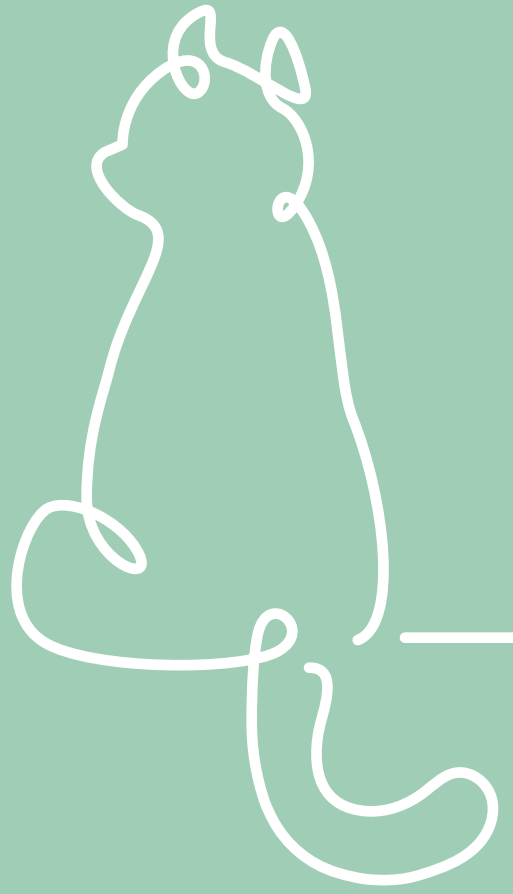


FOR SALE



# 4 PINE

STREET NORTH  
THOROLD ON





**4 PINE**  
STREET NORTH



# EXECUTIVE SUMMARY

## about the property

Colliers Macaulay Nicolls Brokerage Inc. (the "Advisor") has been retained on an exclusive basis to arrange the sale of 100% freehold interest in 4 Pine St N (the "Property") in Thorold, Ontario.

**Explore unmatched possibilities at 4 Pine Street North, an exceptional space tailored to meet the varied requirements of pet owners, animal care professionals, and entrepreneurs alike.**

Discover this remarkable real estate offering – a dedicated veterinary facility designed to support medical efficiency and adaptability. Unlock many opportunities with this property’s versatility and unique character, ideal for uses including animal shelters, medical clinics, grooming establishments, or combinations of various purposes.

Take your business to the next level by investing in a space fully equipped with state-of-the-art, modern amenities. Potential radiates through premium-grade fixtures, top-notch exam and ward rooms, shipping and storage facilities, contemporary waiting room, professional-grade ventilation systems, and much more. Don’t miss this chance to make this unique and commercially advantageous space yours.

Seize this exceptional opportunity to acquire a space at the forefront of veterinary care innovation.



# PROPERTY OVERVIEW

<b>Municipal Address</b>	4 Pine Street North, Thorold, ON
<b>Legal Description</b>	Part Lot 34 Plan 898, Part 8 Plan 59R15922; City of Thorold
<b>Site Area</b>	+/- 0.33 Acres   +/- 14,500 SF
<b>Lot Dimensions</b>	+/- 51.25 feet (Pine St N) by +/- 229.69 feet (Albert St W)
<b>Year Built</b>	2019
<b>Total Building Size</b>	8,308 SF Above Grade   1,991 SF Below Grade
<b>Building Type</b>	Purpose built single tenant veterinary hospital

<b>Superstructure</b>	Concrete block and steel frame, resting on poured concrete foundation
<b>Roof System</b>	Slightly pitched, with coverings of torch down membrane
<b>Heating &amp; Electric</b>	Forced air heating and air conditioning   400 Amp, 240 Volt, 3 phase
<b>Exam Rooms</b>	6
<b>Zoning</b>	C1 Downtown Main Street
<b>Property Taxes</b>	\$58,526.32 (2024)
<b>Car Parking</b>	20 spaces

# LEAN INTO INNOVATIVE CUSTOM DESIGN FEATURES



## clean and modern spaces

Benefit from the durability, trusted functionality, and state-of-the-art aesthetics associated with the property's premium-grade fixtures including cabinets, millwork, and sinks. Existing access points and network cabling support the installation of high-speed Wi-Fi, enhancing the property's capacity to support your business endeavors.

