

Colliers

FOR LEASE

6453 MORRISON STREET | NIAGARA FALLS | ON
Various Suites 500 SF to 4,500 SF
in 3-Storey Medical Building

LEASE RATE **\$12.00/SF NET + \$13.50/SF TMI + HST** *(Utilities Included in TMI)*

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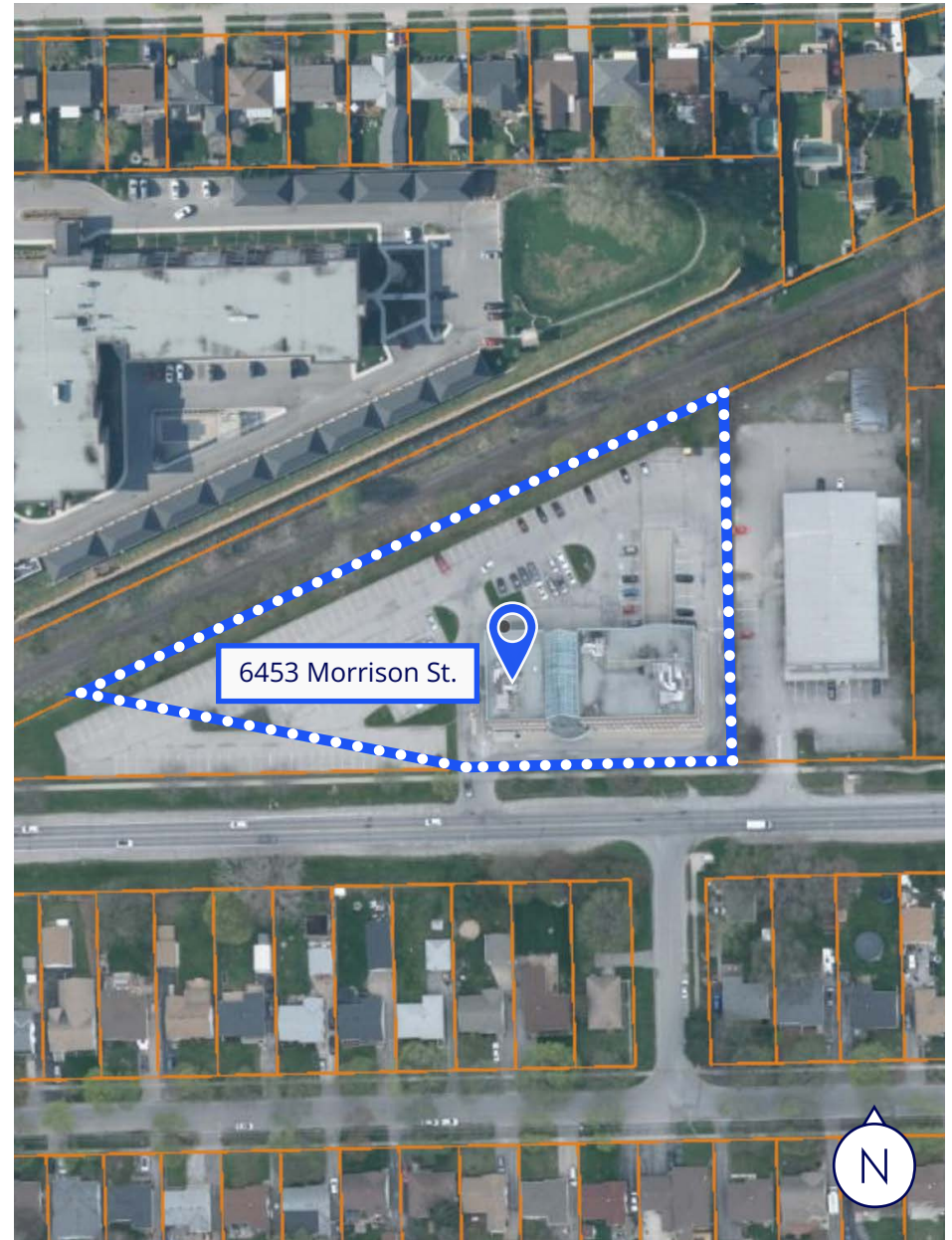
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Listing Specifications



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Location	Frontage along Portage Road
Available Area	Unit Sizes vary approx. from 500 SF to 4,500 SF
Lease Rate	\$12.00/SF NET + TMI + HST (<i>Utilities included in TMI</i>)
TMI	\$13.50/SF
Zoning	GC - General Commercial
Comments	<ul style="list-style-type: none">• 3-storey medical building in Niagara Falls• Various suites available for lease• Ample patient parking• Anchored by Walk-In Clinic, Pharmacy, X-Ray Clinic• Retrofitted LED lights in all common areas with new flooring• Public and handicap bathrooms throughout building• 2 elevators in building• Nearby new Niagara Falls Hospital• Prime medical space in busy area of Niagara Falls



