

FOR SALE

Historic Old Fire Hall

LIST PRICE:

\$1,595,000

**12 ALBERT ST. W
THOROLD, ONTARIO**

**Beautifully Heritage
Landmark Building**

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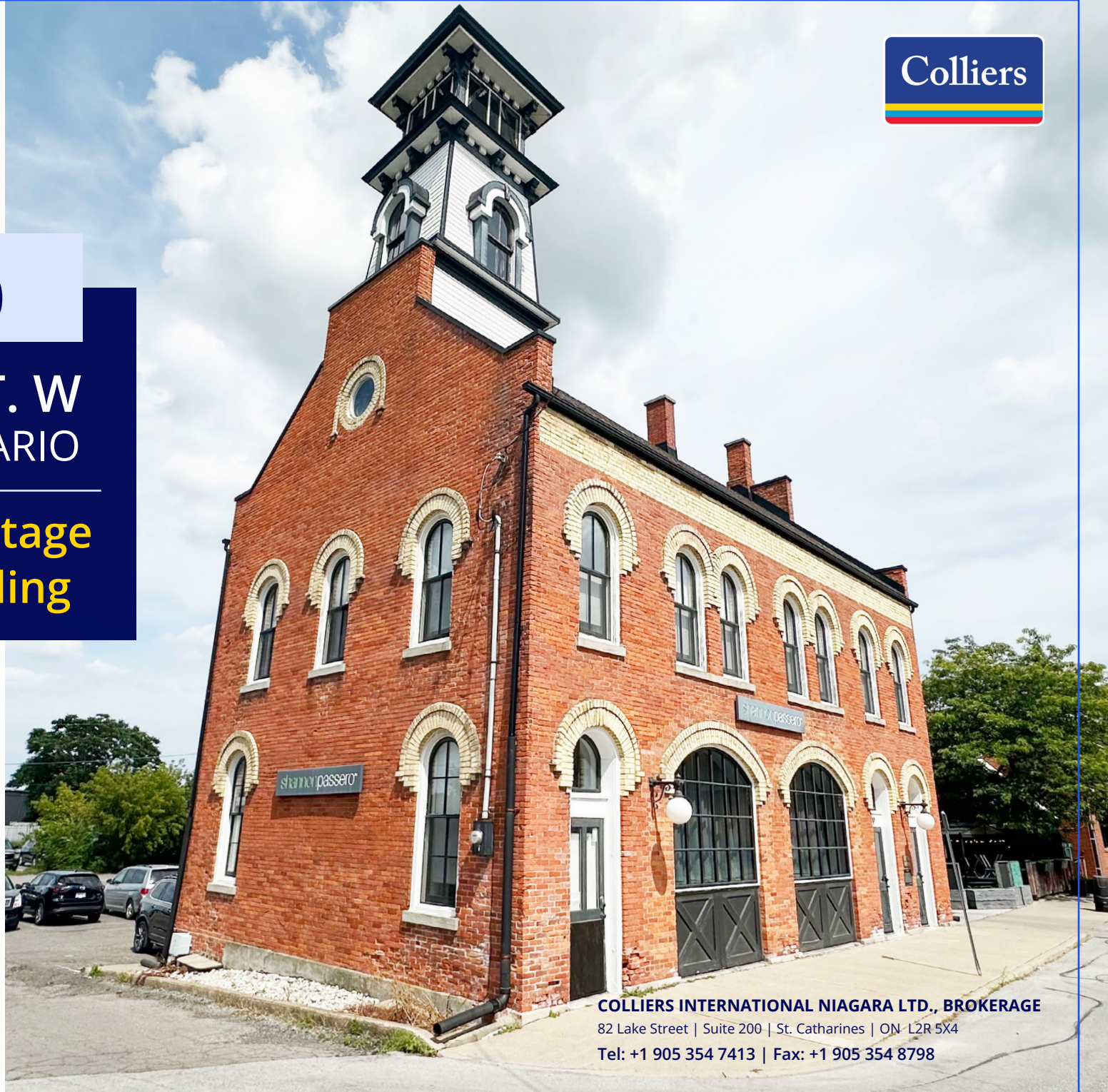
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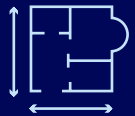
Property Highlights