Additionally, built-in emergency lights ensure safety and trusted compliance with regulatory requirements. A private on-site fenced lawn also fosters a space for controlled outdoor activities and programs, while upholding a hygienic environment for the overall property.

## comprehensive shipping and storage facilities

A dedicated shipping and receiving entrance ensure seamless deliveries, while direct access to freezers enhances operational readiness. A built-in storage room, accessible from outside the building, provides secure housing for year-round maintenance equipment. In addition, a strategically located food-grade storage room near the reception area ensures efficient hand-off of prescription diets.

## fully equipped medical rooms

6 exam rooms, each equipped for thorough diagnostics and patient assessments, ensure the operational success of your business. Professionally installed oxygen and scavenging systems promise streamlined procedures, with multiple outlets servicing treatment areas, operating rooms, dental care spaces, and x-ray machinery.

Comfort and specialized care are prioritized with separate ward rooms tailored for dogs, cats, and other exotic pets. Isolation rooms boast tile walls and floors, stainless steel amenities, and negative pressure ventilation ideal for managing airborne pathogens. A fully equipped in-house diagnostic lab supports rapid and precise analysis, while an advanced x-ray

room features digital technology for detailed imaging, including specialized dental capabilities. 5 computerized workstations for animal care professionals are designed for efficiency and excellence, exemplifying the property's superior convenience within the existing infrastructure.

## versatile office space available

The second floor boasts a spacious private office, meeting room, and expansive open area, ideal for customization and accommodation for your business' future needs. Furthermore, a furnished kitchen exists to foster collaboration amongst staff or to be repurposed to fit your multifaceted needs.





# ZONING C1

## downtown main street

### COMMERCIAL USES

- Animal Shelter
- Clinic
- Art Gallery
- Bake Shop
- Cinema
- Commercial School
- Community Garden
- Convenience Store
- Day Care
- Day Spa
- Dry Cleaning Depot
- Farmer's Market
- Financial Institution
- Fitness Centre
- Fuel Storage Depot
- Funeral Establishment
- Hospice/Hotel/Motel
- Microbrewery or Microwinery
- Museum
- Night Club
- Office
- Personal Service Shop
- Pet Grooming Establishment
- Commercial Recreation Facility
- Light Equipment/Machinery Rental Establishment

### RESIDENTIAL & MIXED USES

- Apartment Dwelling
- Mixed-Use Building



## LOCATION OVERVIEW

### welcome to thorold, ontario

"Thorold - Ontario, Canada," Niagara Region, Niagara Escape Vacations – Info Niagara, <http://www.infoniagara.com/niagararegion/thorold.aspx>.

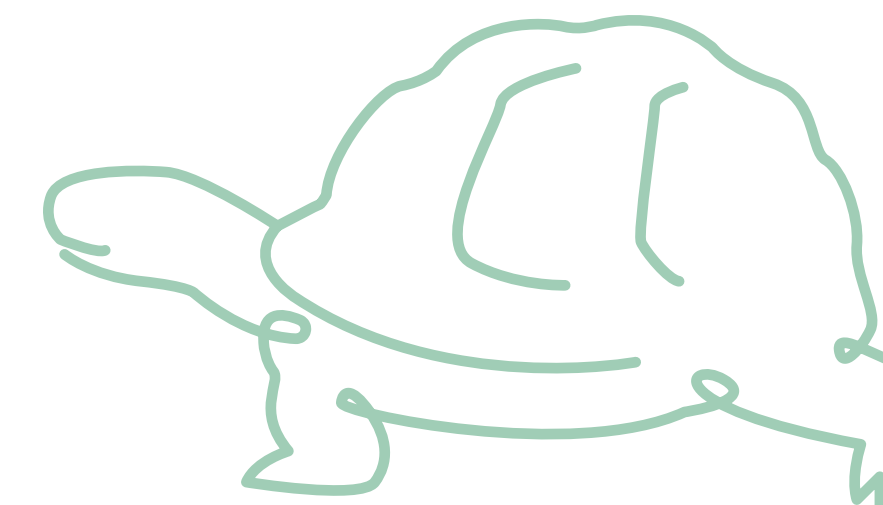
"Home," Thorold BIA, <https://thoroldbia.com/>.