Location Overview



6453 MORRISON STREET | NIAGARA FALLS | ON



Exterior Photos

6453 MORRISON STREET | NIAGARA FALLS | ON



Exterior Photos

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Interior Photos

6453 MORRISON STREET | NIAGARA FALLS | ON



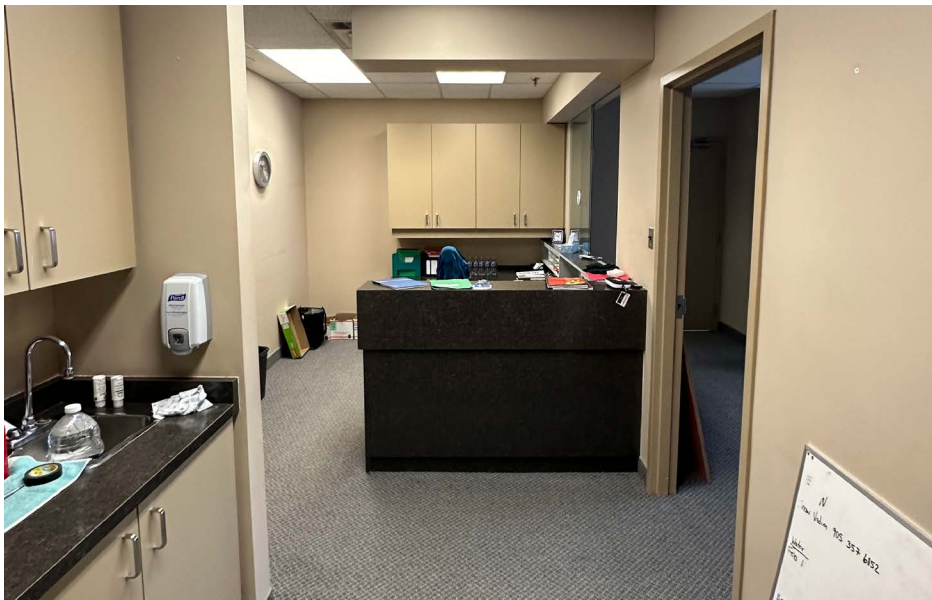
Interior Photos

6453 MORRISON STREET | NIAGARA FALLS | ON



Interior Photos

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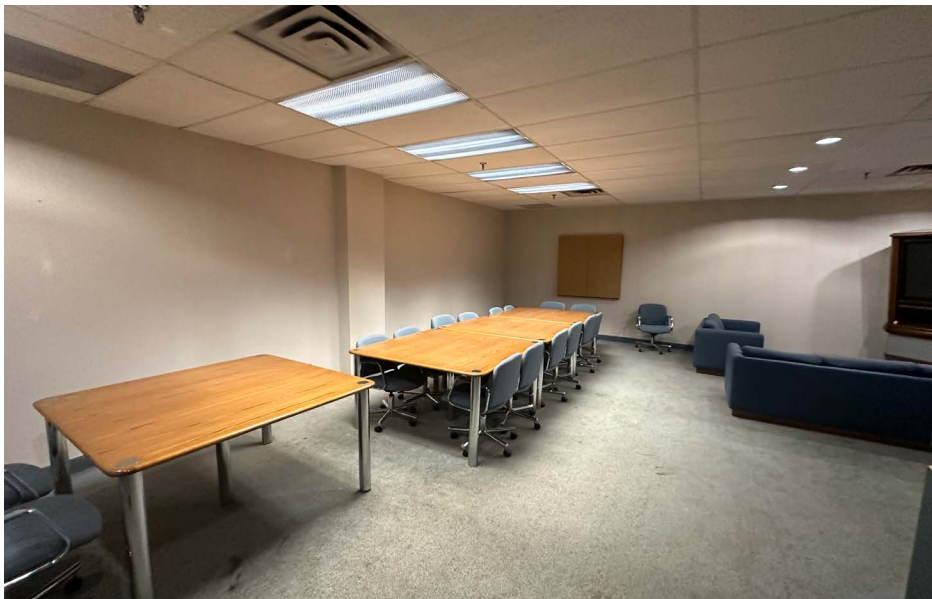
Interior Photos

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Interior Photos

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Zoning GC - General Commercial



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Permitted Uses

- Assembly hall
- Auctioneering establishment
- Bake shop
- Bank, trust company, credit union, currency exchange
- A building supplies shop and yard
- Car rental establishment, truck rental establishment
- Car wash, interior and exterior hand car cleaning
- Clinic
- Community building
- Day nursery
- Drive-in restaurant
- Dry cleaning establishment
- 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, mechanical
- Receiving home within the meaning of The Child Welfare Act
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Used car lot
- Animal clinic
- Tattoo studio
- Art gallery
- Museum
- A garden centre which is an accessory use to a retail store
- Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment, a restaurant and a tavern

Area Neighbours

6453 MORRISON STREET | NIAGARA FALLS | ON



\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates as of November 2023

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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 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 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,
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