

FOR LEASE

12 ALBERT STREET W
THOROLD, ON

LEASE PRICE:

\$4,500/Month
Gross Lease + HST

Colliers

FOR LEASE

Beautifully Restored
Space in the Historic
Old Fire Hall

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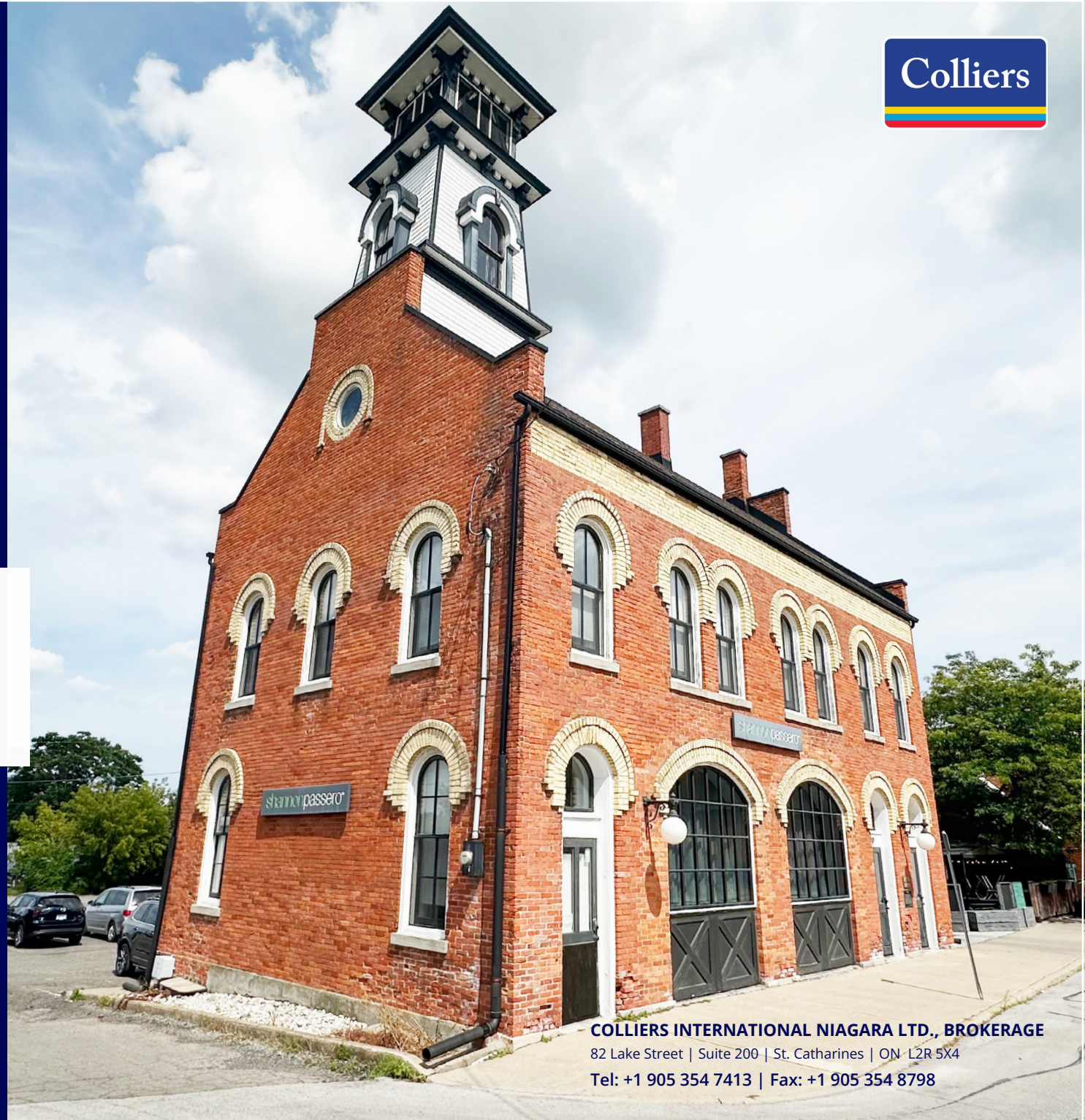
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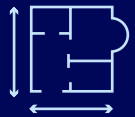
Property Highlights

