

FOR SALE

**9 CLARENCE STREET
PORT COLBORNE, ON**

**LIST
PRICE: | \$340,000**

**±900 SF Commercial
Unit in Downtown
Port Colborne**

CONTACT:

Bryan Saelens

Sales Representative

+1 905 321 3443

bryan.saelens@colliers.com

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

Colliers



Property Details

Colliers



Great opportunity whether you're launching a new venture or relocating your business.

Location Clarence St. between King St. & West St.

Lot Size ±0.024 AC

Lot Dimension Frontage: ±15.81 ft. | Depth: ±66 ft.

Zoning DC - Downtown Commercial

Building Area ±900 SF

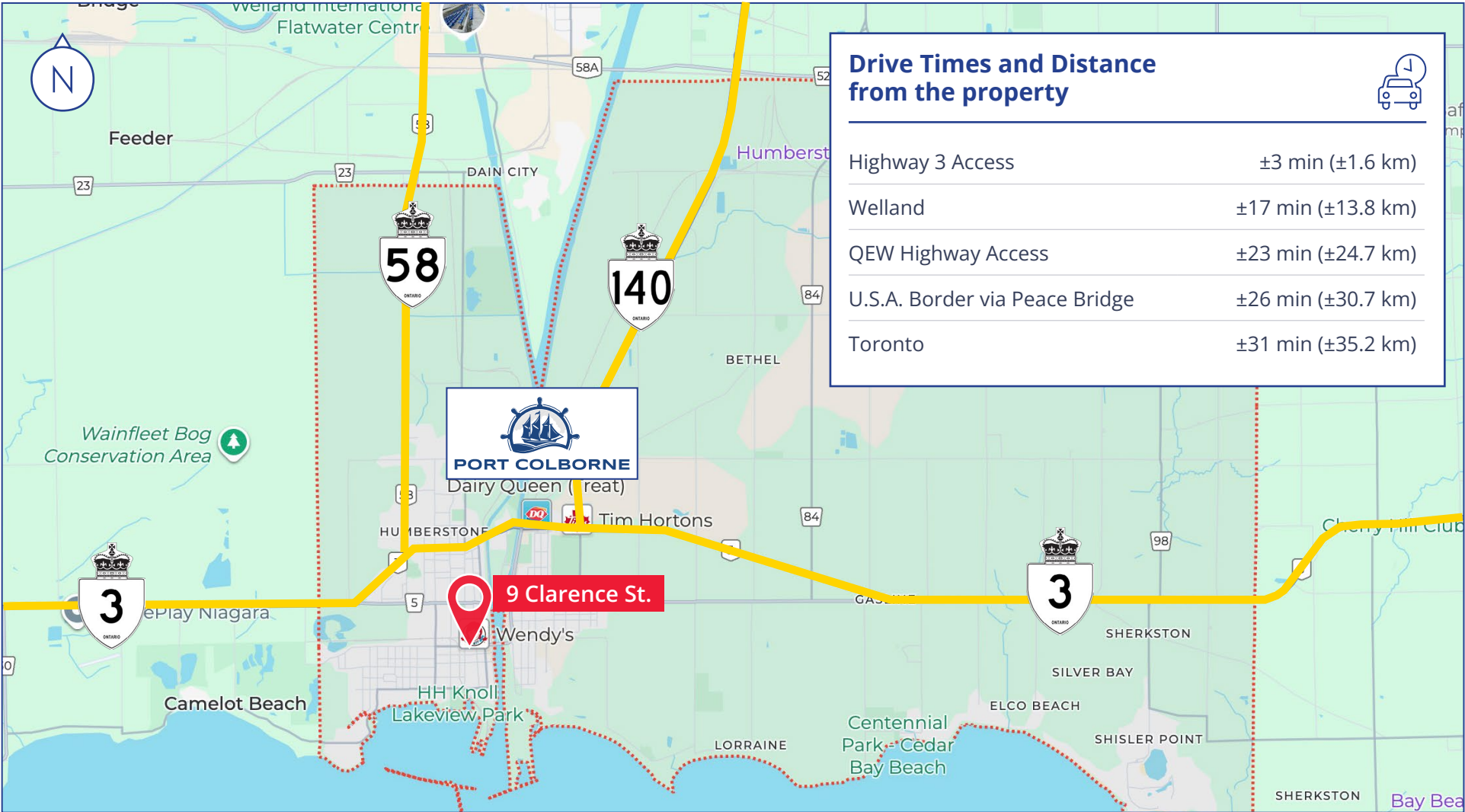
List Price \$340,000

Comments

- Desirable commercial space is situated on a busy street
- Surrounded by popular local shops in downtown Port Colborne
- Great opportunity in a vibrant downtown location

Property Highlights

Commercial space available in the historic West Street district, right in the heart of downtown Port Colborne. This high-profile retail property at Clarence Street offers excellent visibility in a busy, high-traffic area. Surrounded by local shops, services, and established neighbourhoods.



