

FOR SALE

Colliers

CRIVELLER
Cakes Chocolates and Pastry Boutique

4435 Portage Road | Niagara Falls | ON

±5,500 SF Free Standing Commercial Building
on ±0.409 Acres Along busy Portage Road

LIST PRICE:

\$2,199,000

RALPH ROSELLI* SIOR

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**Sales Representative*

Colliers International Niagara Ltd., Brokerage

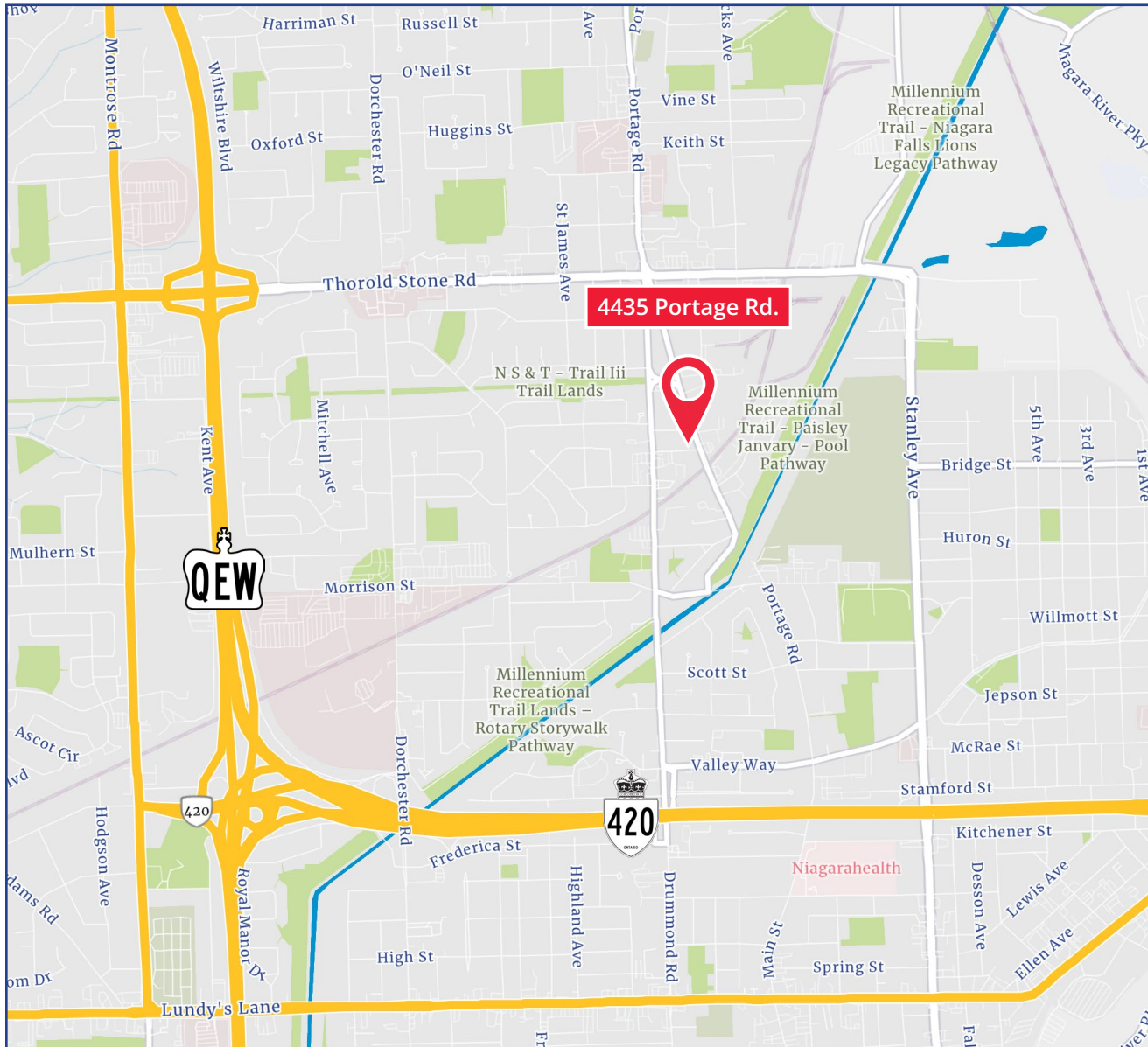
82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

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Property Overview

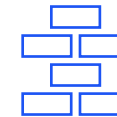
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±5,500 SF Free Standing Commercial building on ±0.409 AC



