

# FOR SALE

Colliers

Clairmont St

20 Ormond St S  
PIN: 640520002

22 Ormond St S  
PIN: 640520003

26 Ormond St S  
PIN: 640520004

Ormond St S

LIST PRICE: **\$3,295,000**

## 20, 22, 26 ORMOND STREET S | THOROLD | ON

Prime Commercial Redevelopment/Potential Income Opportunity

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798 | [collierscanada.com/niagara](http://collierscanada.com/niagara)

**RALPH ROSELLI\*** SIOR

+1 905 329 4175 | [ralph.roselli@colliers.com](mailto:ralph.roselli@colliers.com)

*\*Sales Representative*

Accelerating Success.



# Listing Details

**Colliers**

**Address | PIN** 20 Ormond St. S | 640520002  
 22 Ormond St. S | 640520003  
 26 Ormond St. S | 640520004

**Lot Dimension** Frontage: ±264.64 ft. | Depth: ±132.3 ft.

**Building Area** Total: ±18,623 SF  
 Commercial Building: ±14,500 SF

**Zoning** C2 - Downtown Mixed Use

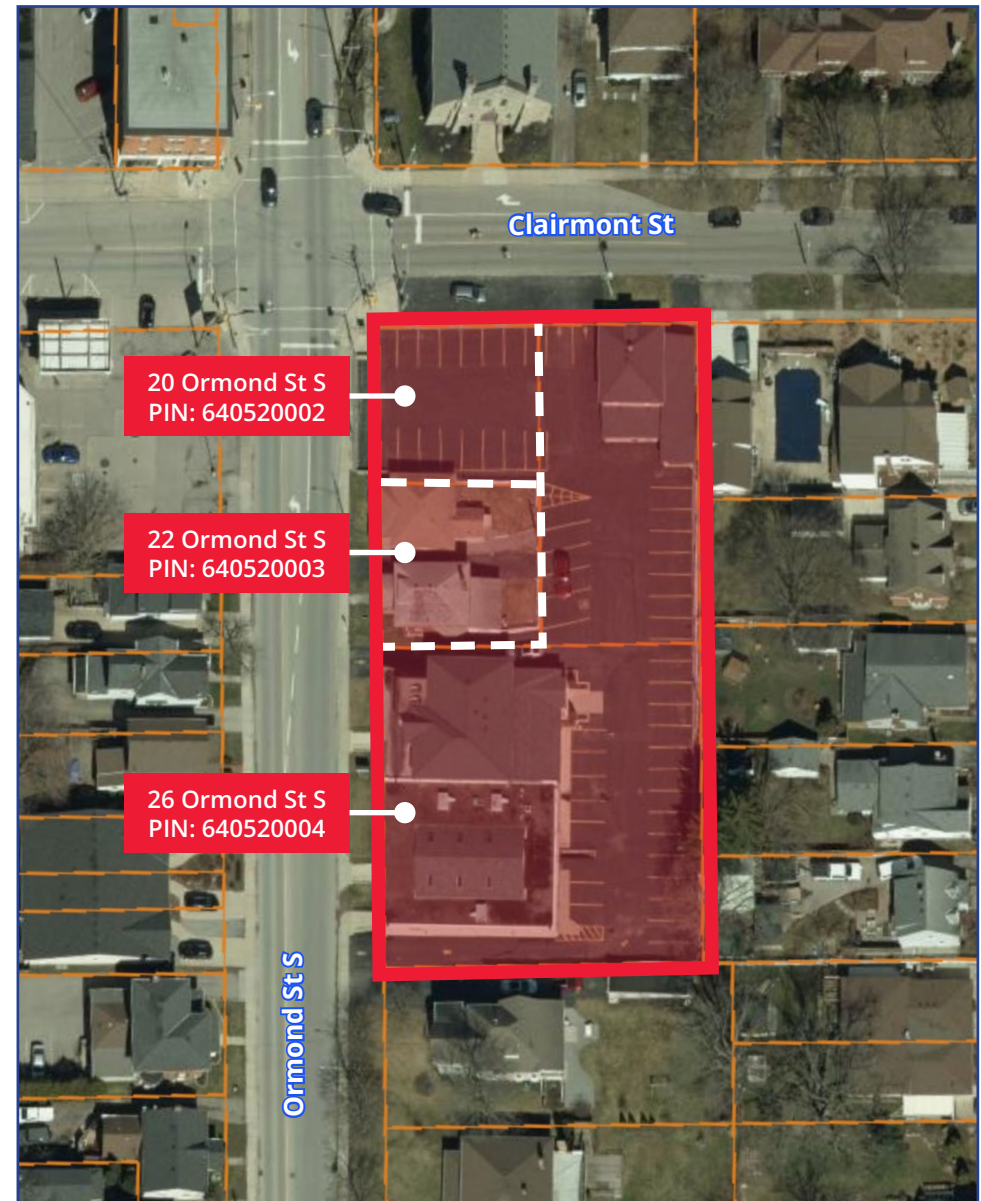
**List Price** \$3,295,000

**Taxes (2025)** \$46,978.50

**Parking** Approx. 52 cars

**Comments**

- Prime Commercial Redevelopment or Potential Income Opportunity in Downtown Thorold, ON
- Comprised of three separate pin's
- Featuring a 2-storey commercial building currently operating as a funeral home & three (3) residential dwelling units
- Lease for income or redevelop to another use
- Commercial building is accessible, offers an underground parking area and an elevator from the basement to the main floor
- Ideal for developers, investors, or owner occupiers seeking an additional income source from the homes





