

477 DAVIS STREET
PORT COLBORNE, ON

±3,750 SF Free-Standing Retail/ Office Bldg.
Near Welland Canal **AVAILABLE FOR SALE**



LIST
PRICE: **\$749,900**

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Property Specifications

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COMMENTS:

- Excellent opportunity to acquire a standalone retail/ office building in the quaint community of Port Colborne
- Well-positioned property offers strong visibility, easy access, and a highly flexible layout suitable for a wide range of owner-occupiers or investors
- Open-concept floor plan that can be easily adapted for continued retail use, restaurant with potential patio, medical or professional office, or service-based businesses
- Flexible zoning supports multiple permitted uses, making it ideal for end users seeking long-term ownership and operational control
- Includes ample on-site parking and excellent signage opportunities with strong street exposure
- Vacant possession is available, allowing for immediate occupancy or repositioning
- Located just 1.7 km to Hwy 3/ Main St E/ Hwy 140

Free-Standing Retail/ Office Building in Port Colborne

Location SE Corner of Davis St. & Killaly St. E

PIN 641540002

Lot Dimension Frontage: ±84 ft. | Depth: ±132 ft.

List Price \$749,900

Lot Size ±0.379 AC

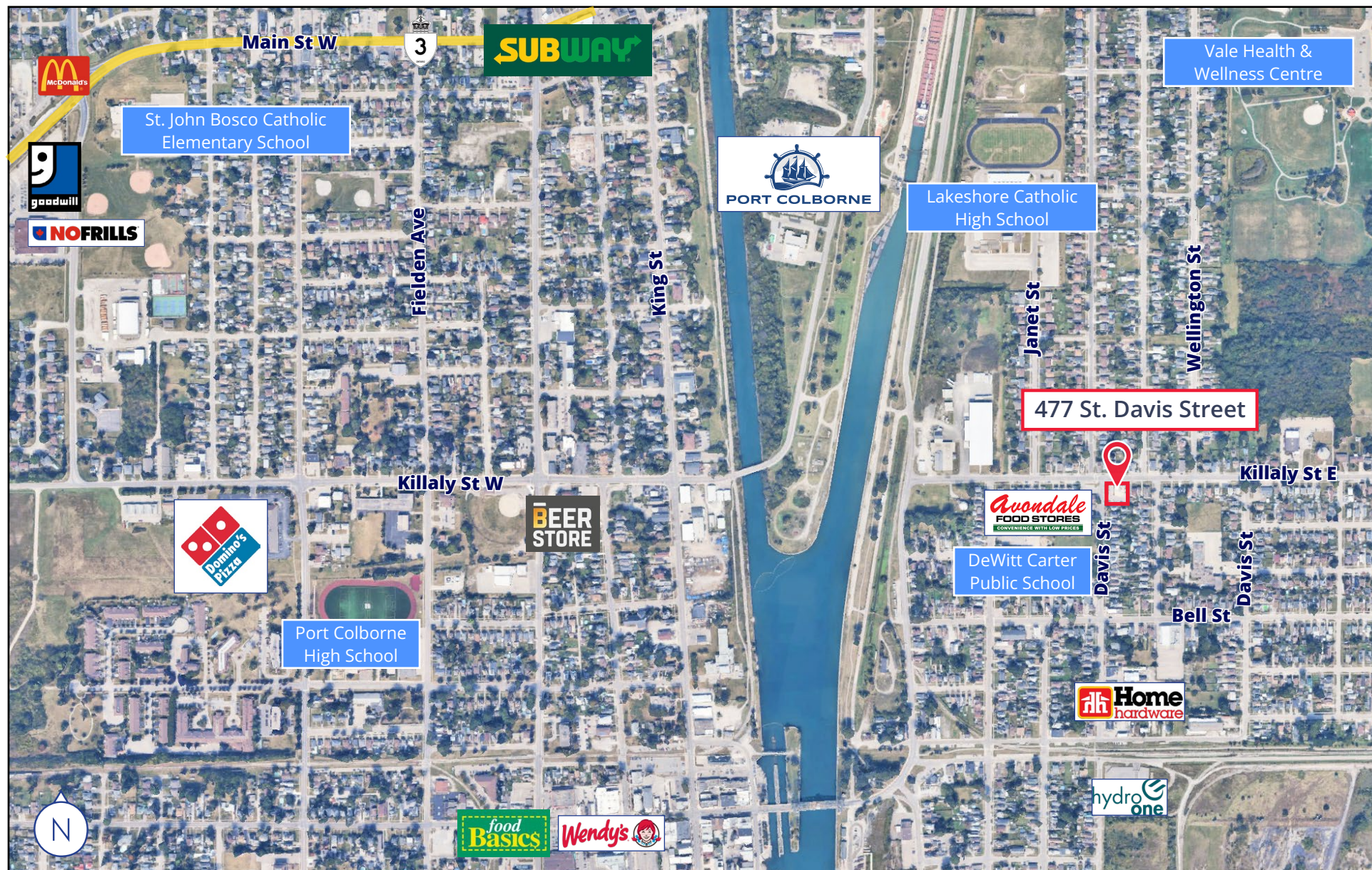
Taxes (2026) \$9,004

