

FOR LEASE

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PHỞ VIETNAM 3969 RESTAURANT
THE MOST FAMOUS
VIETNAMESE NOODLE SOUP 905-371-9999



Avondale FOOD STORES MILK BREAD PHOTOGRAPHY FISH MARKET
ICE CREAM PAZI SERVICE

LEASE PRICE: **\$38.00/SF** GROSS LEASE + HST + Utilities

#9A | 3969 Montrose Road | Niagara Falls | ON
±1,800 SF Retail/ Office Unit in the Thorowest Plaza

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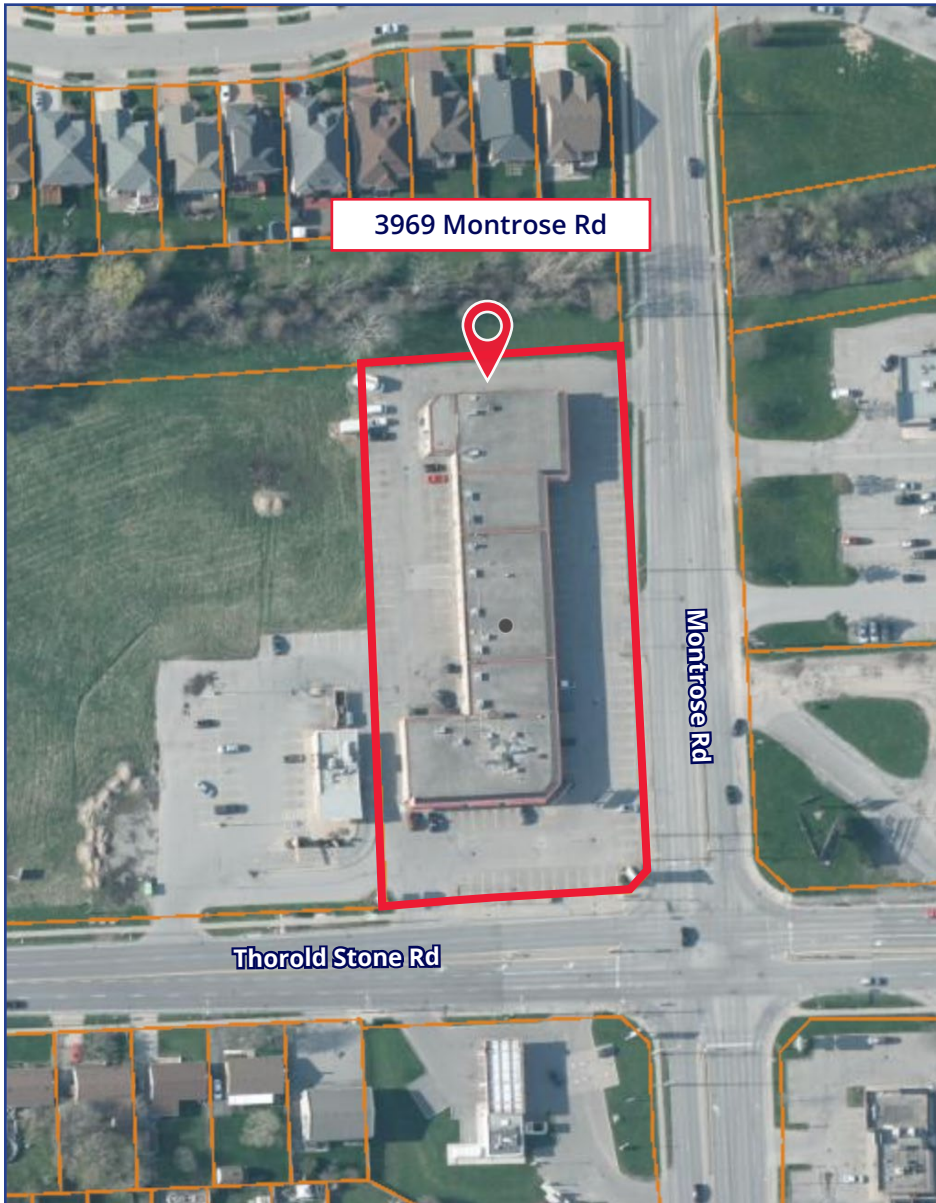
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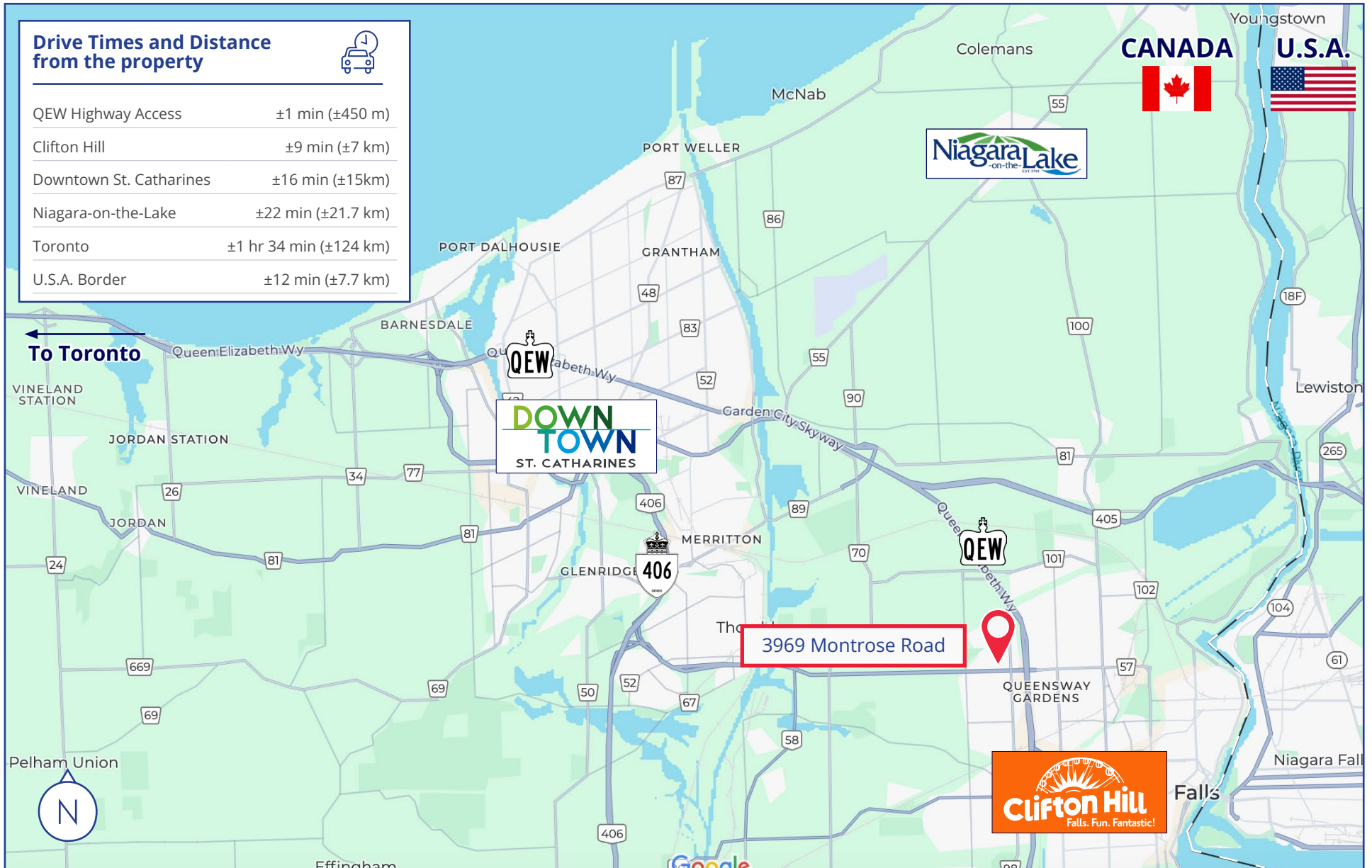
Listing Details



