

FOR LEASE



LIST PRICE: **\$21.00/SF NET + TMI + HST + Utilities**

1455 Pelham Street | Pelham | ON

±1,500 SF Retail Space in a High Traffic Commercial Corridor in Fonthill

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Listing Details

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Location Frontage along Pelham St.; Backing onto Pelham Square

Available Area ±1,500 SF

Lease Price \$21.00/SF NET + TMI + HST + Utilities

TMI TBD

Zoning MS - Main Street

- Comments
- Ground level retail space available in a high traffic commercial corridor in Fonthill
 - Located among retail shops and restaurants
 - Prime location backing onto Pelham Square
 - Great visibility along a busy Pelham Street
 - Ideal for hospitality quick service take out , partially turnkey featuring existing as is kitchen hood w/ suppression system
 - On-site parking and potential demise options

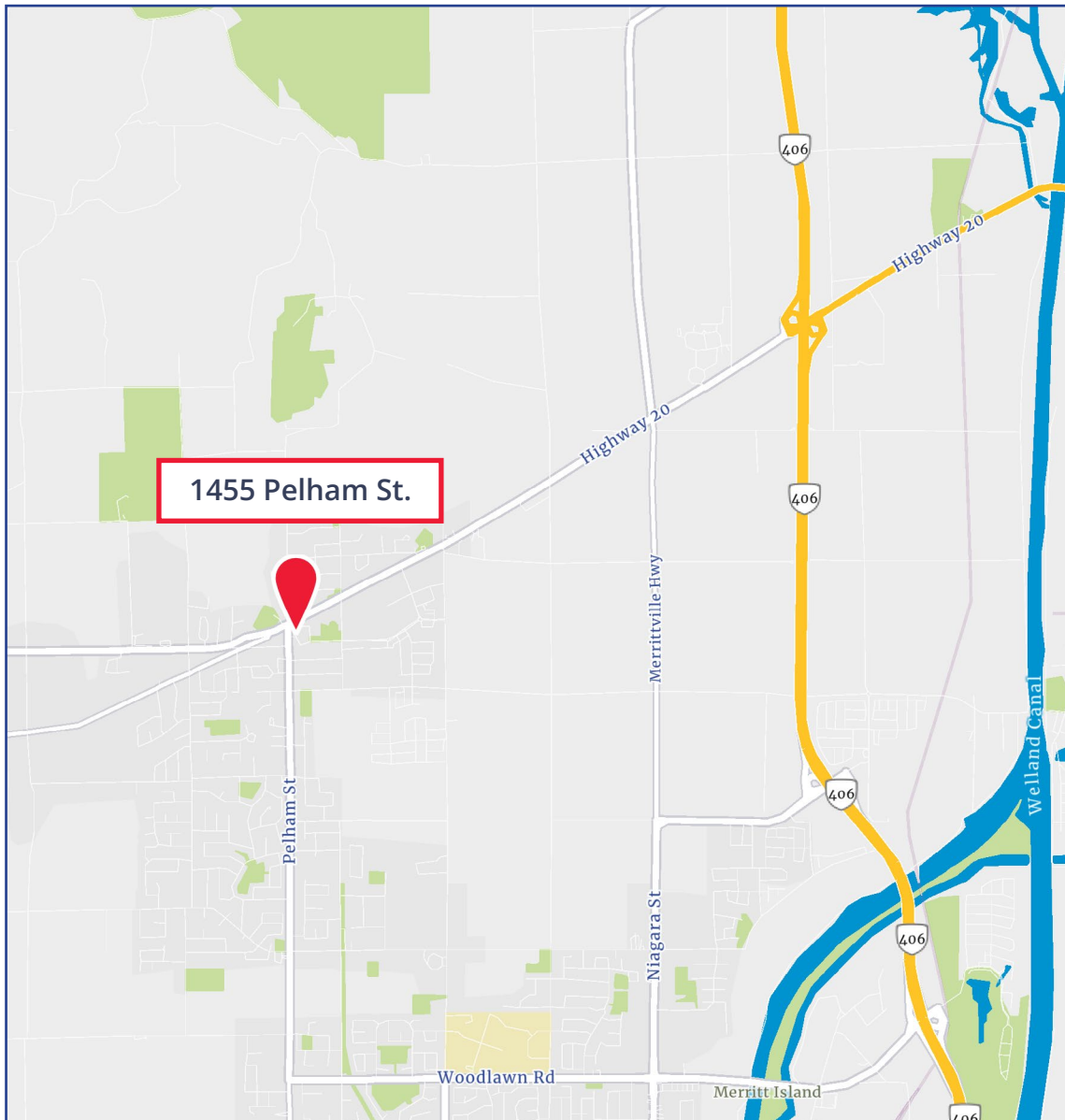
Exterior Photos

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Location Highlights

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Welcome to the heart of Pelham, where an exceptional opportunity awaits to lease a commercial unit on Fonthill's most sought-after main street. Ideally located among charming retail shops and restaurants. Every space exudes a stylish, chic vibe. With its prime location backing onto Pelham Square. This is a great opportunity that doesn't come around often, and its location allows you to fully immerse your business in one of Niagara's most artistic, creative, and vibrant communities!