**Thorold, a city nestled in the heart of Ontario's Niagara Region, boasts a strategic location just a 5-minute drive from St. Catharines and a mere 10-minute drive from the world-renowned Niagara Falls. This proximity enhances its appeal to tourists who are drawn to the area's blend of historical charm and natural beauty.**

Thorold's attractions are diverse and engaging, ranging from historical sites to picturesque nature trails, parks, and playgrounds. The Welland Canal, and its' dedicated, paved recreational trail that winds through the city, draws visitors from across the country and serves as a cherished landmark for residents. This 43-kilometer ship canal connects Lake Ontario to Lake Erie, allowing ships to bypass the Niagara Falls. Passers-by and cyclists can enjoy a uniquely scenic view from the designated walking trail and Greater Niagara Circle Route, with multiple viewpoints along the way including Lock 7.

Historical enthusiasts will find much to admire with landmarks such as Decew House, The Old Fire Hall, Chestnut Hall, Welland Mills, the Thorold Tunnel, and much more, offering glimpses into the past. Many buildings in the area are also designated under the historic act, contributing to the district's charm. On the other hand, Thorold's bustling downtown area, Front Street, is lined with boutiques, lodging options, restaurants, cafés, and other professional services. This city center is also known for playing host to a multitude of festivals and events throughout the year.

Thorold's vibrant 'Old Town' character offers a community-oriented living experience, perfect for outdoor enthusiasts, walkers, bikers, and friendly personalities.



## LOCATION OVERVIEW

# 📍 4 pine street north

### EVERYDAY ESSENTIALS

- 1 Tim Hortons
- 2 Pizza Pizza
- 3 Subway
- 4 The Beer Store
- 5 Rexall
- 6 PharmaViva Pharmacy
- 7 Foodland Thorold

### RESTAURANTS & CAFES

- 1 Cosmo's Diner
- 2 Bezo's Bar & Grill
- 3 Donnelly's Pub
- 4 The Burgh
- 5 Early Bird Restaurant
- 6 Thorold Fish & Chips
- 7 Papa Vince Pizza
- 8 Volcabo Pizzeria
- 9 Pho 18
- 10 JC Patisserie

