

2 UNITS FOR LEASE

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

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

Portal Village Plaza

Commercial/Retail Available



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**Sales Representative*

Property Overview

244 KILLALY STREET W | PORT COLBORNE | ON



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 13: ±1,651 SF

Lease Price
Unit 5A: \$15.00/SF NET + TMI + Utilities + HST
Unit 13: \$12.00/SF NET + TMI + Utilities + HST

TMI (2025) \$8.66/SF

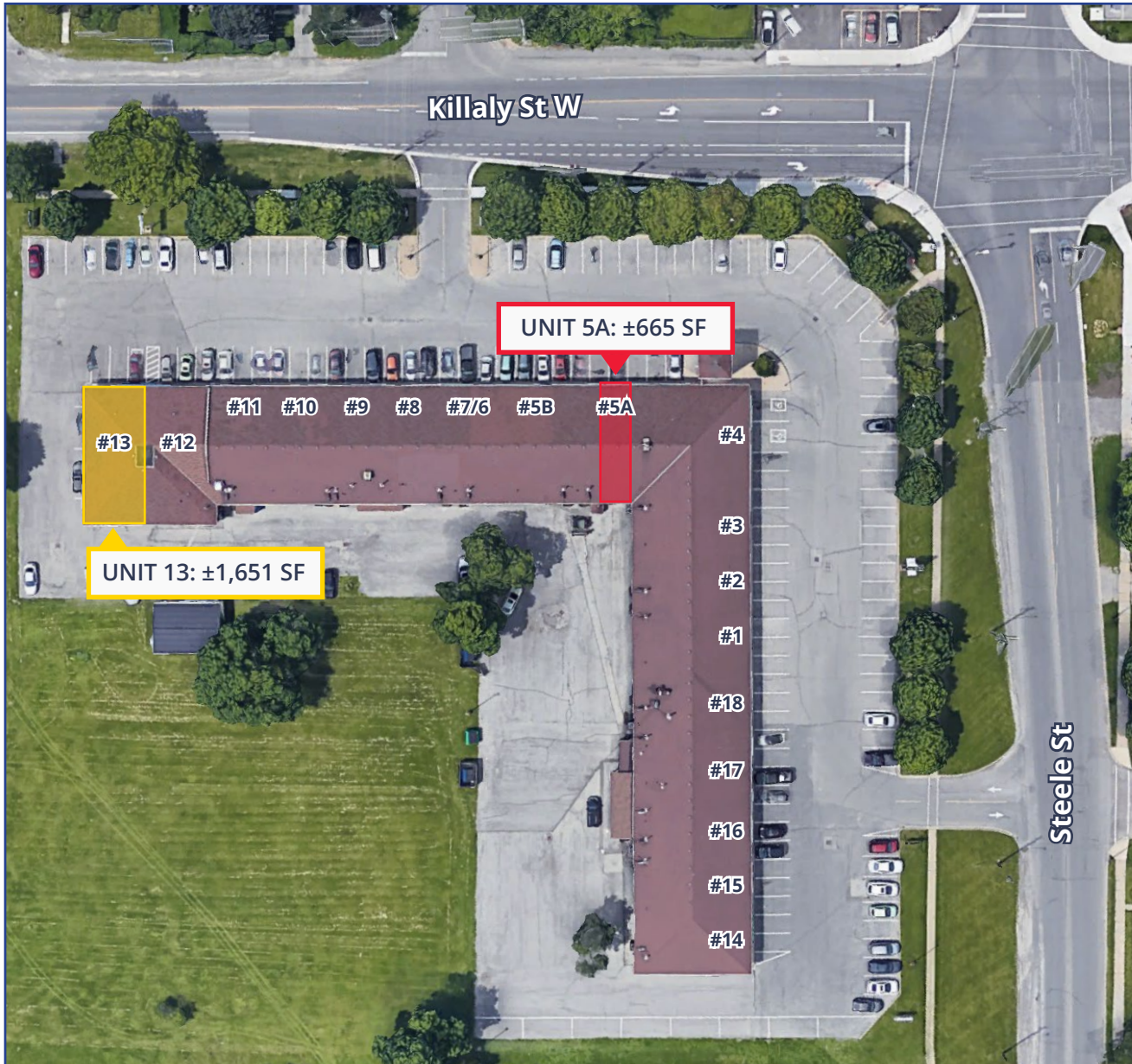
Zoning CP - Commercial Plaza Zone

- Additional Information**
- 2 retails/office units available
 - 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
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	LEASED
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