LEASE PRICE:

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Beautifully Restored
Space in the Historic
Old Fire Hall



Offers $\pm 1,335$ to
3,265 SF of Versatile
Office or Retail Space



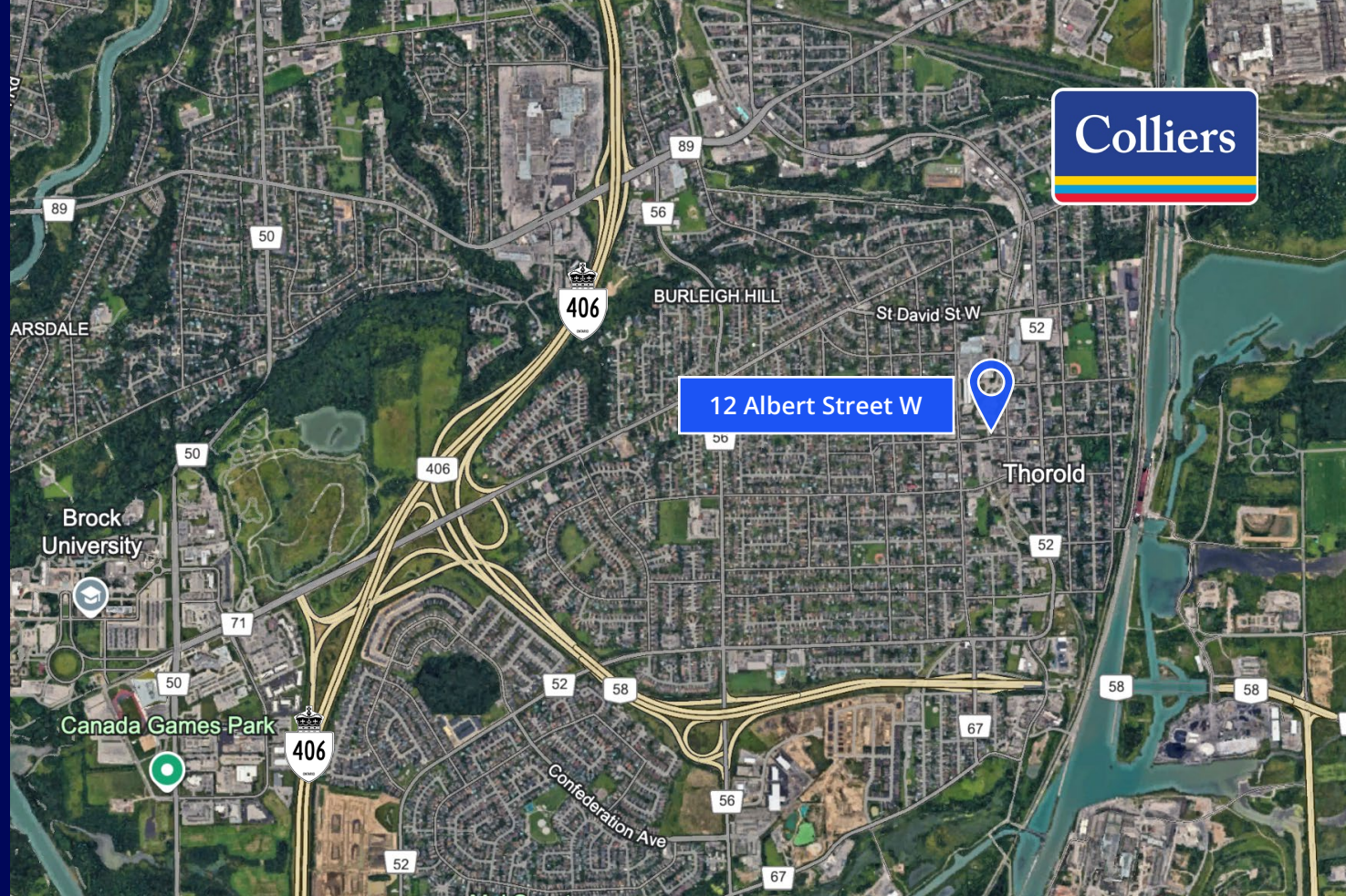
C1 - Downtown
Main Street Zoning



Six Parking Spaces
Available



Each Floor May Be
Leased Separately or
Combined, Providing
Flexibility for Tenants