1

minutes to
Hwy 20 Access

6

minutes to
Hwy 406 Access

13

minutes to
Welland

17

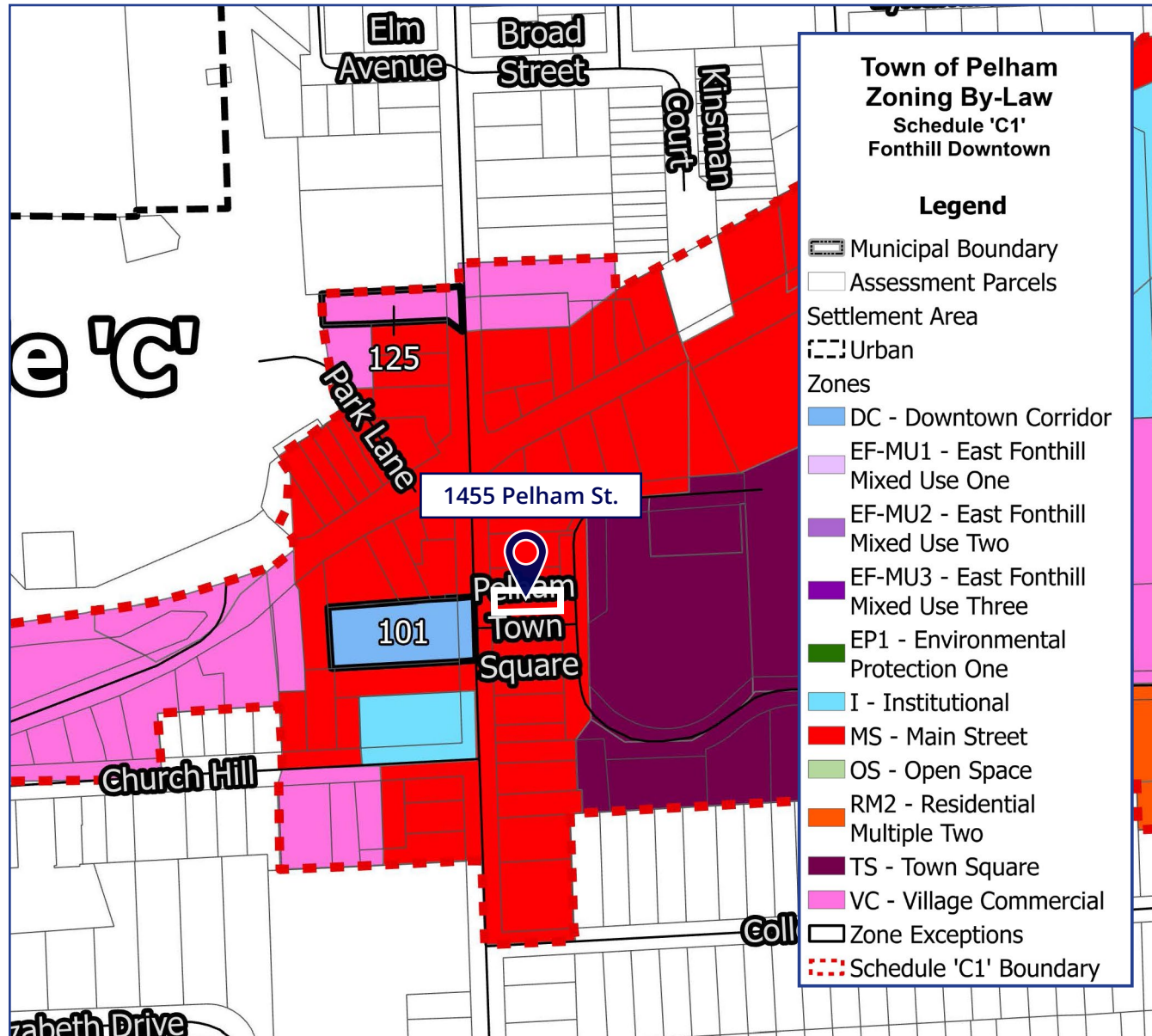
minutes to
St. Catharines

Area Neighbours

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MS - Main Street Zone



PERMITTED USES

- Bakery;
- Cultural uses;
- Dwelling unit(s) above a commercial use;
- Existing single detached dwellings;
- Hotels;
- Institutional uses;
- Live-work units;
- Micro breweries
- Office uses;
- Parking facilities;
- Parks and urban squares;
- Places of entertainment;
- Residential apartments located above the first floor;
- Restaurants;
- Retail uses;
- Second dwelling unit;
- Service shop;
- Short term rental accommodations; and
- Uses, buildings and structures accessory to the foregoing uses.

\$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

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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 \$5.7 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.

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