

FOR LEASE

UNIT 4A

**3643 Portage Road
Niagara Falls, ON**

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±1,233 SF Retail Unit

in the High Traffic Town and Country Plaza

EYE'S
LOWEST PRICES

UNIT 4A

AVAILABLE FOR LEASE

LEASE PRICE:

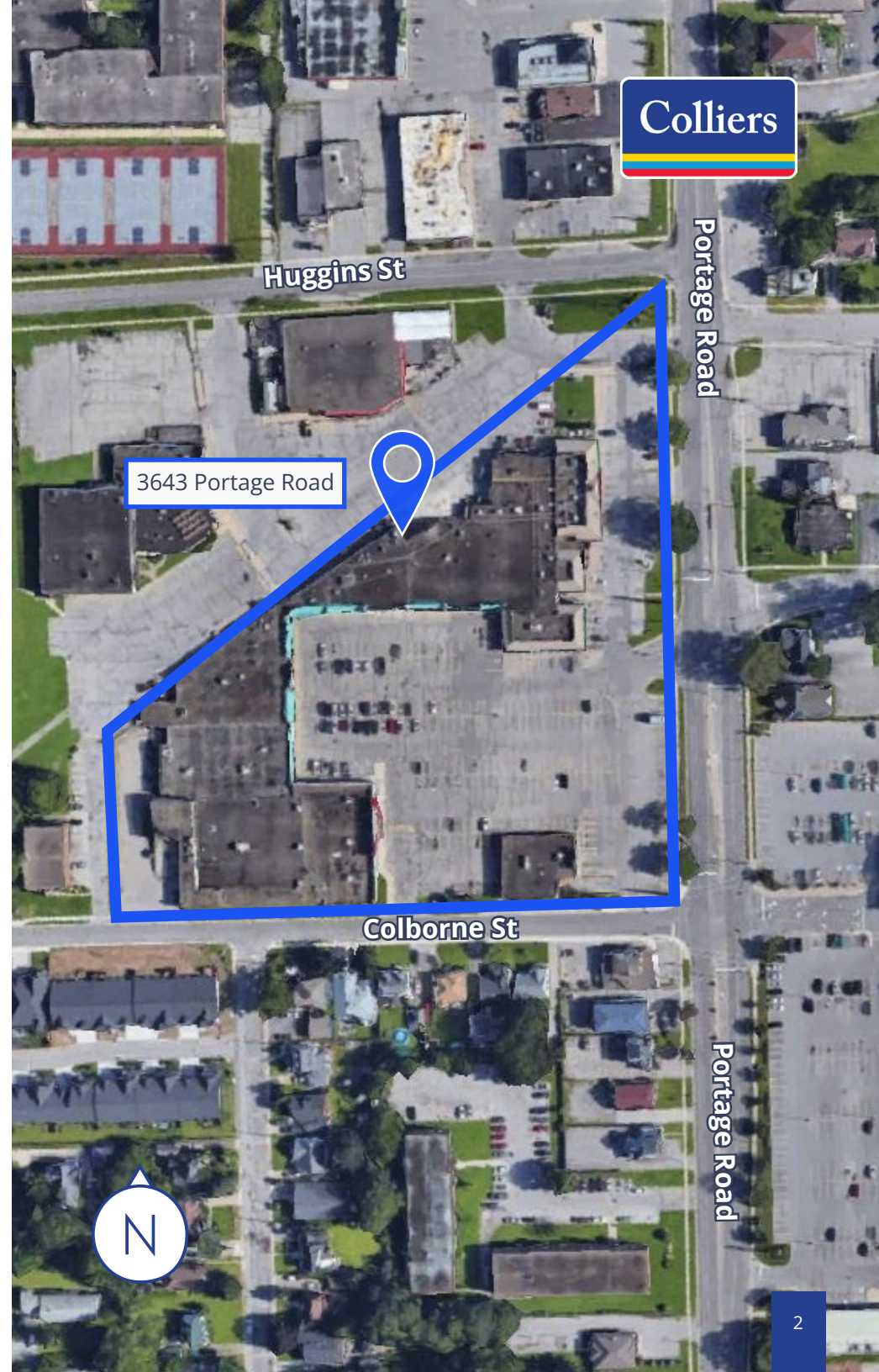
\$26.00/SF NET + \$10.00/SF TMI + HST + Utilities