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Beautifully Heritage Landmark Building



±3,265 SF



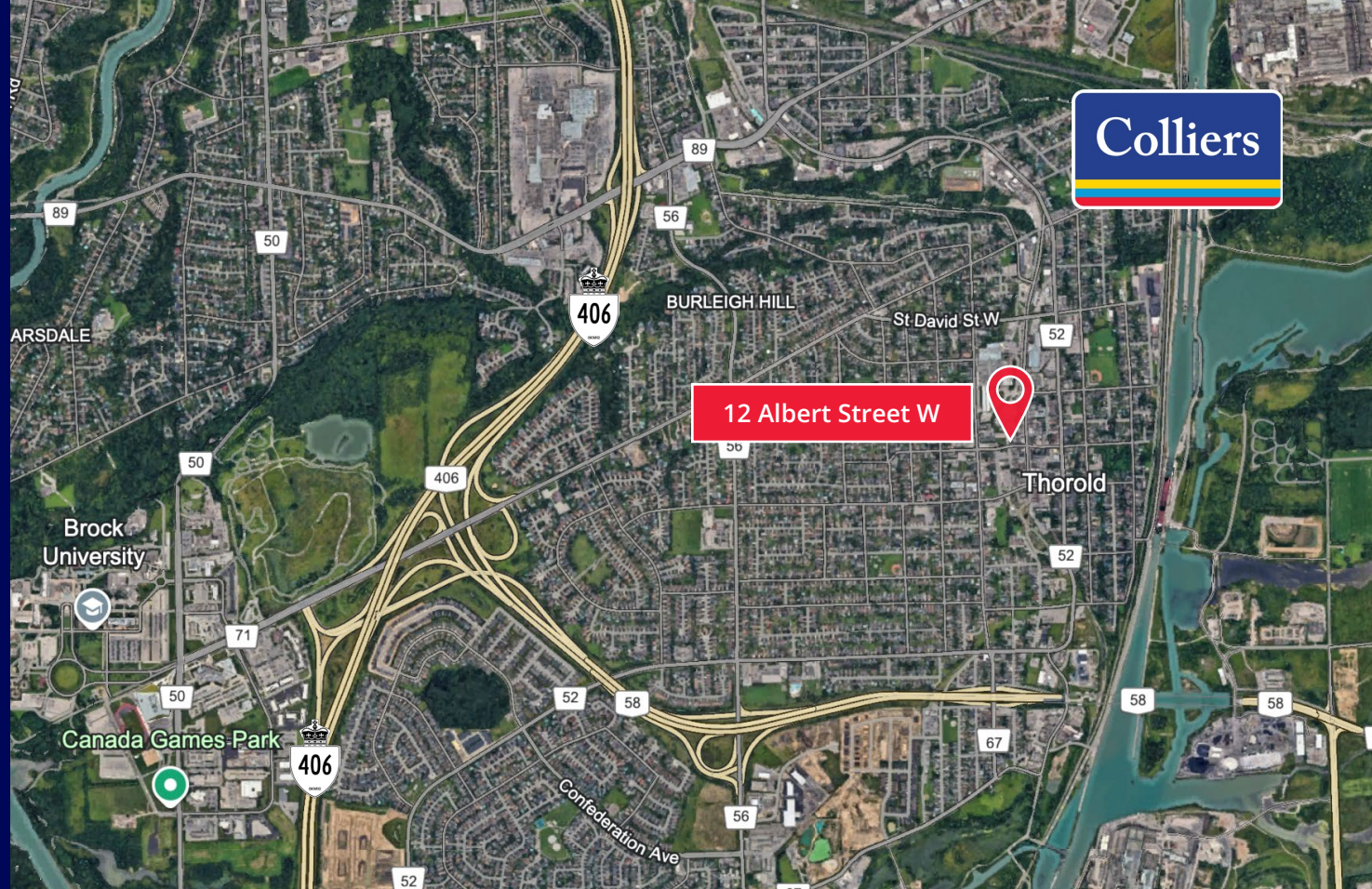
C1 - Downtown Main Street Zoning



SIX on-site Parking Spaces



Separately metered heating & AC on Each Floor



12 ALBERT STREET W | THOROLD | ONTARIO

Rare opportunity to own a Fully Restored Heritage Landmark building in the Downtown Thorold.

Presenting 3,265 sq. ft. of exquisitely restored space in the Historic Old Fire Hall, a downtown Thorold icon and designated Heritage Building originally constructed in 1878 and designed by renowned architect John Lanshaw. This storied property has had only two owners in over 200 years, making it an exceptionally rare offering. Meticulously restored in 2013, the building blends timeless character with modern functionality. The restoration includes **all-new, operable wood-frame windows** and a **fully re-engineered bell tower**, preserving its historic charm. Recognized for excellence in preservation, the property was awarded the **Paul Oberman Award for Adaptive Reuse** by the Architectural Conservancy of Ontario (2017).

Listing Specifications

12 ALBERT STREET W | THOROLD | ON

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

Building Size **TOTAL: ±3,265 SF**
Main Floor: ±1,335 SF
Second Floor: ±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

