



**13 Clarence St.**  
Port Colborne | ON

**FOR LEASE** | COMMERCIAL UNIT W/ LARGE FRONT WINDOW

# The Desirable Commercial Space in Downtown

LEASE PRICE:

**\$2,100/MONTH**  
GROSS LEASE

CONTACT:

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# Location Overview

13 Clarence Street, Port Colborne, ON

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# Listing Specifications

13 Clarence Street, Port Colborne, ON

Location	Frontage along Clarence Street
Available Area	±1,200 SF
Zoning	DC - Downtown Commercial
Lot Size	Frontage ±151.19 ft.   Depth ±111.67 ft.
Lease Price	\$2,100/Month Gross Lease
Note	<ul style="list-style-type: none"><li>• TMI &amp; Base Rent are included in the \$2,100</li><li>• Tenant to pay utilities</li></ul>
Comments	<ul style="list-style-type: none"><li>• This desirable commercial space is located on a bustling street lined with great shops in Downtown Port Colborne.</li><li>• Located along Clarence Street near the Welland Canal &amp; Clarence Street Bridge.</li><li>• Street parking only.</li><li>• Many permitted uses.</li></ul>





# Exterior Photos

13 Clarence Street, Port Colborne, ON

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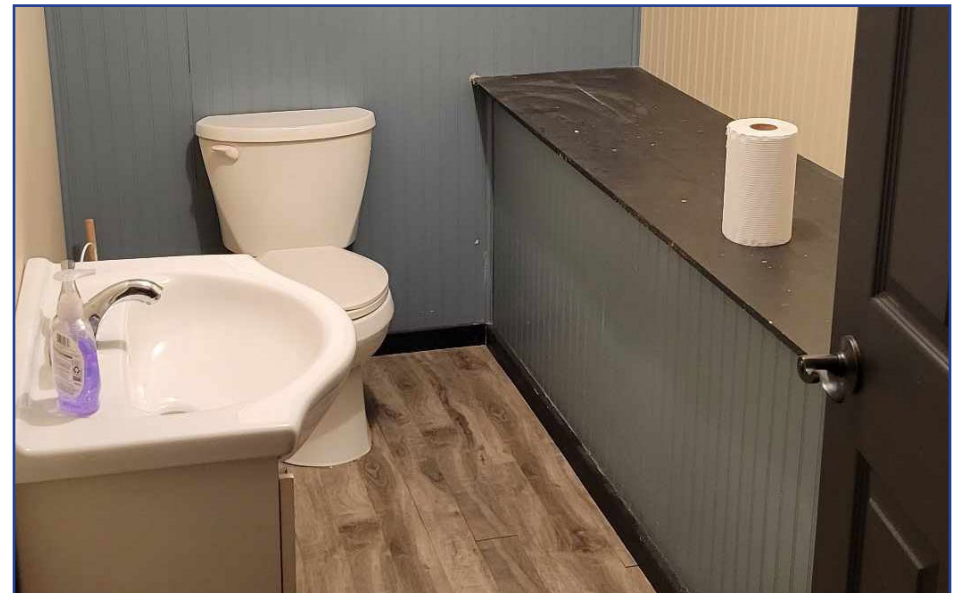
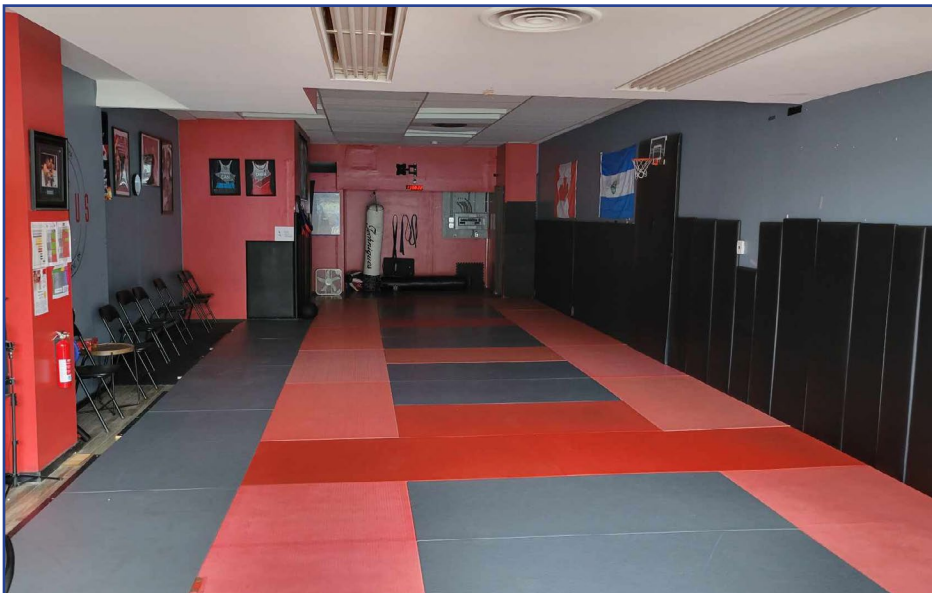
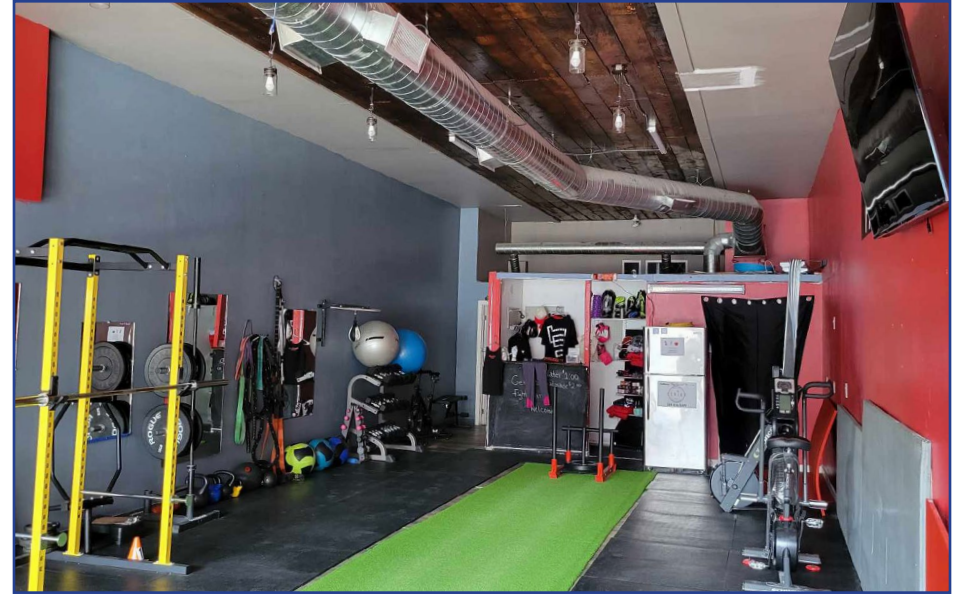




# Interior Photos

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# Zoning DC - Downtown Commercial

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## Permitted Uses

- Animal Care Establishment
- Apartment Building
- Apartment Building, Public
- Brew Pub
- Day Care
- Drive-Thru Facility
- Dwelling, Accessory
- Existing Motor Vehicle Gas Station
- Existing Motor Vehicle Repair Garage
- Food Vehicle
- Hotel
- Medical Clinic
- Office
- Personal Service Business
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Club
- Public Use
- Recreation Facility
- Restaurant, Fast Food
- Restaurant, Full-Service
- Restaurant, Take-Out
- Retail Store
- Service Commercial
- Social Service Facility
- Studio
- Veterinary Clinic and uses, structures and buildings accessory thereto





# Area Neighbours

13 Clarence Street, Port Colborne, ON



\$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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