Former industrial pastry shop is available with vacant possession



Concrete Block Building w/ Brick Veneer & Partial Glass Front



TWO 10'x10' Grade Level Roll Up Doors



Ample Front Concrete Parking & Additional Rear Gravel Parking Lot



General Commercial (GC) Zone w/ Many Permitted Uses

Property Details

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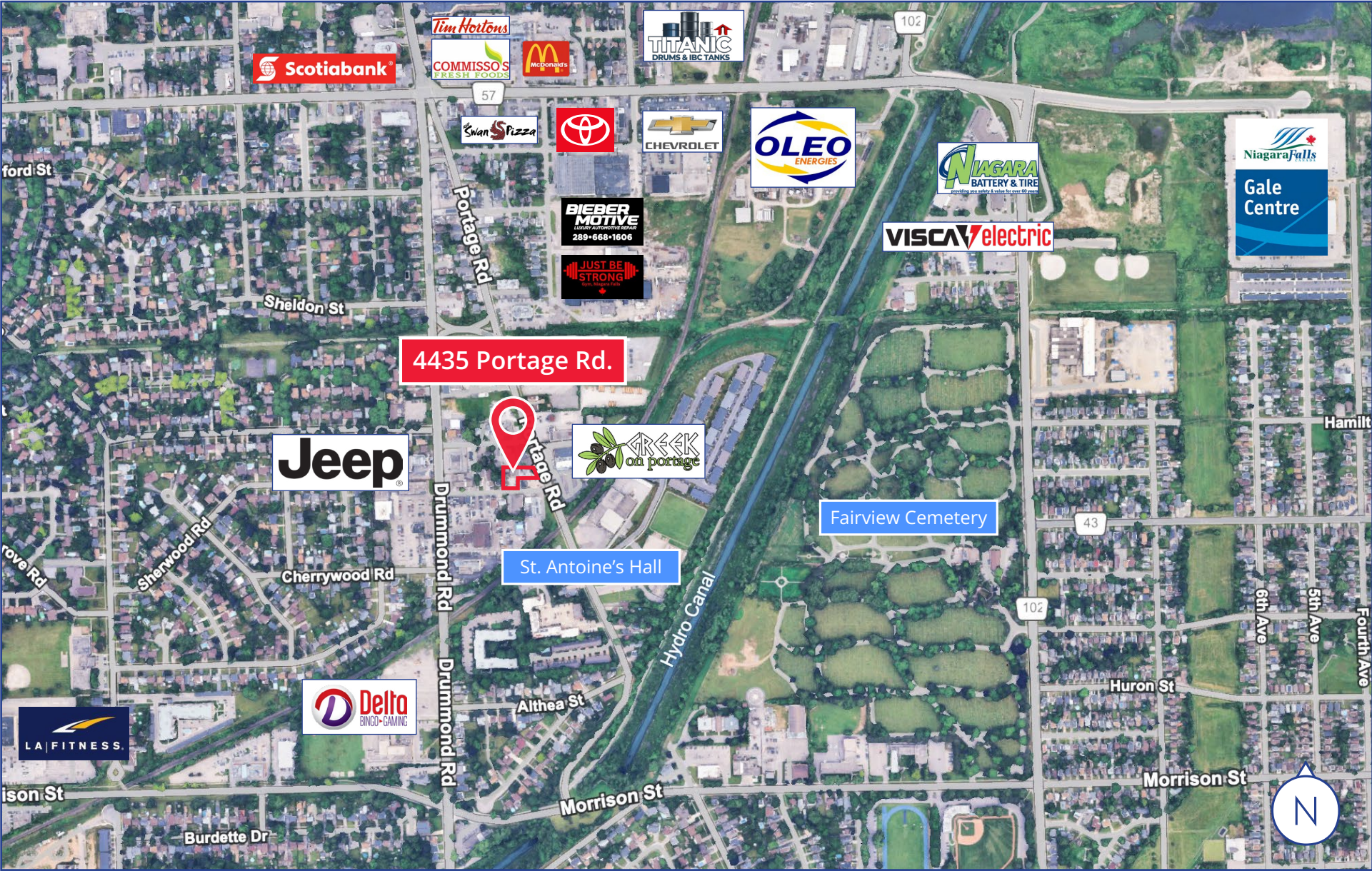
Lot Size	±0.409 Acres
PIN	643230074
A.R.N	272505000108200 and 272505000112200
Lot Dimension	Frontage ±50 ft. Depth ±120 ft.
Building Size	±5,500 SF
Zoning	GC - General Commercial
List Price	\$2,199,000
Taxes (2026)	\$4,236
Doors	TWO grade level 10'x10' roll up doors
Comments	• Free Standing Commercial building on busy Portage Rd. • Featuring a concrete block building with brick veneer and partial glass front • Ample parking in front concrete lot and additional parking in rear gravel lot • This former industrial pastry shop is available with vacant possession and Seller is willing to negotiate a sale on the kitchen equipment • General Commercial zoning permits a wide range of uses, including Bake Shop, Clinic, Dry Cleaners, Health Centre, Office, Personal Services, Restaurant, Retail, Service Shop, Tavern, Animal Clinic, Tattoo Studio, and more

Property Photos

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Area Neighbours



GC – General Commercial Zone

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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

\$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.

CONTACT:

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