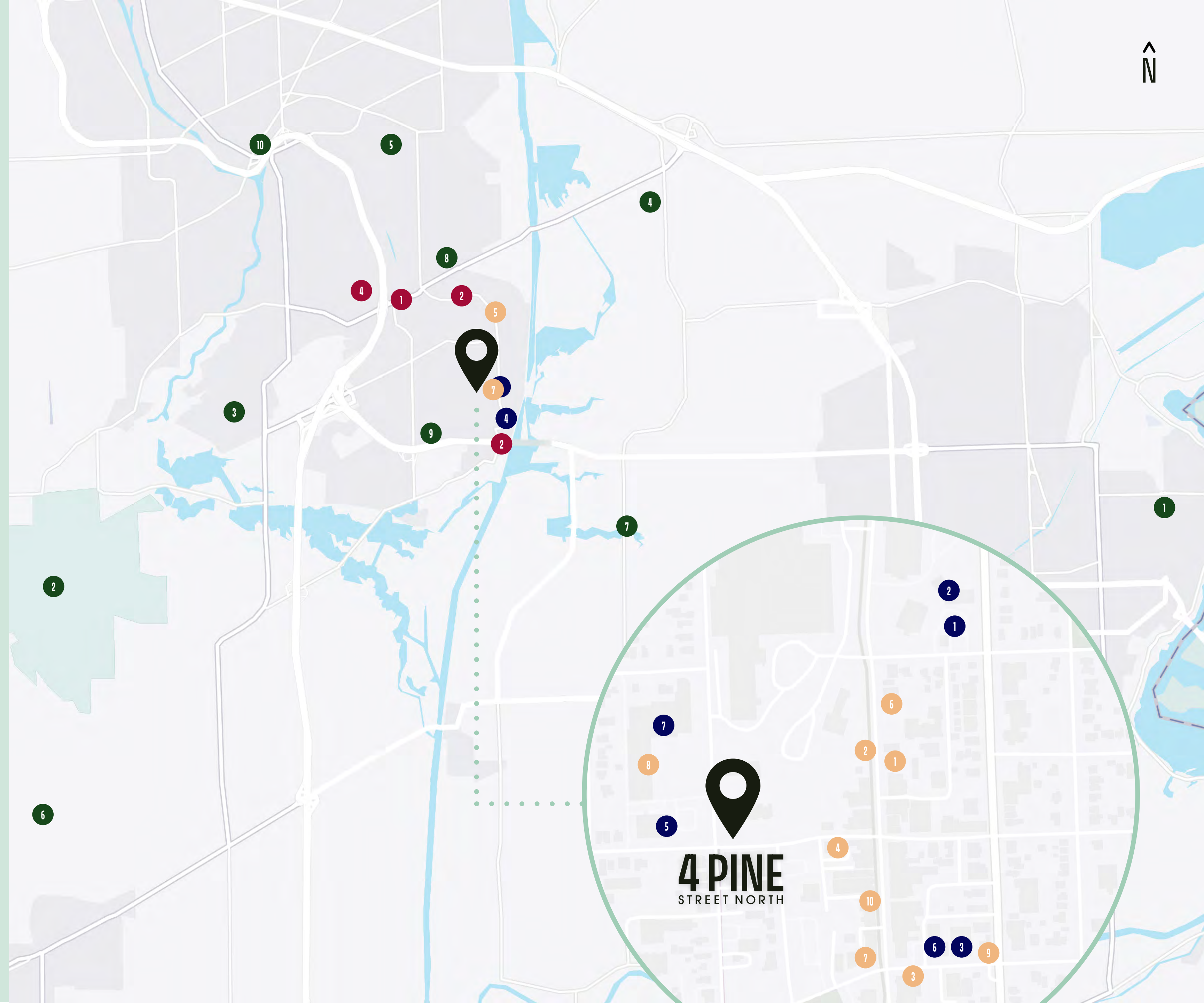
### FITNESS

- 1 Anytime Fitness
- 2 BTO Performance Group & Personal Training
- 3 Relentless MMA & Fitness
- 4 Fit4Less

### ENTERTAINMENT & BUSINESS

- 1 Niagara Falls
- 2 Short Hills Provincial Park
- 3 Brock University
- 4 Royal Niagara Golf Club
- 5 Garden City Golf Course
- 6 Saint John's Conservation Area
- 7 Beechwood Golf & Social House
- 8 Merritton Centennial Arena
- 9 Thorold Community Centre
- 10 Meridian Centre