Location	NW corner of Thorold Stone Road & Montrose Road
Available Area	Unit 9A: ±1,800 SF
Lease Price	\$38.00/SF GROSS LEASE + HST + Utilities
Zoning	GC - General Commercial
Comments	<ul style="list-style-type: none"> • Professionally finished commercial unit in the highly visible Thorowest Plaza in Niagara Falls • Currently configured as a functional office space • The unit offers a flexible layout suitable for a variety of office, retail, medical, professional service, and commercial users • Located within a well-established plaza featuring a strong tenant mix, the property benefits from excellent exposure to both vehicle and pedestrian traffic • Ample on-site parking for customers and staff • Immediate access to QEW Highway • Available immediately

Location Overview

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Property Photos

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Property Photos

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Property Photos

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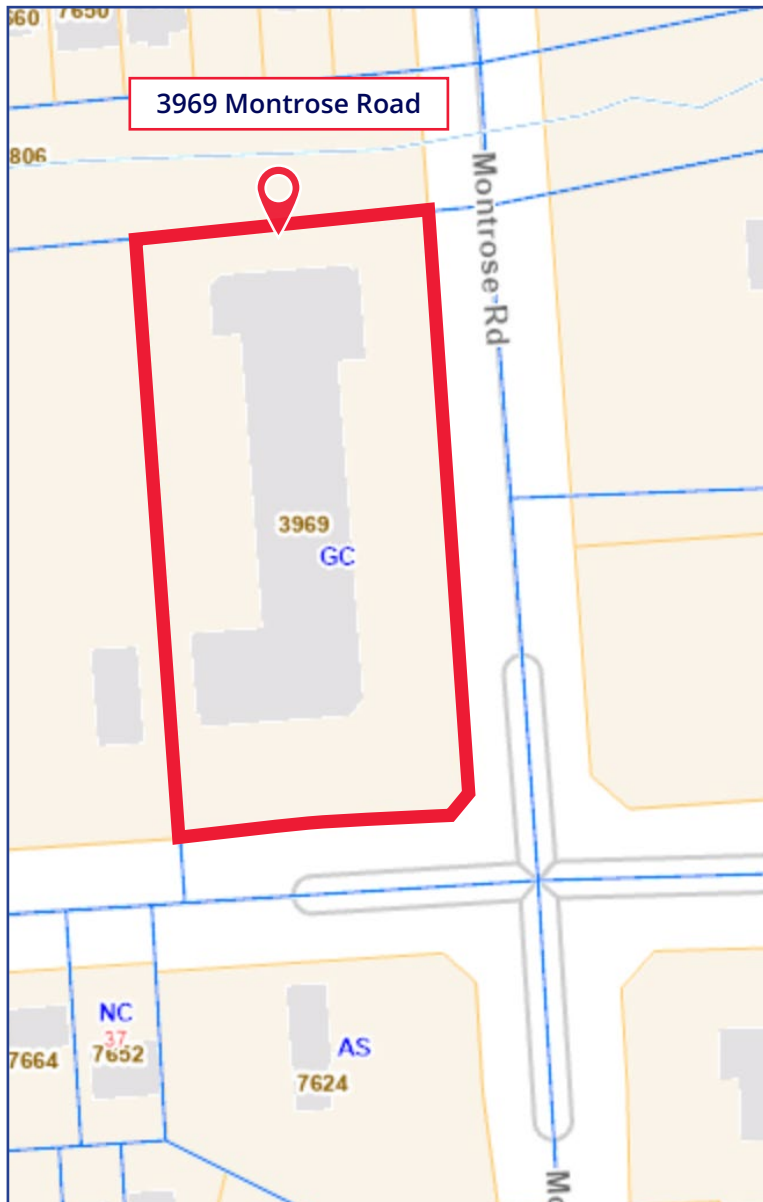
Area Neighbours

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GC – General Commercial Zone

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Permitted Uses

- Assembly hall
- Auctioneering establishment
- Bake shop
- Bank, trust company, credit union, currency exchange
- A building supplies shop and yard
- Car rental establishment, truck rental establishment
- Car wash, interior and exterior hand car cleaning
- Clinic
- Community building
- Day nursery
- Drive-in restaurant
- Dry cleaning establishment
- Farmer's market
- Funeral home
- Health centre
- Hotel
- Laundry
- Library
- Motel
- New car agency
- Nursing home
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of worship
- Printing shop
- Private club
- Public garage, mechanical
- Receiving home within the meaning of The Child Welfare Act
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Used car lot
- Animal clinic
- Dwelling units in a building in combination with one or more of the uses listed in this section provided not more than 66% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
- Body-rub parlour
- Dancing studio
- Tattoo studio
- Art gallery
- Museum
- A garden centre which is an accessory use to a retail store
- Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment, a restaurant and a tavern
- A bed and breakfast in an existing detached dwelling or dwelling unit
- Vacation rental unit within an existing detached dwelling or dwelling unit

\$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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