

FOR LEASE

Colliers



50 LAKEPORT ROAD | ST. CATHARINES | ON

±1,354 SF Office Space on 2nd Floor w/ Reception Area

LEASE PRICE: \$18.00/SF NET + \$12.00/SF TMI + HST + Utilities

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Property Details



Available Area TOTAL: ±1,354 SF

Lease Price \$18.00/SF NET + TMI + HST + Utilities

TMI (2025) \$12.00/SF

Zoning C2-9 Downtown Mixed Use

Parking On-site parking available

- Features
- 4 offices
 - Reception/work area
 - Private washroom
 - Kitchenette

- Comments
- Office space on 2nd floor
 - Nestled in the small lakefront community
 - High traffic area entering into Port Dalhousie



Location Overview



A unique opportunity to lease office space close to the waterfront and well-known Lakeside Park & Beach. Across from the Locks Condominium Project.



Well positioned on prime commercial land close to the waterfront in Port Dalhousie



Step away from local restaurants, cafes and shops



In close proximity to the world-renowned Royal Canadian Henley Regatta



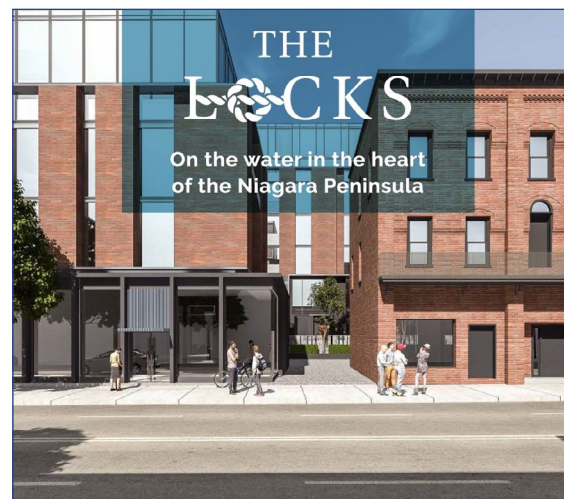
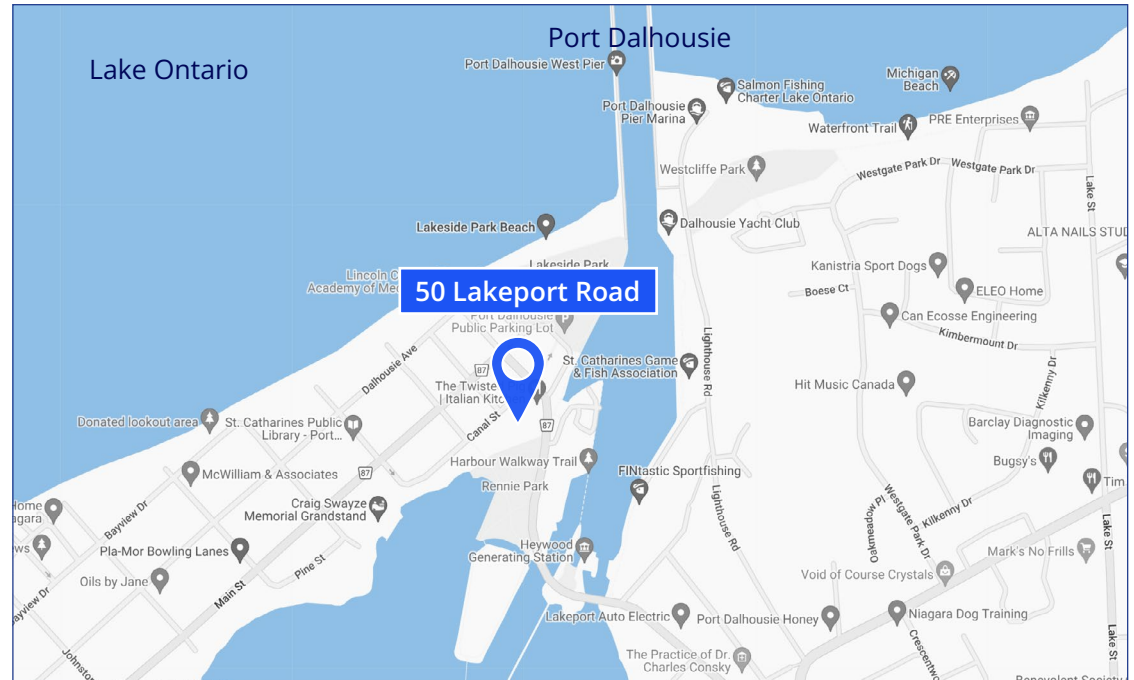
Walking distance to Lakeside Park Beach, Waterfront Trail, Port Dalhousie Pier Marina and the Dalhousie Yacht Club