# Property Photos

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# Property Photos

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# Property Photos

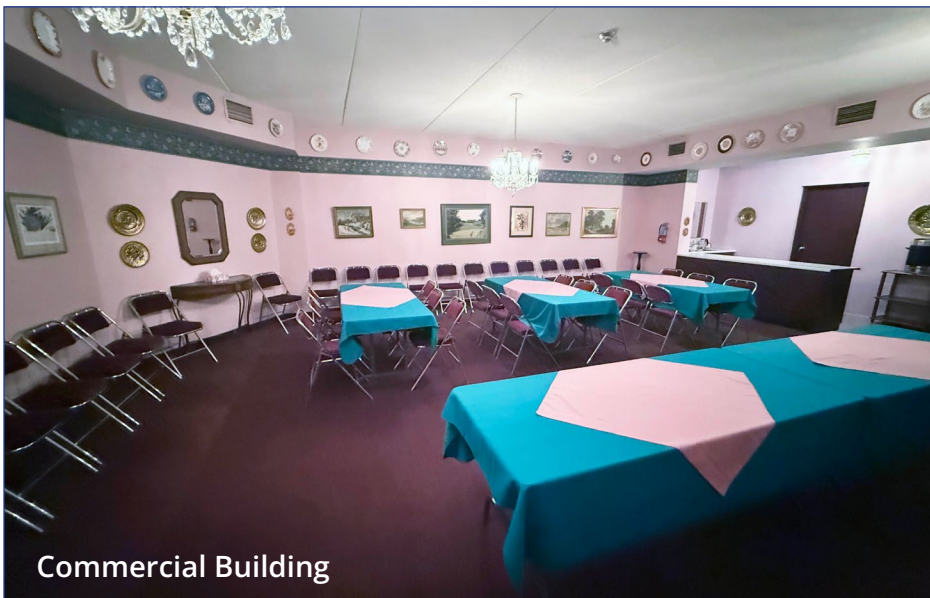
Colliers





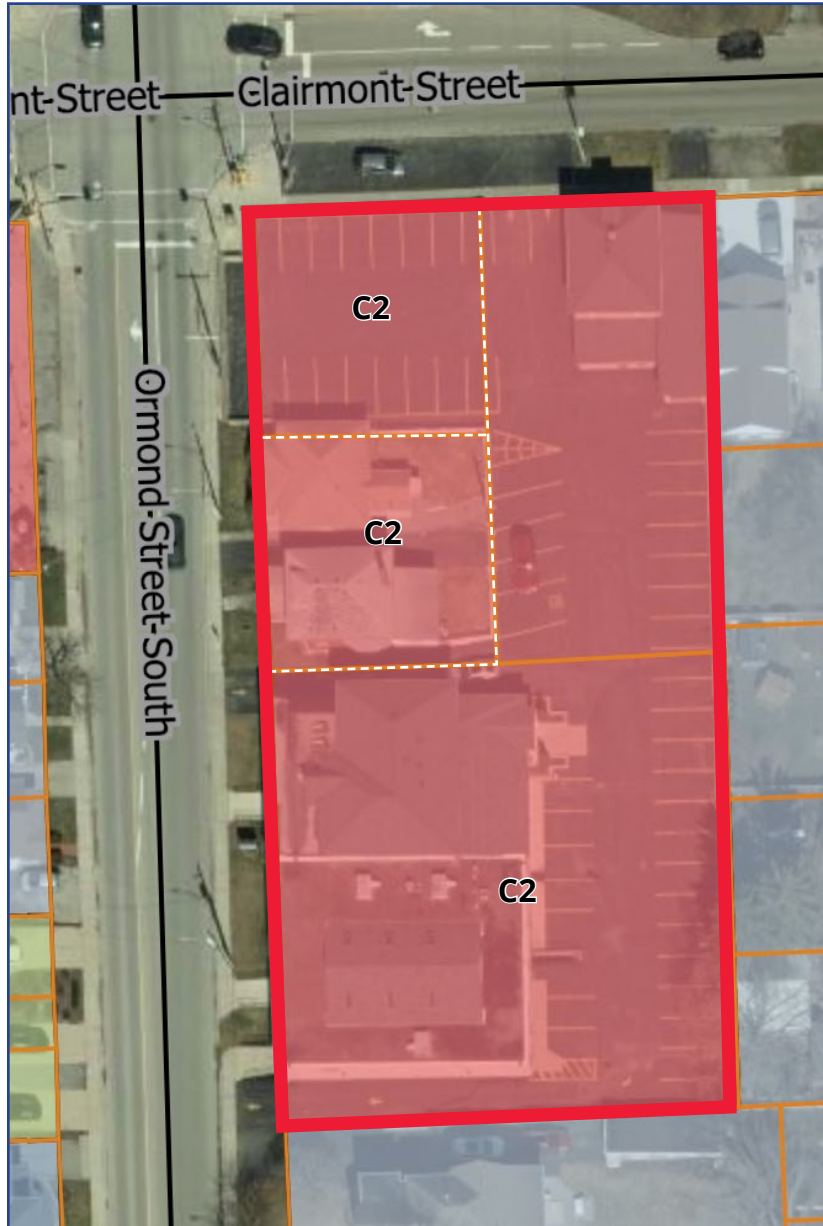
# Property Photos

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# C2 - Downtown Mixed Use Zoning

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## Permitted Uses

- Apartment dwelling
- Fourplex dwelling
- Group home
- Long-term care facility
- Mixed-use building
- Triplex dwelling
- 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
- Propane exchange station
- Public parking area
- Public parking garage
- Public service facilities
- Residential emergency shelter
- Restaurant
- Retail store
- Supermarket
- Tavern
- Theatre
- Transportation terminal
- Veterinary clinic
- 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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