Area Neighbours

Colliers



Property Photos

Colliers

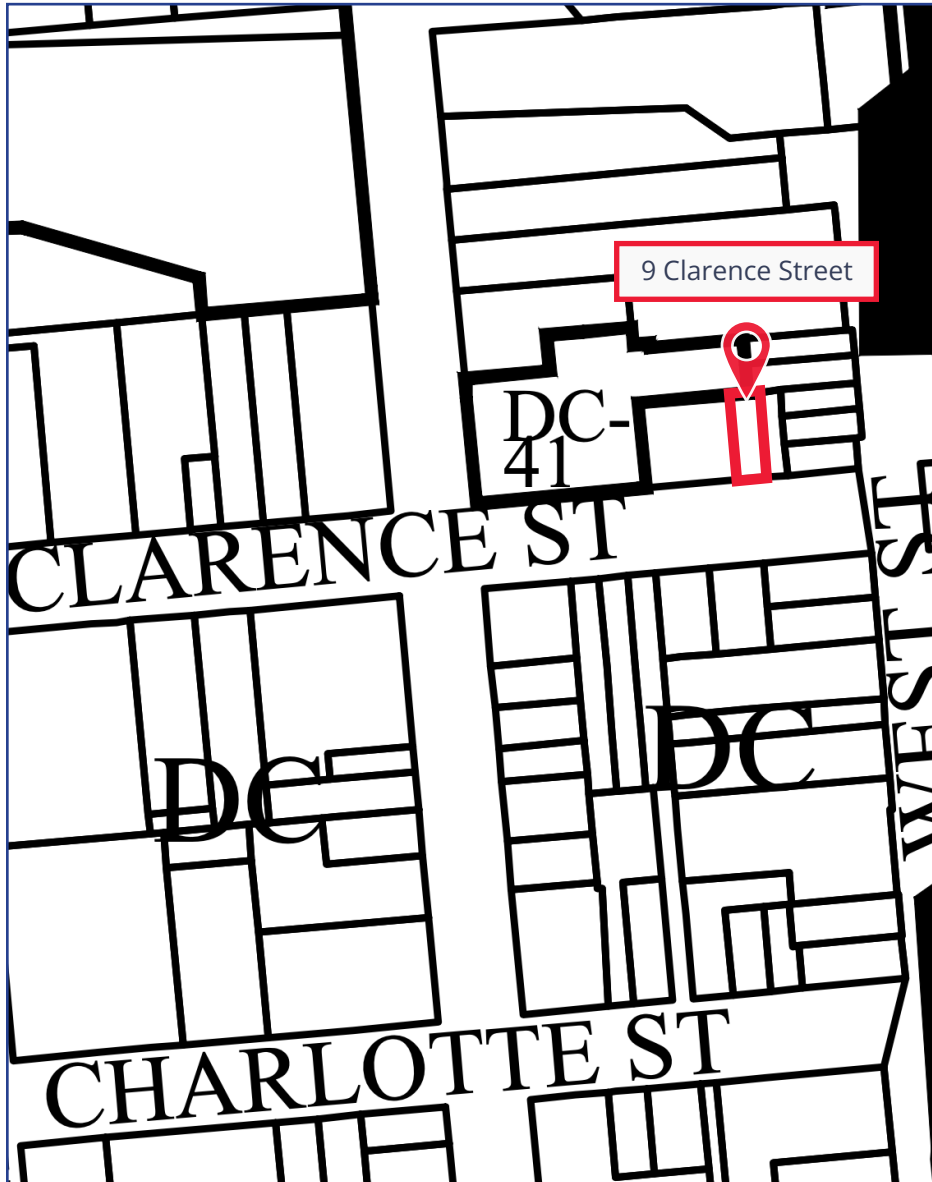


Property Photos



DC – Downtown Commercial Zone

Colliers



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



\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

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 June 2026

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2026. All rights reserved. *Colliers International Niagara Ltd., Brokerage*

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

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 \$5.7 billion in annual revenues, 27,000 professionals, and \$109 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.

CONTACT:

BRYAN SAELENS, *Sales Representative*
+1 905 321 3443 | bryan.saelens@colliers.com

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

www.collierscanada.com/niagara