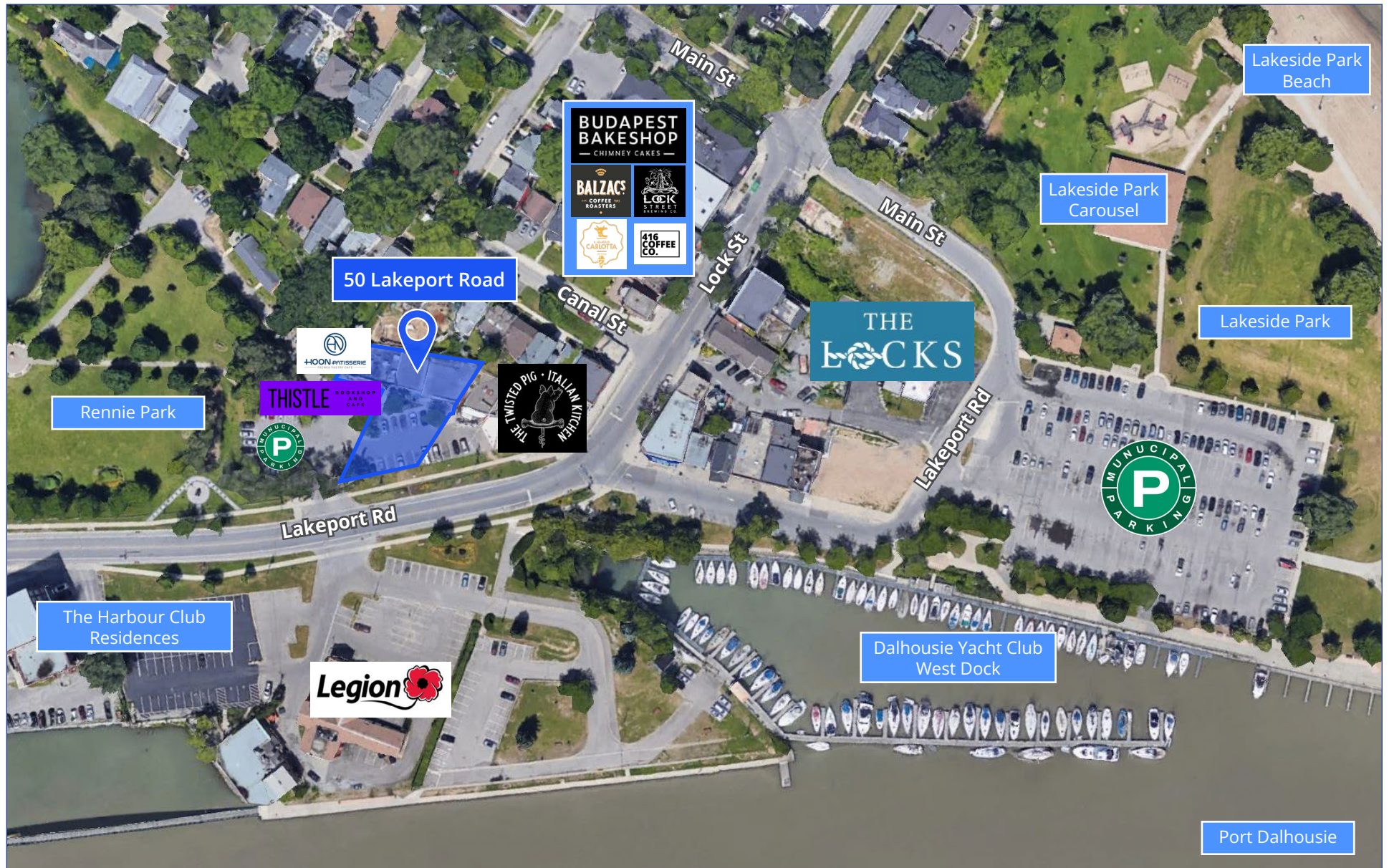
Minutes drive to Niagara wine country, Niagara Falls and the Niagara Escarpment



