



 **13 Clarence St.**
Port Colborne | ON

FOR LEASE | COMMERCIAL UNIT W/ LARGE FRONT WINDOW

The Desirable Commercial Space in Downtown

LEASE PRICE:

\$2,000/MONTH
GROSS LEASE

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Location Overview

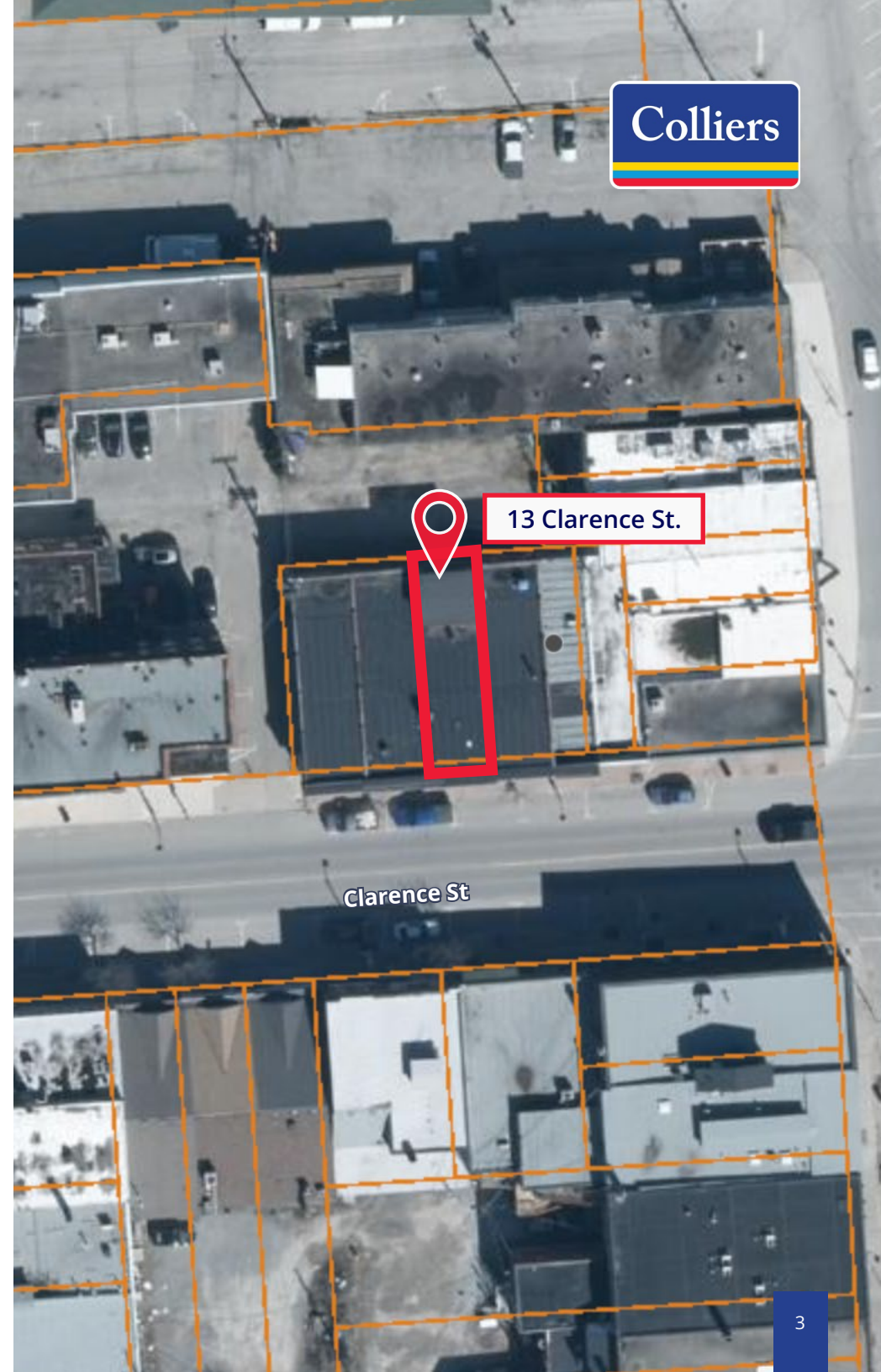
13 Clarence Street, Port Colborne, ON



Listing Specifications

13 Clarence Street | Port Colborne | ON

Location	Frontage along Clarence Street
Available Area	±1,200 SF
Zoning	DC - Downtown Commercial
Lot Size	Frontage ±151.19 ft. Depth ±111.67 ft.
Lease Price	\$2,100/Month Gross Lease
Note	• TMI & Base Rent are included in the \$2,000 • Tenant to pay utilities
Comments	• This desirable commercial space is located on a bustling street lined with great shops in Downtown Port Colborne. • Located along Clarence Street near the Welland Canal & Clarence Street Bridge. • Street parking only. • Many permitted uses.



Exterior Photos

13 Clarence Street | Port Colborne | ON

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Zoning DC - Downtown Commercial

13 Clarence Street | Port Colborne | ON



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



Area Neighbours

13 Clarence Street | Port Colborne | ON



\$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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