Colliers

Listing Specifications

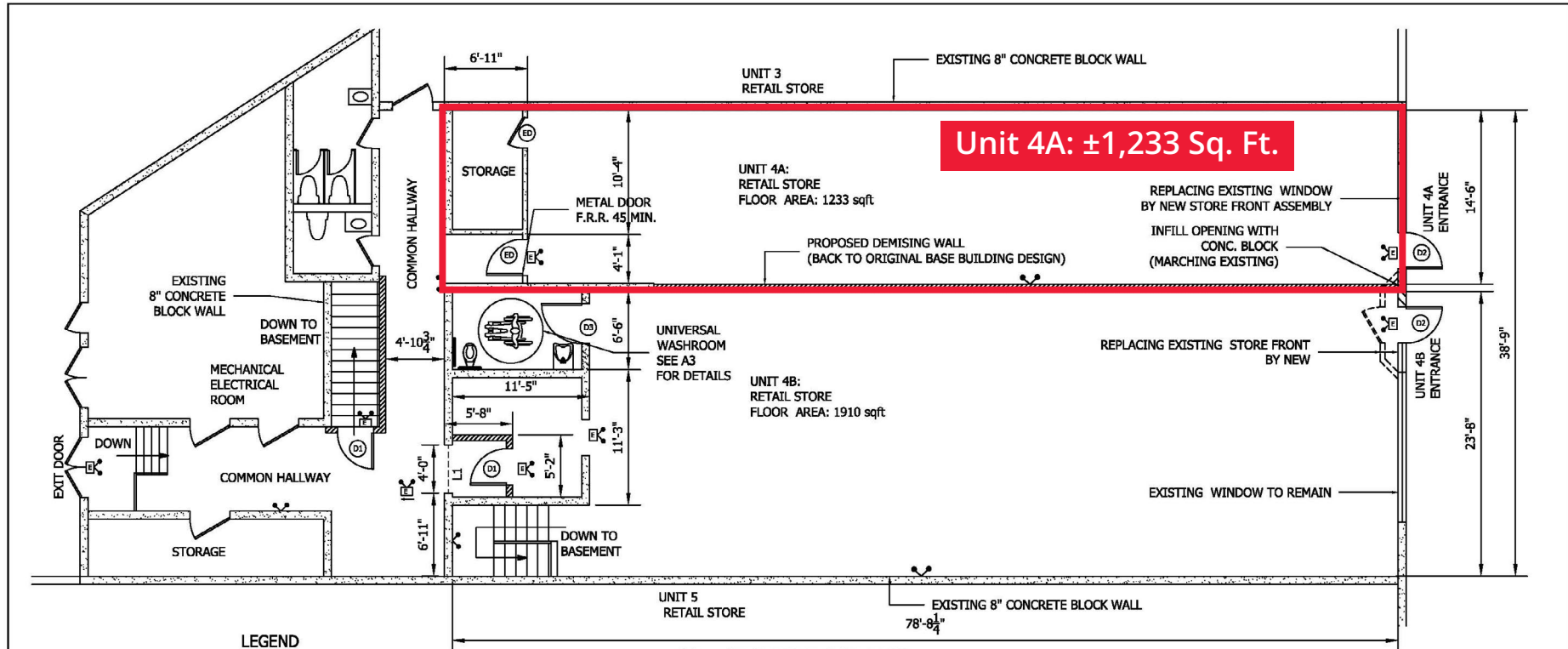
#4A - 3643 Portage Road | Niagara Falls | ON