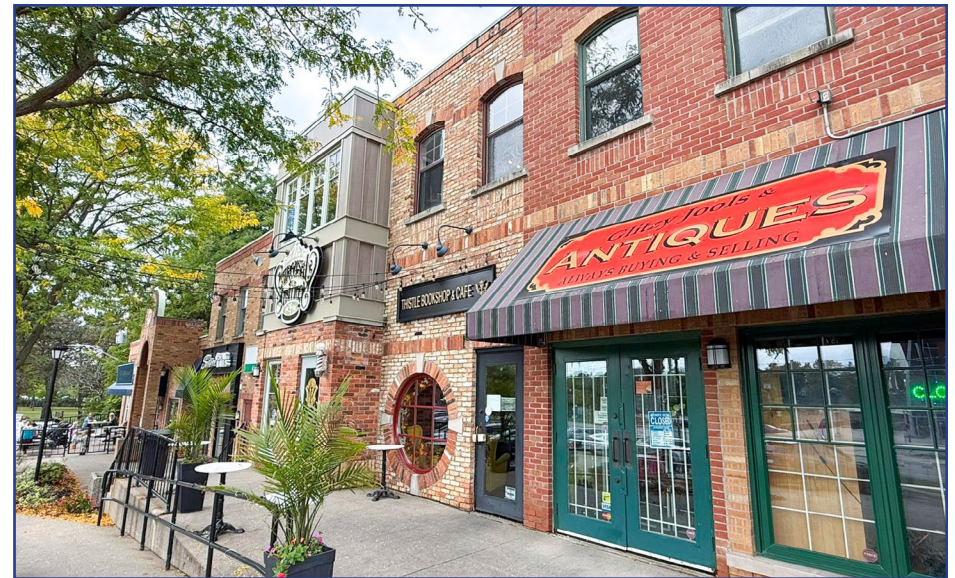
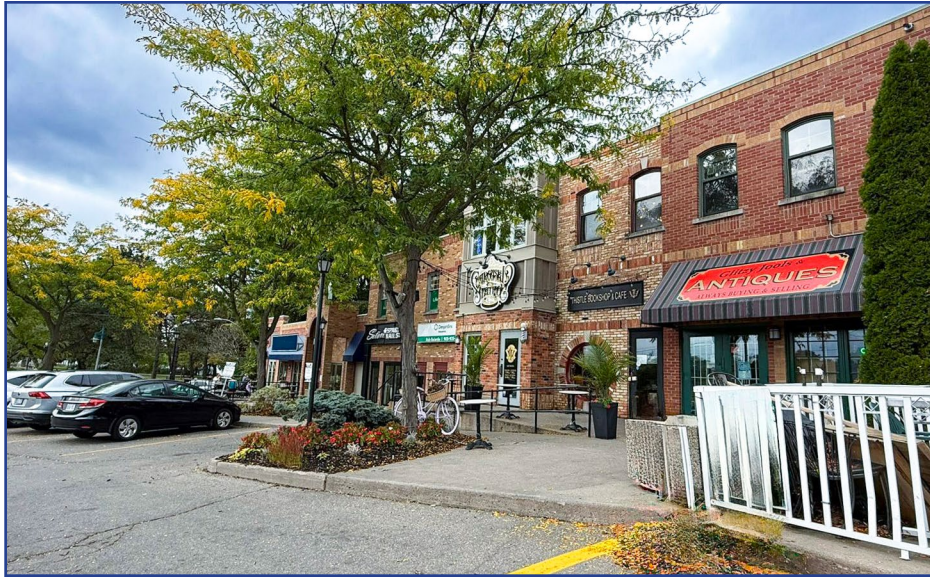
Easy access to major Highways (406 & QEW)