List Price \$1,595,000

Taxes (2024) \$8,594.75

Parking 6 On-Site Parking Spaces

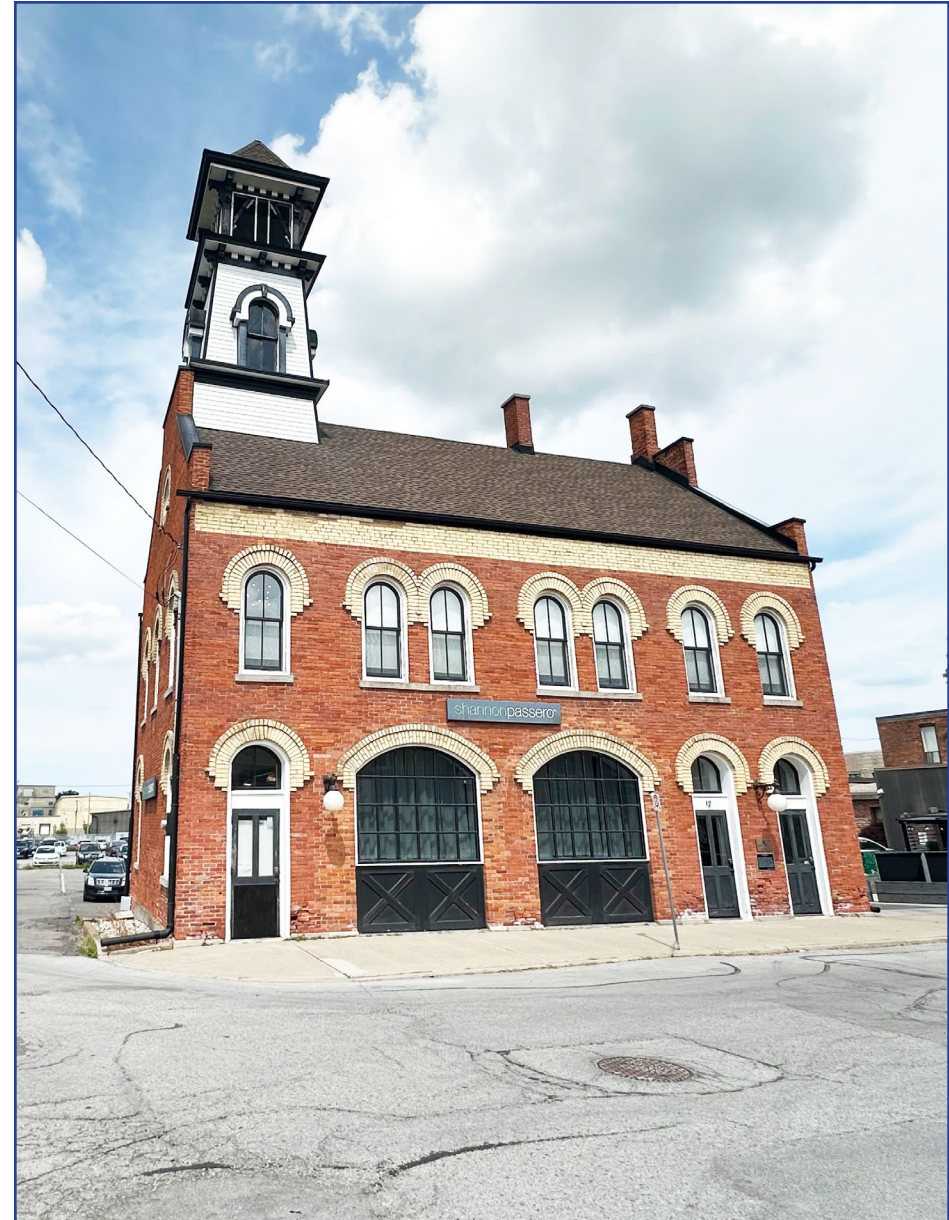
Comments

- Beautifully restored Historic Old Fire Hall in Downtown Thorold
- Perfect for retail, office, and many different uses
- All-new, operable wood-frame windows and a fully re-engineered bell tower (2013)
- Each level separately metered for heating and air conditioning