Location	SW Corner of Huggins Street & Portage Road
Unit 4A Area	±1,233 SF
Zoning	GC - General Commercial
Lease Price	\$26.00/SF NET + TMI + HST + Utilities
TMI (2025)	\$10.00/SF
Total Acreage	±2.78 Acres
Access	Portage Rd, Huggins St and Colborne St
Comments	<ul style="list-style-type: none">• Retail Unit located in the well-established Town & Country plaza at the corner of Portage Road and Huggins Street• Formerly operated as Meltwich Food Co.• Unit includes commercial kitchen hood• All other equipment is excluded from lease price• Excellent visibility with both plaza signage and prominent Pylon Signage exposure• Ample on-site parking• Anchor tenants & neighbouring businesses include TD Bank, The Beer Store, Niagara Falls Public Library, Shoppers Drug Mart, Danny Sushi, & so much more



Property Site Plan

#4A - 3643 Portage Road | Niagara Falls | ON



LEGEND

- EXISTING 10" CONCRETE BLOCK WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED NEW DEMISING WALL (TO ROOF DECK-14")
- 2" x 4" 20GA STEEL STUDS @ 16" O.C.; MINERAL WOOL BATT INSULATION
- 1/2" TYPE X GYPSUM BOARD ON BOTH SIDES; ULC W407, F.R.R. 1 HOUR
- LINTEL BEAM: 2-15" x 4" x 1/4" WALL, 50W
- EXISTING DOOR TO REMAIN
- 36" x 84" SINGLE METAL DOOR F.R.R. 45 MIN. C/W SELF CLOSURE
- 36" x 84" SINGLE GLASS DOOR C/W SELF CLOSURE
- 38" x 84" SINGLE DOOR C/W AUTOMATIC POWER OPERATOR
- EXIT LIGHT C/W EMERGENCY LIGHT
- EMERGENCY LIGHT

1 GROUND FLOOR PLAN

Scale: 1/8"=1'-0"

OCCUPANCY PERMIT REQUIRED BY THE TENANTS AND TENANTS WILL BE RESPONSIBLE TO OBTAIN THE REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY INTERIOR ALTERNATION OR COMPLETION OF THESE SPACES

CONSTRUCTION GENERAL NOTES:

1. PROVIDE FINISH MATERIALS ON WALLS AND CEILINGS MUST HAVE FLAME-SPREAD RATING NOT MORE THAN 150.
2. DOOR OPENING DEVICES MUST BE OF A DESIGN THAT DOES NOT REQUIRED TIGHT GRASPING AND TWISTING OF THE WRIST.
3. ELECTRICAL WIRING AND CABLES EXPOSED WITHIN THE SPACE BETWEEN THE FIRE RATED ROOF ASSEMBLY AND THE SUSPENDED T-BAR CEILING BELOW MUST CONFORM TO THE PLENUM REQUIREMENT OF ONTARIO BUILDING CODE 2012 SECTION 3.6.4.3.(1).
4. FOR ALL MATERIAL TO BE NON- COMBUSTIBLE WITHIN ROOF SPACE AND SUSPENDED T-BAR CEILING .
5. EXISTING ROOF TOP UNIT (7.5 TON HEATING & AIR COND.) & CEILING DUCTS ARE REMAIN AS IS.



No.	Revisions	Date	By

This drawing is on loan only, not to be copied or duplicated in any way without the written consent of H & L Bilateral Design Inc. It is the contractor's responsibility to verify all dimensions and site conditions on site. Any discrepancy is to be reported to consultant before proceeding with the work. This drawing not to be used for construction until approved. Drawings are not to be scaled for dimensions.