Versatile Office or Retail Space in the Historic Old Fire Hall Available For Lease

Offers $\pm 1,335$ SF Up To 3,265 SF

12 ALBERT STREET W | THOROLD | ONTARIO

Listing Specifications

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12 ALBERT STREET W | THOROLD | ON

Lot Dimension Frontage: ± 68 ft. | Depth: ± 93 ft.

Building Size **TOTAL: $\pm 3,265$ SF**
Main Floor: $\pm 1,335$ SF
Second Floor: $\pm 1,335$ SF
Third Floor: ± 595 SF

Building Features **Main Floor:**
Newly Finished, Open-concept space with 11' high ceilings, kitchen and bathroom
Second Floor:
Open-concept design complete with a boardroom and bathroom
Third Floor:
Mainly storage/photography space

Zoning C1 - Downtown Main Street

Lease Price \$4,500/Month Gross Lease + HST

Parking 6 Parking Spaces Available

Comments

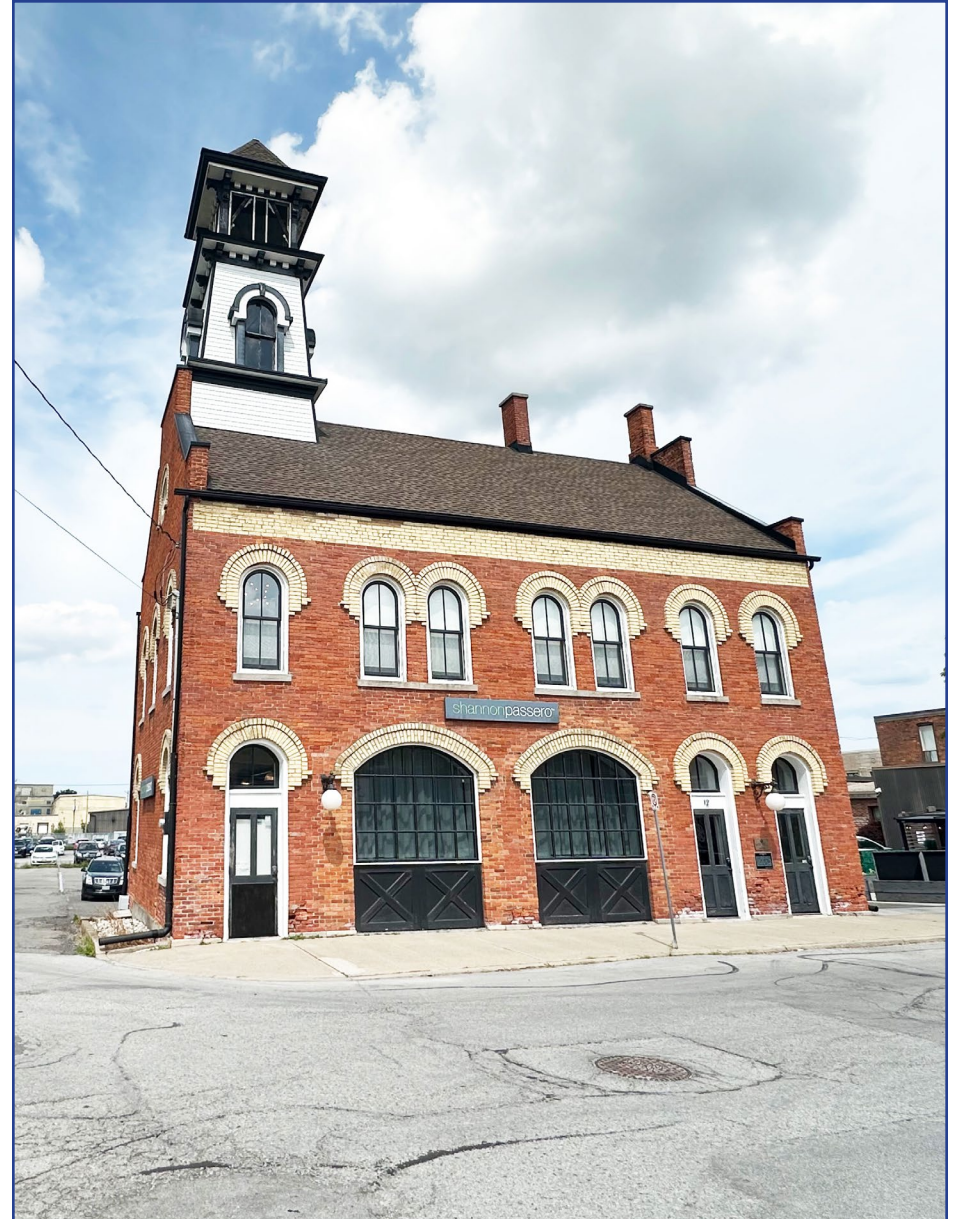
- Beautifully restored space in the Historic Old Fire Hall in Downtown Thorold
- Perfect for retail, office, and many different use
- Each floor may be leased separately or combined, providing flexibility for tenants



