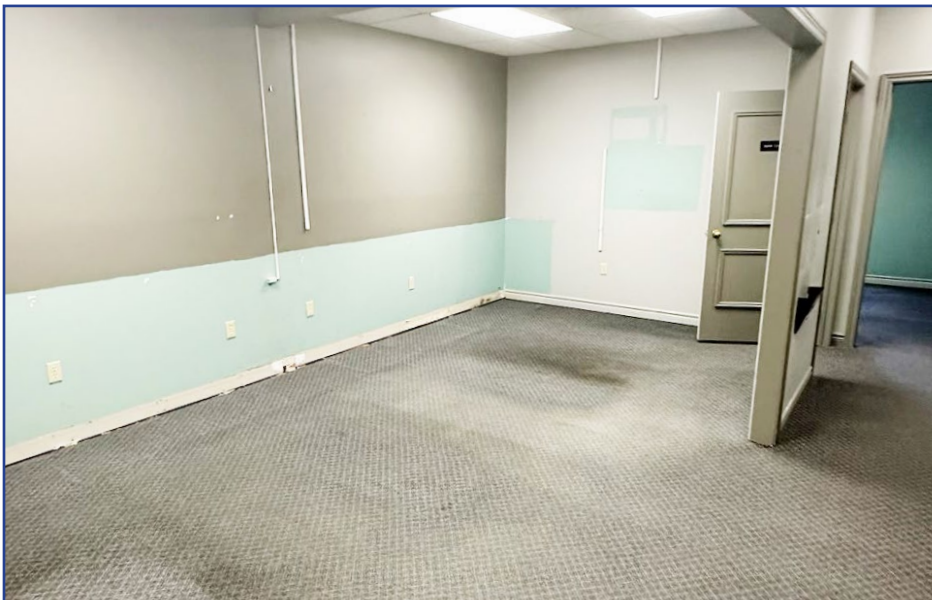
Unit 12 & 13 Interior Photos

#12&13 | 244 KILLALY STREET W | PORT COLBORNE | ON



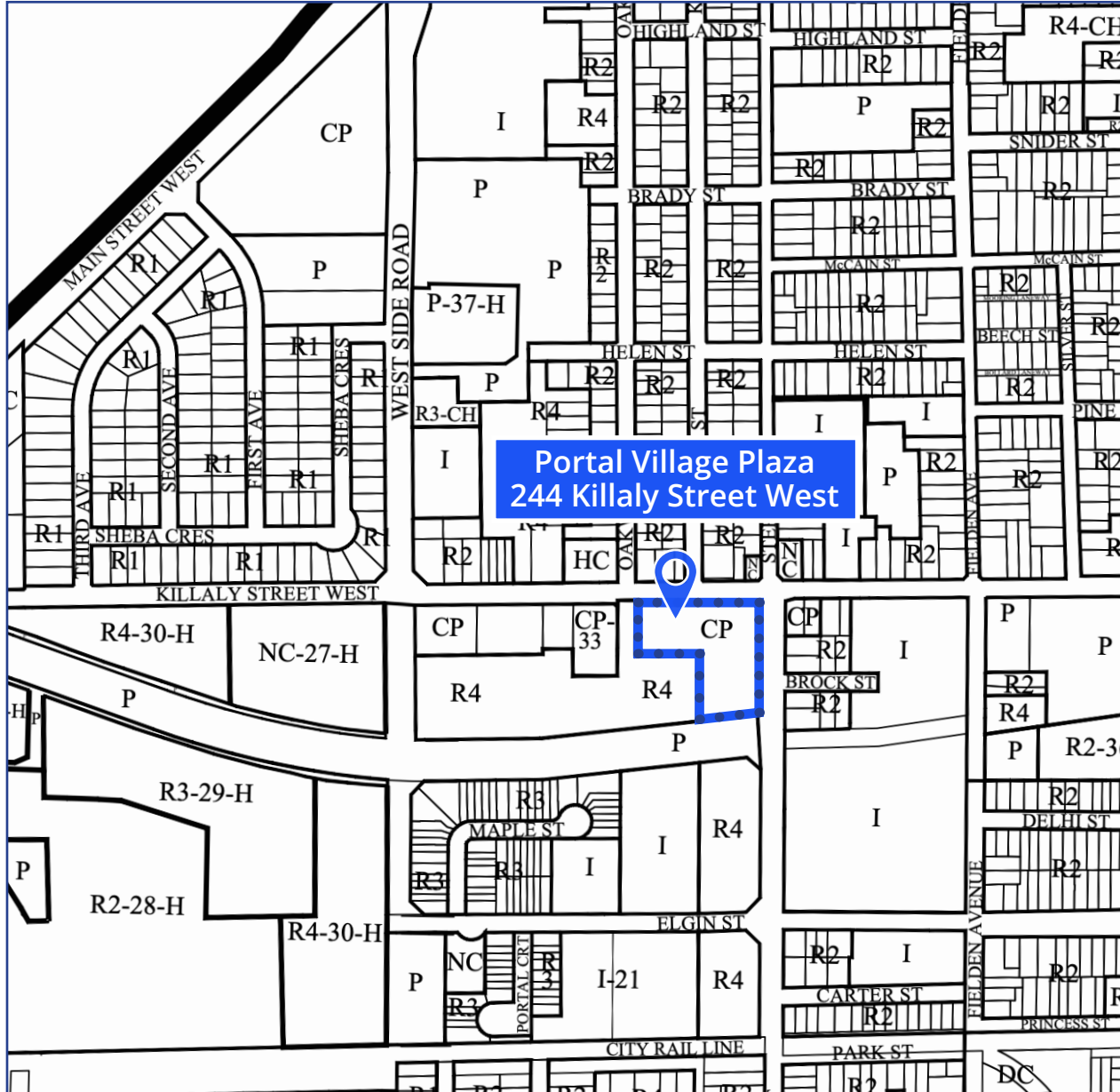
Unit 12 & 13 Interior Photos

#12&13 | 244 KILLALY STREET W | PORT COLBORNE | ON



Zoning CP - Commercial Plaza Zone

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Permitted Uses

- a) Animal Care Establishment;
- b) Day Care;
- c) Drive-Thru Facility;
- d) Existing Motor Vehicle Gas Station;
- e) Existing Motor Vehicle Repair Garage;
- f) Medical Clinic;
- g) Office;
- h) Personal Service Business;
- i) Place of Worship;
- j) Public Use;
- k) Recreation Facility;
- l) Restaurant, Fast Food;
- m) Restaurant, Full-Service;
- n) Restaurant, Take-Out;
- o) Retail Store;
- p) Service Commercial;
- q) Studio;
- r) Veterinary Clinic; and
- s) Uses, structures and buildings accessory thereto

Area Neighbours

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244 KILLALY STREET W | PORT COLBORNE | ON



\$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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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.

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