Title: GROUND FLOOR PLAN		Project: PROPOSED INTERIOR RENOVATION 3643 PORTAGE ROAD UNIT #4 NIAGARA FALLS ONTARIO L2J 2K8		H & L BILATERAL DESIGN INC.	
PROJECT NUMBER: HL-2002-08		SCALE: AS NOTED	DATE: 28/02/2020	7321 VICTORIA PARK AVE. SUITE 202 MARKHAM, ONTARIO, CANADA, L3R 2Z8 Phone: (416) 907-5208 Fax: (416) 907-5208	
DRAWING NUMBER: A1		DRAWN: HW	CHECKED: BH		

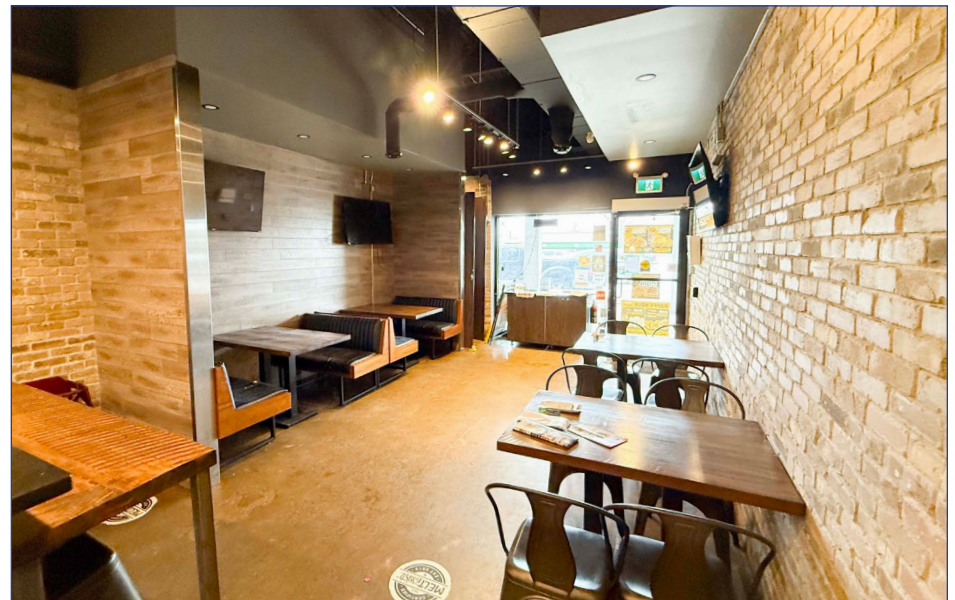
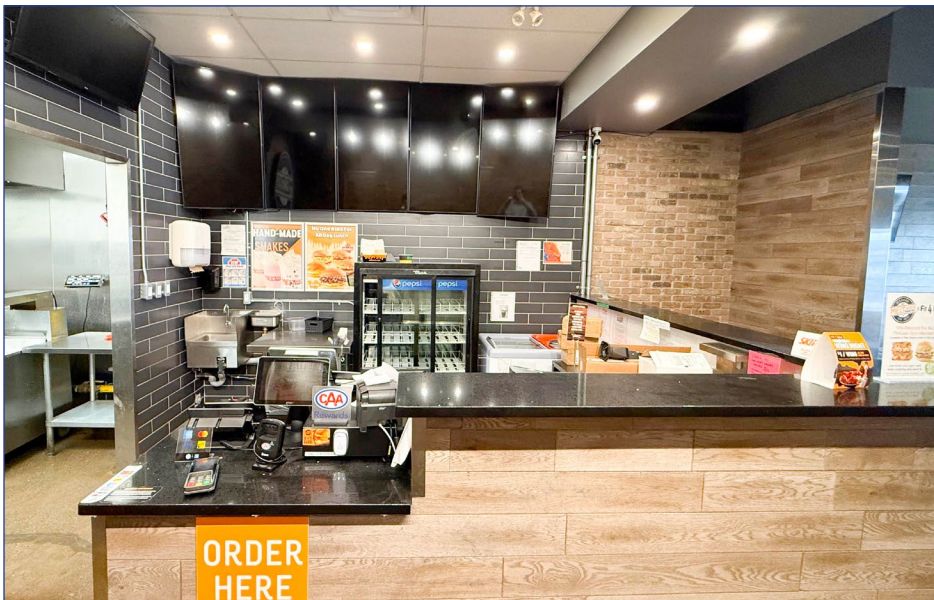
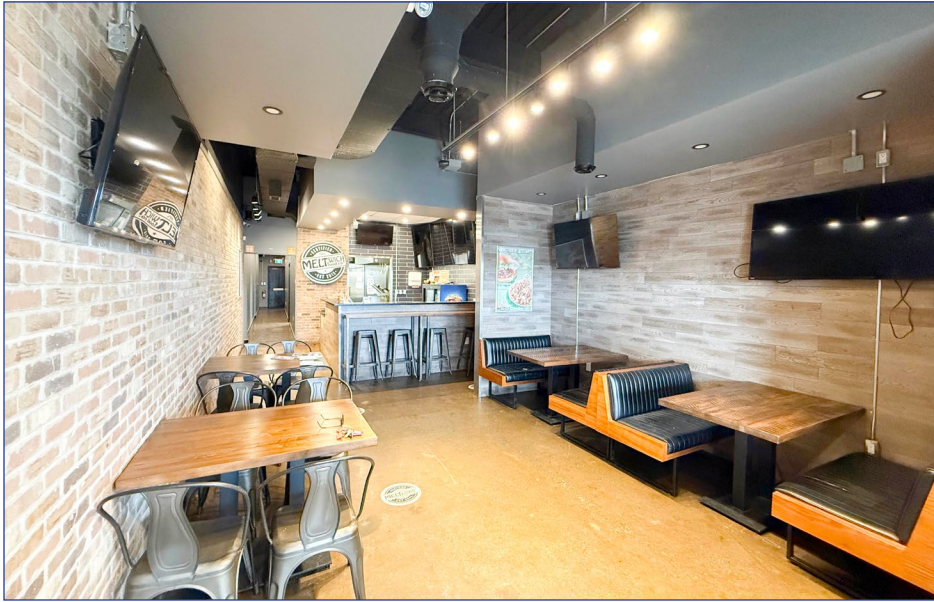
Exterior Photos

