



Services

EMPLOYMENT ONTARIO
Your job is out there. We'll help you find it.

Lucy Popoli Chartered Accountant
Professional Corporation

PINE STREET DENTAL

POWELL & BAINES REALTY BROKERAGE

Laundry

WALMART

WALMART

PRIVATE PROPERTY
NO TRESPASSING
NO LOITERING
NO SKATEBOARDING

#32 | 9 PINE STREET NORTH | THOROLD | ONTARIO
±1,562 SF Retail Space in The Busy Pine Street Shopping Centre **For Lease**

LEASE RATE **\$17.50/SF NET \$8.60/SF TMI + HST + Utilities**

Colliers International Niagara Ltd., Brokerage
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Listing Specifications

#32 | 9 PINE STREET NORTH | THOROLD | ON

Location	NW Corner of Albert Street W & Pine Street N
Frontage	±671 ft. along Pine Street North
Site Area	±5.097 Acres
Available Area	Unit 32: ±1,562 SF
List Price	\$17.50/SF NET + TMI + HST + Utilities
TMI (2024)	\$8.60/SF (Inclusive of water, garbage disposal, and HVAC maintenance)
Zoning	C2 - Downtown Mixed Use
Comments	<ul style="list-style-type: none">• Located in the busy, well-maintained Pine Street Shopping Centre, Downtown Thorold• Plenty of walk-in traffic• High traffic area with ample on-site parking• On bus route• Well-suited for retail or medical office use (doctor, physiotherapist, chiropractor, massage therapist. etc.)



9 Pine Street N.



Nearby Neighbours



Colliers

Property Highlights

#32 | 9 PINE STREET NORTH
THOROLD | ONTARIO



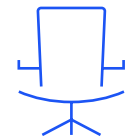
Well-Maintained
Pine Street Shopping
Centre