Exterior Photos

12 ALBERT STREET W | THOROLD | ON

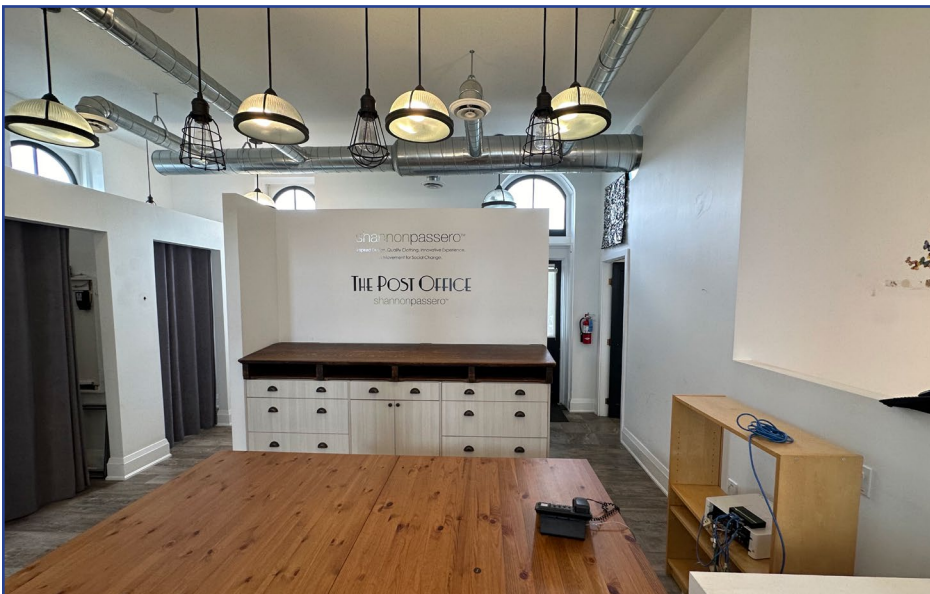
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Main Floor Photos