Building Area ±3,750 SF

Zoning NC - Neighbourhood Commercial

Area Overview

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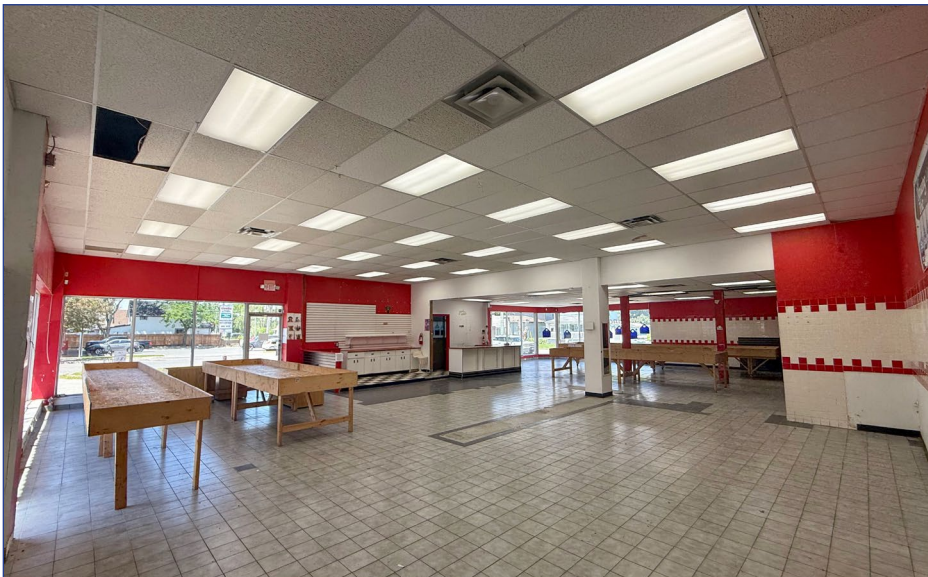
Property Photos

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Property Photos

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NC – Neighbourhood Commercial Zone




Permitted Uses

- Animal Care Establishment;
- Convenience Store;
- Day Care;
- Dwelling, Accessory
- Personal Service Business; and
- Restaurant, Take-Out;
- Uses, structures and buildings accessory thereto

 PORT COLBORNE SCHEDULE "A6" to By-law No. 6575/30/18 LEGEND	
Symbol	Zone
A	AGRICULTURAL
AR	AGRICULTURAL RESIDENTIAL
RR	RURAL RESIDENTIAL
LR	LAKESHORE RESIDENTIAL
R1	FIRST DENSITY RESIDENTIAL
R2	SECOND DENSITY RESIDENTIAL
R3	THIRD DENSITY RESIDENTIAL
R4	FOURTH DENSITY RESIDENTIAL
RD	RESIDENTIAL DEVELOPMENT
MU	MIXED USE
NC	NEIGHBOURHOOD COMMERCIAL
DC	DOWNTOWN COMMERCIAL
HC	HIGHWAY COMMERCIAL
I	INSTITUTIONAL
P	PUBLIC AND PARK
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL
MAO	MINERAL AGGREGATE OPERATIONS
GI	GATEWAY INDUSTRIAL
ID	INDUSTRIAL DEVELOPMENT
	ENVIRONMENTAL PROTECTION
	HAZARD
	ENVIRONMENTAL CONSERVATION

\$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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Learn more at corporate.colliers.com.

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