High Traffic Area and
Plenty of Walk-In
Traffic



Close to all
amenities including
BMO and Pet Valu



Well-Suited For
Medical Office or
Retail Use



Ample On-Site Parking



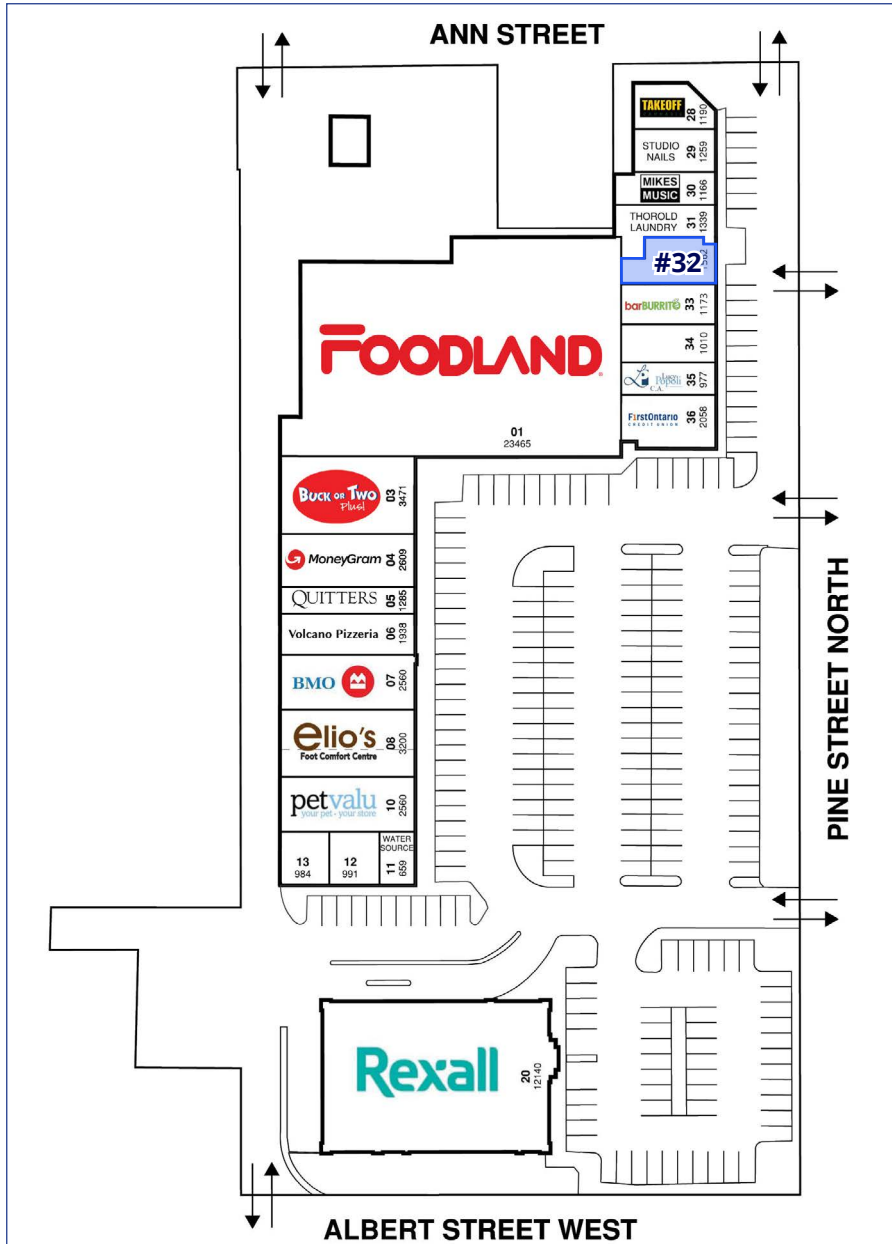
Easy access to
Highway 406

Parking Lot



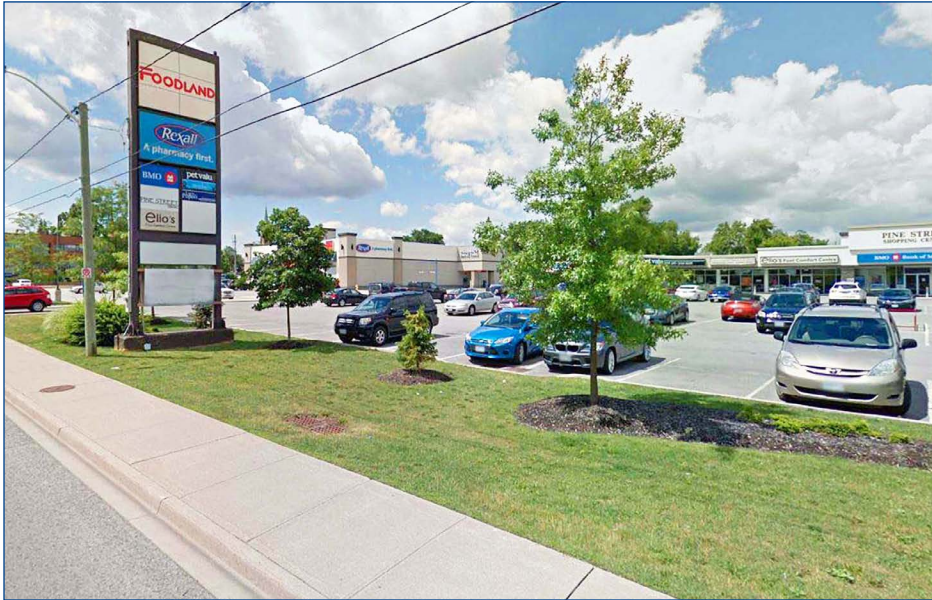
Site Plan

#32 | 9 PINE STREET NORTH | THOROLD | ON



Exterior Photos

#32 | 9 PINE STREET NORTH | THOROLD | ON



Zoning C2 - Downtown Mixed Use



#32 | 9 PINE STREET NORTH | THOROLD | ON



PERMITTED USES

COMMERCIAL USES

- Animal shelter
- Art gallery
- Bake shop
- Cinema
- Clinic
- Commercial recreation facility
- Commercial school
- Community garden
- Convenience store
- Day care
- Day spa
- Dry cleaning depot
- Farmer's market
- Financial institution
- Fitness centre
- Funeral establishment
- Hospice
- Hotel / motel
- Microbrewery or microwinery
- Museum
- Night club
- Office
- Personal service shop
- Pet grooming establishment
- Pharmacy

- Place of assembly / banquet hall
- Place of entertainment
- Place of worship
- Printing establishment
- Private club
- Private home day care
- Private parking area
- Private parking garage
- Public service facilities
- Residential emergency shelter
- Restaurant
- Retail store
- Supermarket
- Tavern
- Theatre
- Transportation terminal
- Veterinary clinic

SPECIFIED ACCESSORY USES

- Accessory building or structure
- Bed and breakfast
- Outside display and sales area
- Patio
- Second dwelling unit

Area Neighbours

#32 | 9 PINE STREET NORTH | THOROLD | ON



#32 | 9 Pine St. North
FOR LEASE | RETAIL UNIT AVAILABLE



Sullivan Ave

\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

VIEW ONLINE 

collierscanada.com/niagara

About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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