Exterior Photos

244 KILLALY STREET W | PORT COLBORNE | ON



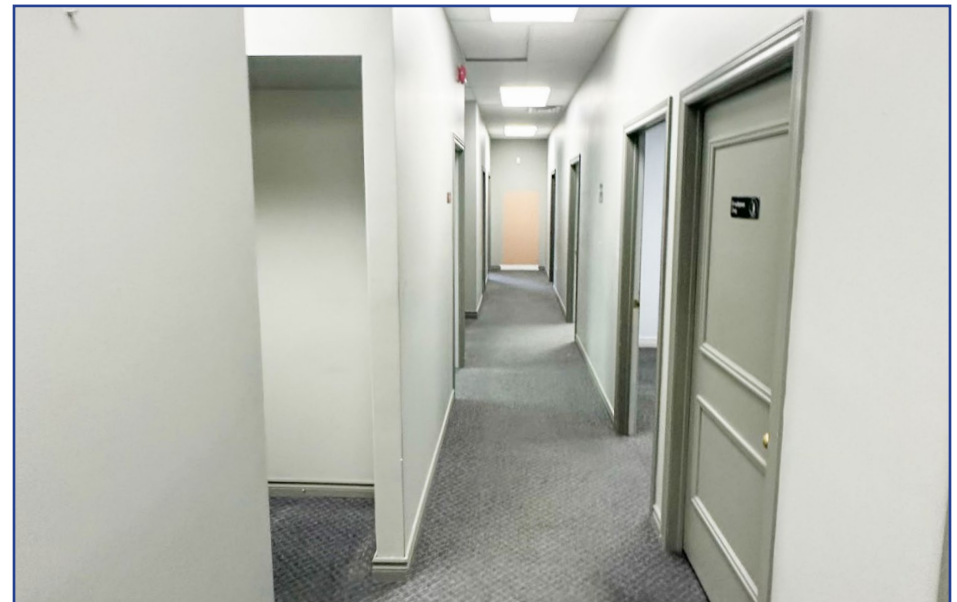
Exterior Photos

244 KILLALY STREET W | PORT COLBORNE | ON



Unit 13 Interior Photos

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



Unit 13 Interior Photos

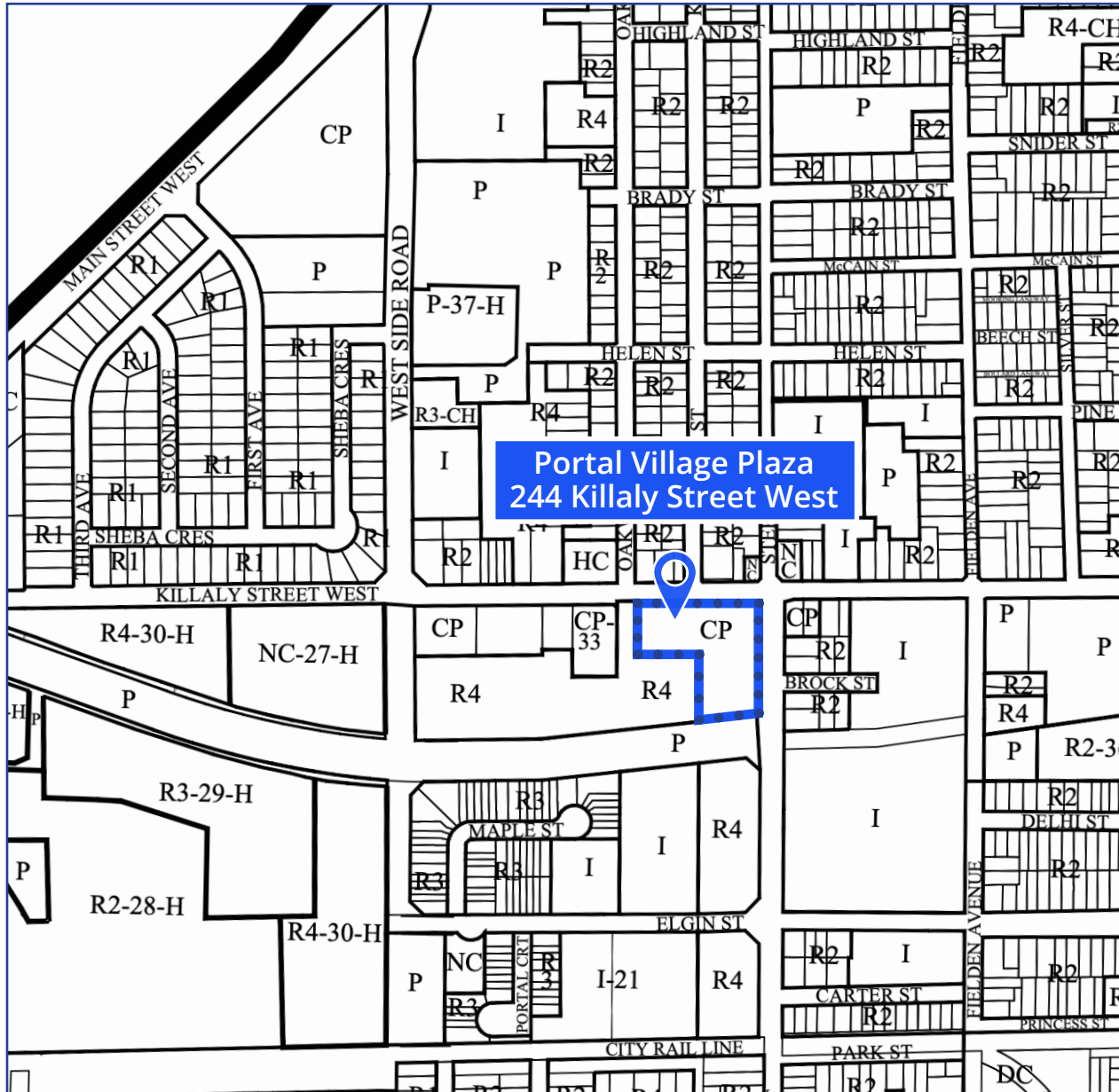
#13 | 244 KILLALY STREET W | PORT COLBORNE | ON



Zoning CP - Commercial Plaza Zone



244 KILLALY STREET W | PORT COLBORNE | ON



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



244 KILLALY STREET W | PORT COLBORNE | ON



\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

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