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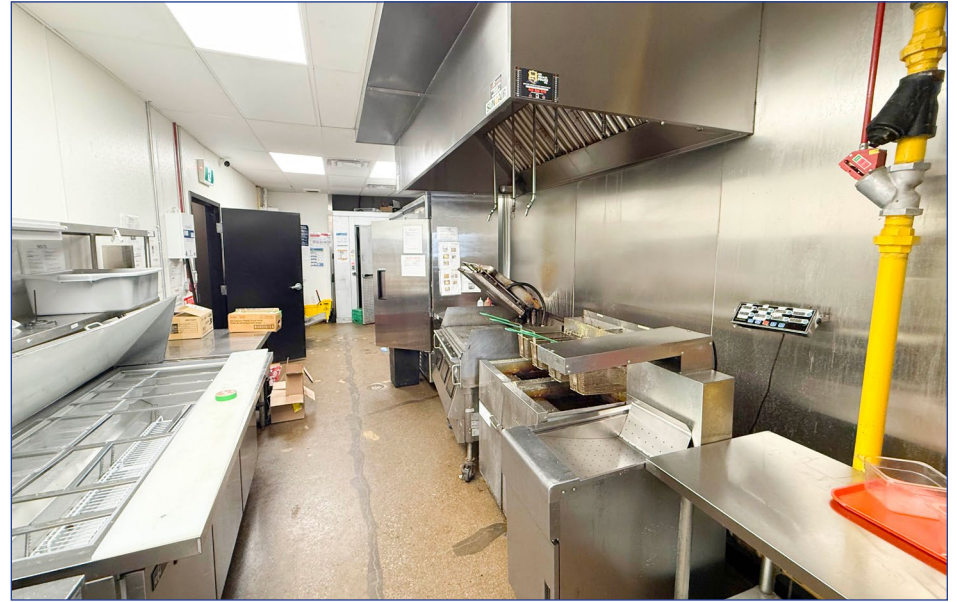
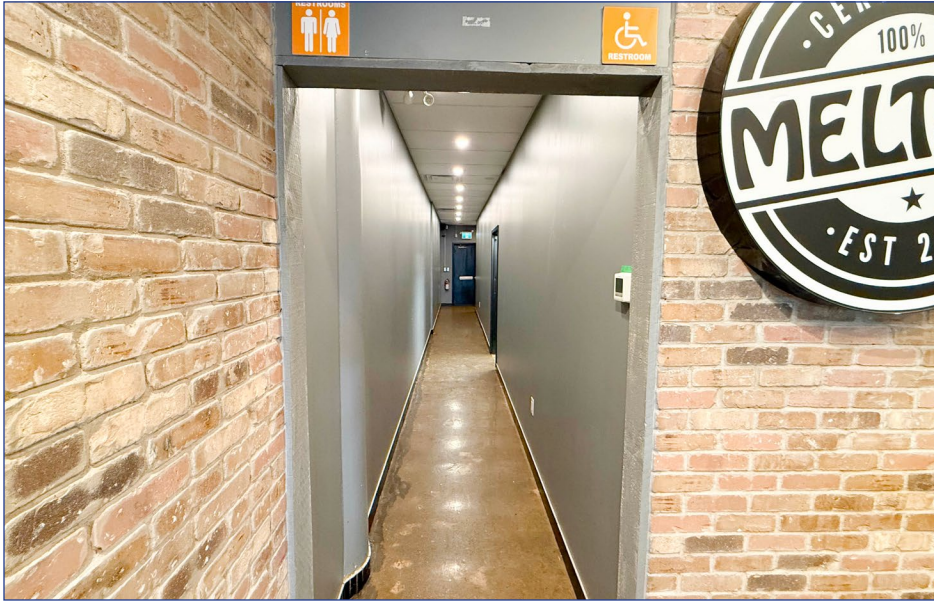
Interior Photos