12 ALBERT STREET W | THOROLD | ON

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Main Floor Photos

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Second Floor Photos

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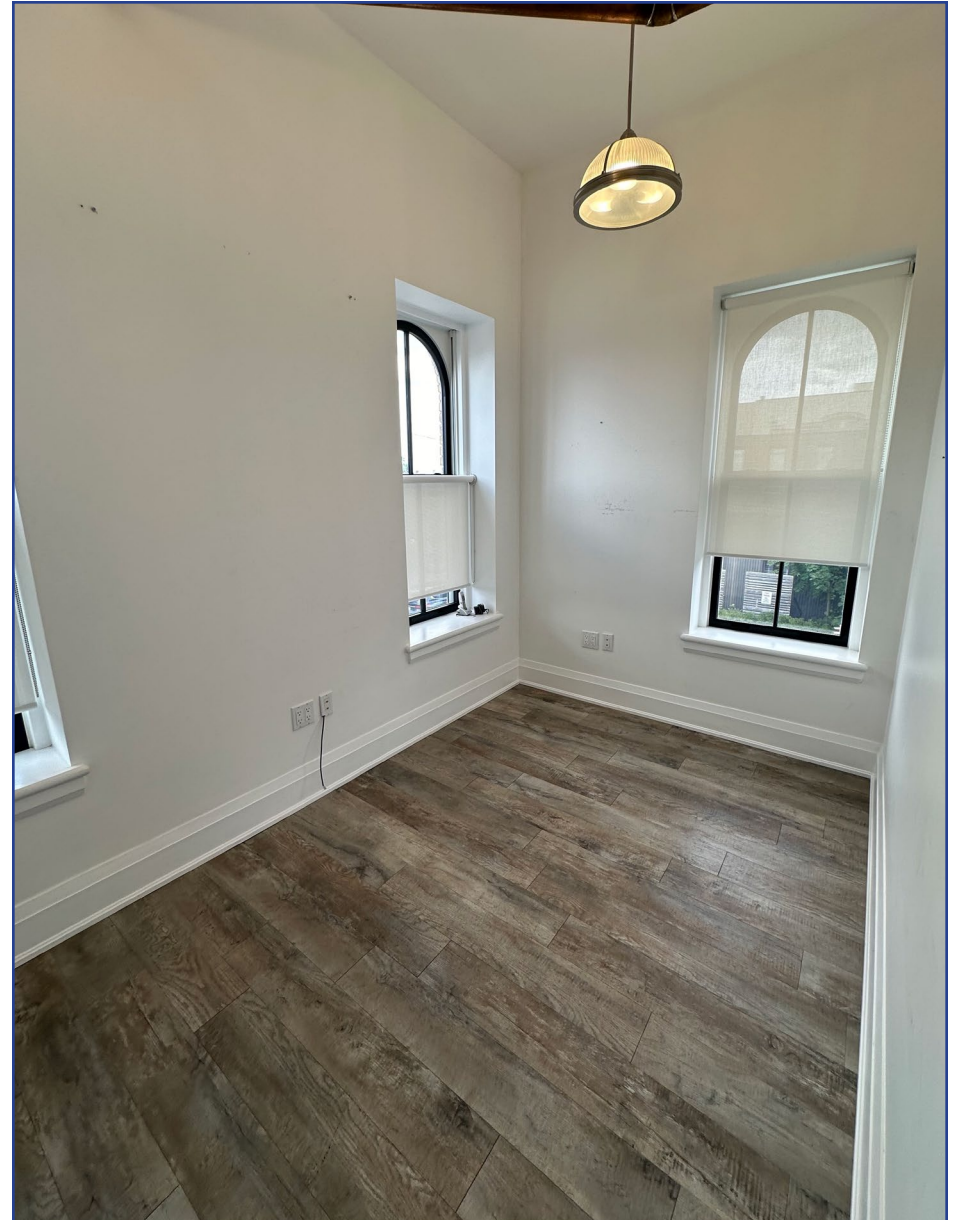
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Second Floor Photos