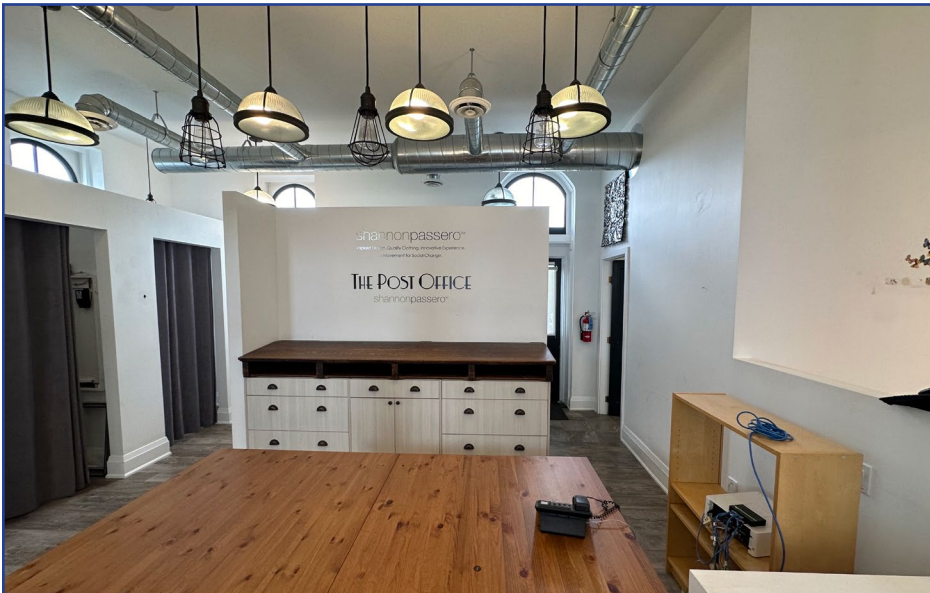
Exterior Photos

12 ALBERT STREET W | THOROLD | ON



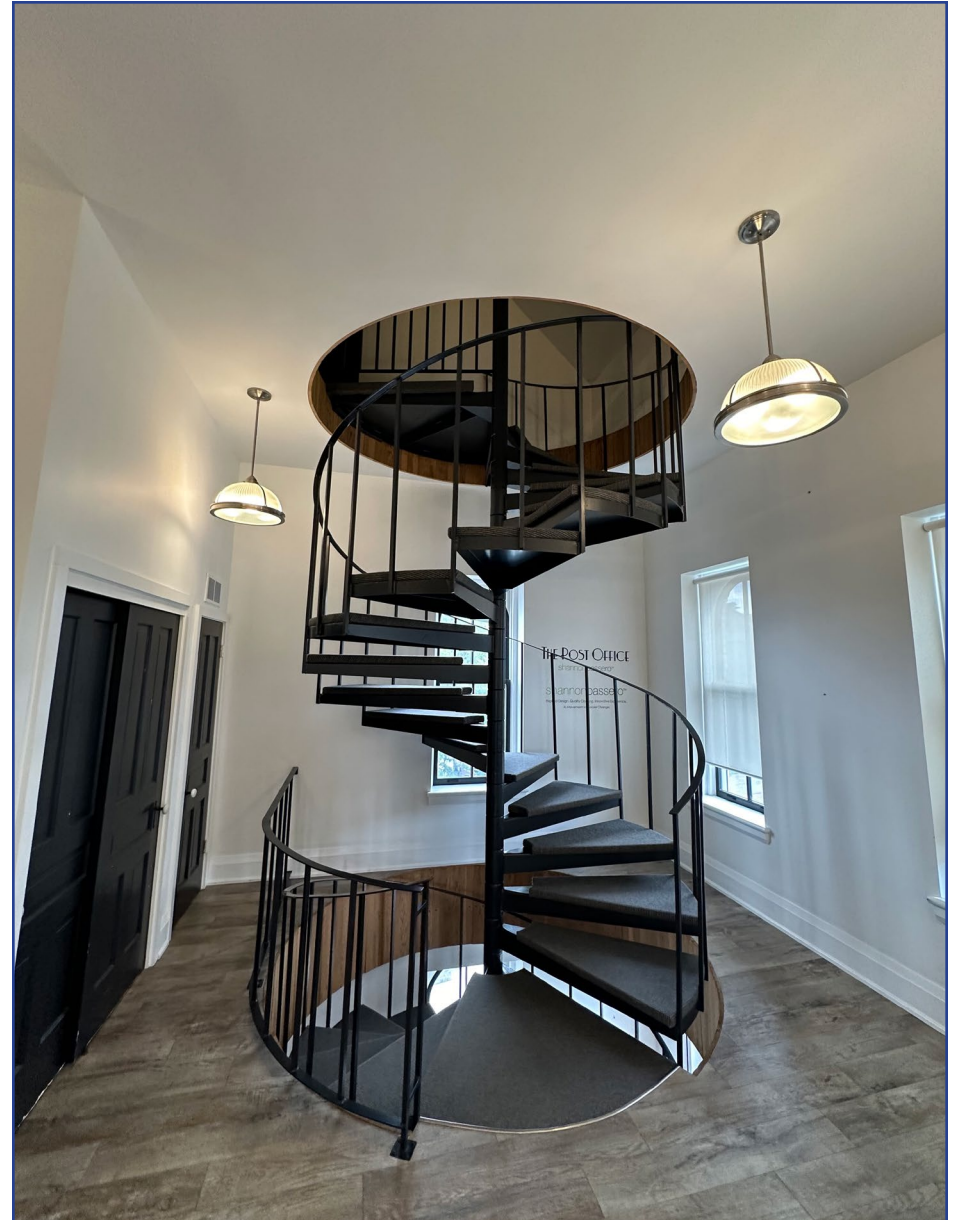
Main Floor Photos

12 ALBERT STREET W | THOROLD | ON



Main Floor Photos

12 ALBERT STREET W | THOROLD | ON



Second Floor Photos



12 ALBERT STREET W | THOROLD | ON



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



\$4.8B+

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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