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Interior Photos

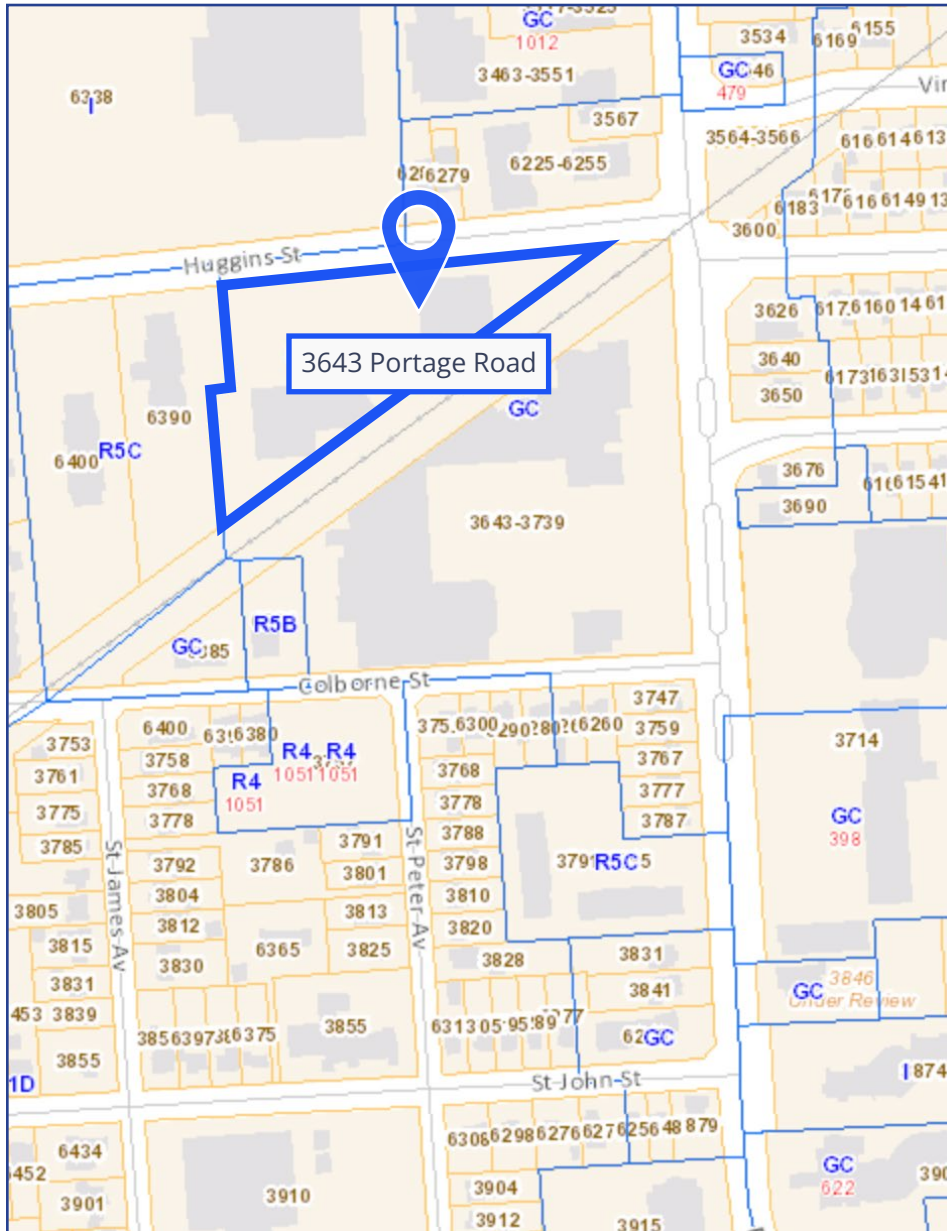
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Zoning GC - General Commercial



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PERMITTED USES

- Assembly hall
- Auctioneer
- Bake Shop
- Bank, Trust Company, Credit Union
- A building supplies shop
- Car/truck rentals
- Car wash
- Clinic
- Community building
- Day Nursery
- Drive-in restaurant
- Dry cleaning
- Farmer's market
- Funeral home
- Health Centre
- Hotel
- Laundry
- Library
- Motel
- New car agency
- Nursing home
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of Worship
- Printing shop
- Private club
- Public garage, mechanic
- Receiving Home within the meaning of The Child Welfare Act
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Used car lot
- Animal clinic
- Adult Store
- Dwelling units in a building in combination with one or more of the uses listed in this section
- Body-rub
- Dancing studio
- Tattoo studio
- Art Gallery
- Museum
- A garden centre w/retail
- Outdoor patio

Neighbouring Businesses



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TD Canada Trust



Subway & Quesada



Shoppers Drug Mart

NEIGHBOURS

- The Beer Store
- Meltwich
- Quesada Burritos & Tacos
- Niagara Falls Public Library
- Fit4Less
- Danny's Sushi
- Pizza Pizza
- Subway
- We The Finest Burger Co.
- TD Canada Trust
- Shoppers Drug Mart
- Stamford Home Hardware
- Hear CANADA
- Eye Wellness
- Global Pet Foods
- Spoiled Homemaker
- Capri Men's Hair Stylist
- Pho Queen
- Cookies annd MoreBakery
- British Pride Bakery
- Endless Wok

Area Neighbours

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#4A | 3643 Portage Rd.
FOR LEASE | RETAIL UNIT

The Brighton Apartments

SHOPPERS DRUG MART
Fit 4 Less everybodyhappy
PIZZA PIZZA BEER STORE
TD SUBWAY



Stamford Convenience

bulk barn



St. Gabriel Lalemant
Catholic Elementary School



\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

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 February 2026

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