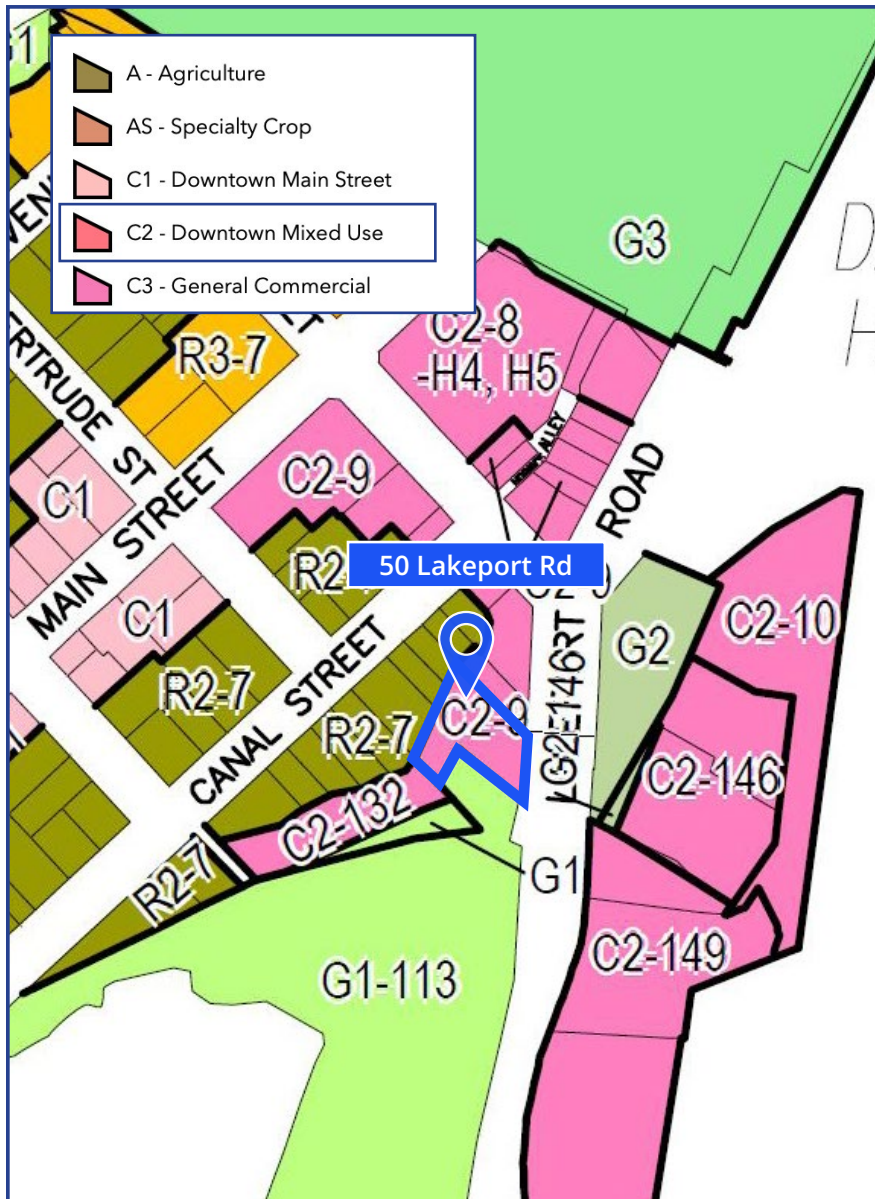
Property Location



Exterior Photos



C2-9 Downtown Mixed Use Zone



PERMITTED USES

- Office
- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Place of Assembly/ Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University/ College

Special Provision	Zone	Schedule A	Location	By-law
9	C2	7	Port Dalhousie Core	
1.	Ground floor dwelling units are not permitted			
2.	Retail stores are permitted on upper floors only in conjunction with a ground floor commercial use			
3.	Maximum height:	11 m		
4.	Non-residential uses are exempt from the parking requirements of Section 3.12.2 of this By-law.			
5.	Hotel / motel shall be permitted.			
6.	Minimum required front yard or exterior side yard	0 m		

\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025



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collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

CONTACT:

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