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Third Floor Photos

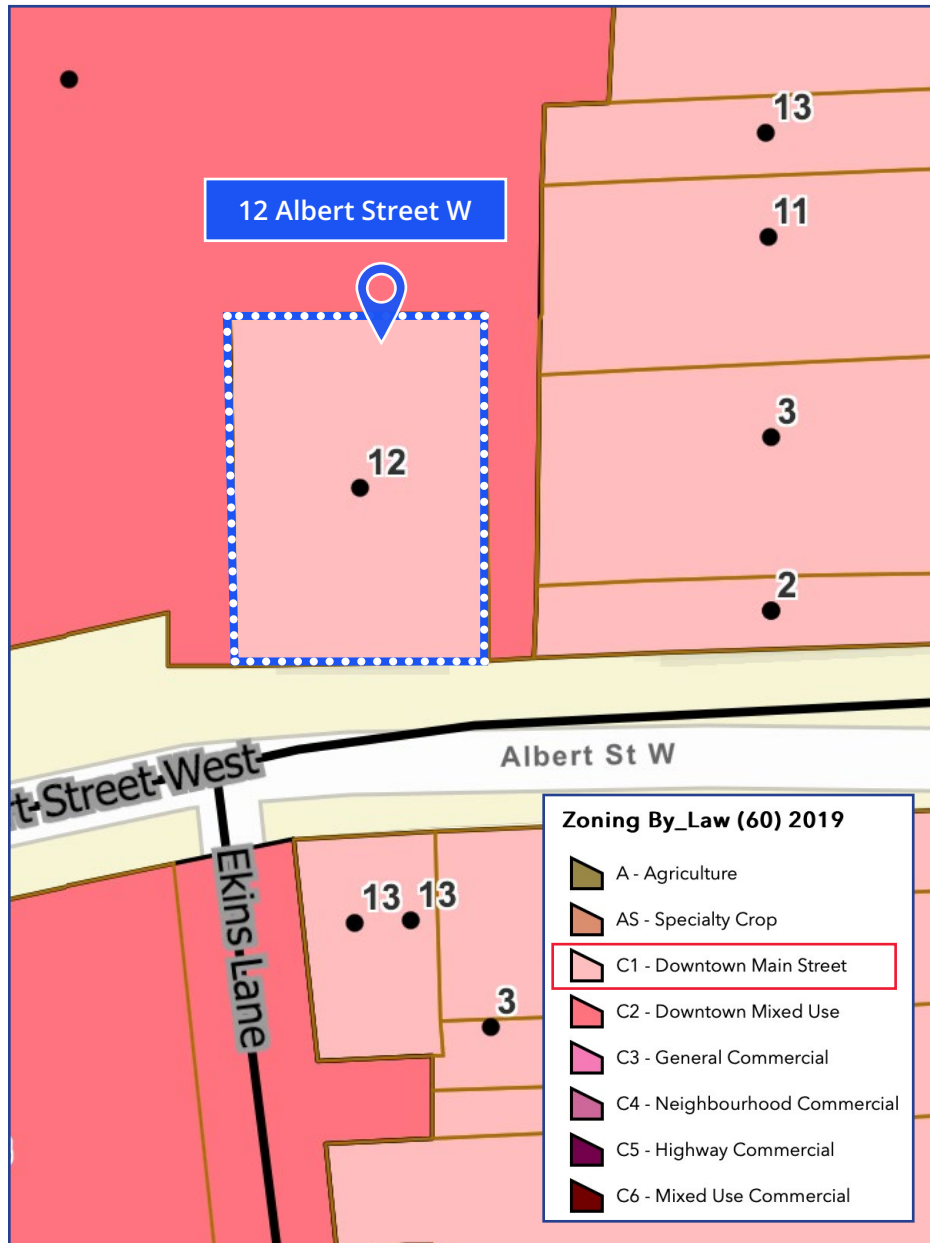
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Zoning C1 - Downtown Main Street

12 ALBERT STREET W | THOROLD | ON



Permitted Uses

RESIDENTIAL AND MIXED USES

- Apartment Dwelling
- Mixed-use Building

COMMERCIAL USES

- Animal Shelter
- Art Gallery
- Bake Shop
- Cinema
- Clinic
- Commercial Recreation Facility
- Commercial School
- Commercial Garden
- Commercial 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
- 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

SPECIFIED ACCESSORY USES

- Accessory Building or Structure
- Bed and Breakfast
- Outside Display and Sales Area
- Patio
- Second Dwelling Unit

Area Neighbours

12 ALBERT STREET W | THOROLD | ON



\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2024

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