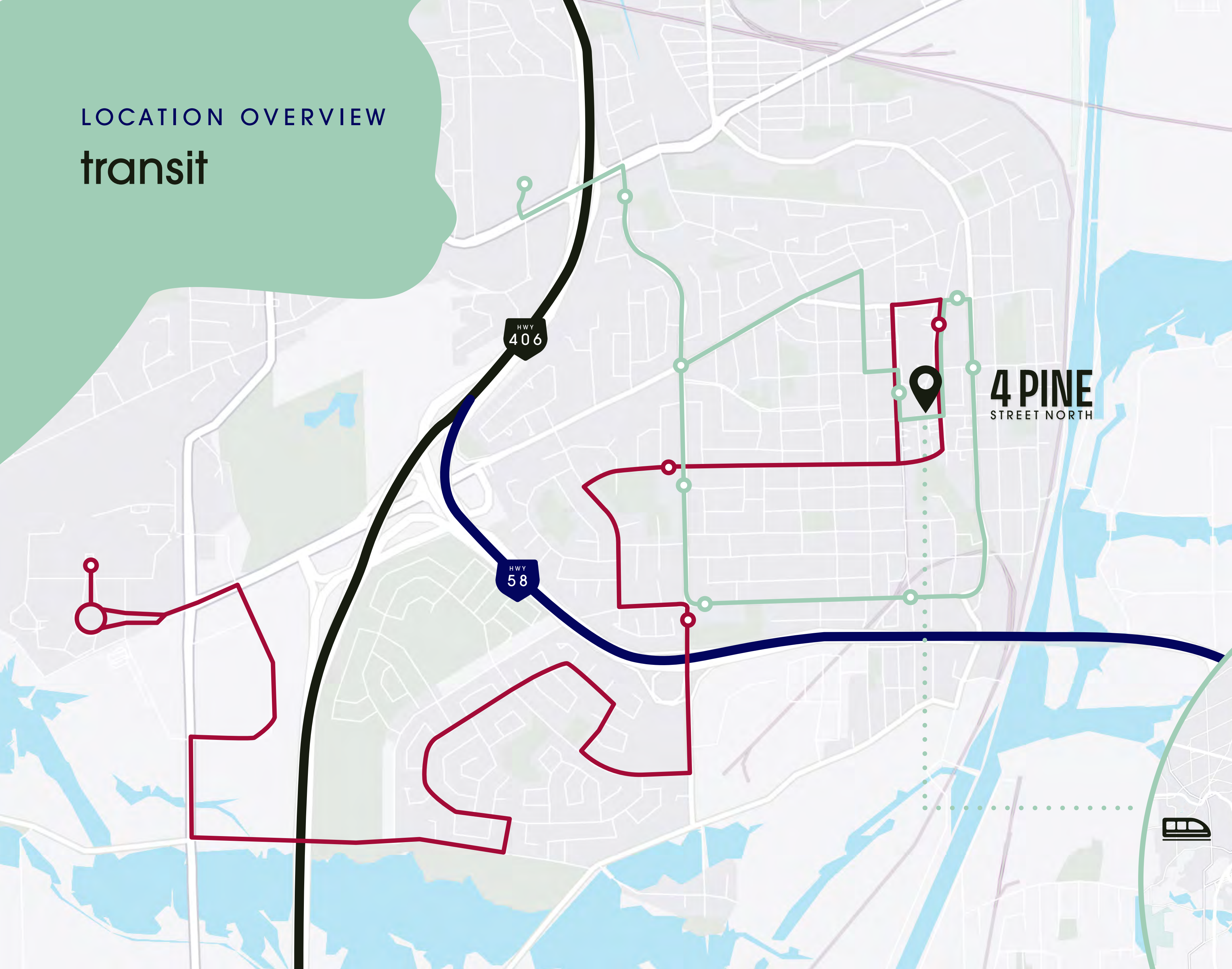
Roll over the icon to see the landmark





# LOCATION OVERVIEW

## transit



### PUBLIC TRANSIT



**BUS 320**

THOROLD  
PEN CENTRE



**BUS 321**

BROCK UNIVERSITY  
CONFEDERATION HEIGHTS  
THOROLD TOWPATH TERMINAL

### SCORES



WALK SCORE 85



BIKE SCORE 72

### DRIVE TIMES



ST. CATHERINES GO &  
VIA RAIL TRAIN STATION 11 MIN



NIAGARA FALLS  
INTERNATIONAL AIRPORT 30 MIN



**4 PINE**  
STREET NORTH



# MARKET OVERVIEW



# NEIGHBOURHOOD COMPARABLES

## retail



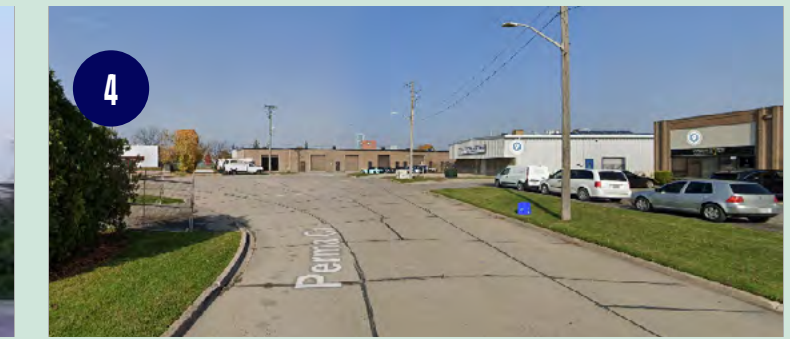
**Address** 76 Lake Street  
**Sale Date** 2023-09-13  
**Site Size** 0.37 Acres  
**Building Size** 5,014 SF  
**Sale Price** \$1,800,000 / \$359 PSF



**Address** 358 Scott Street  
**Sale Date** 2023-09-01  
**Site Size** 0.25 Acres  
**Building Size** 5,125 SF  
**Sale Price** \$1,850,000 / \$351 PSF



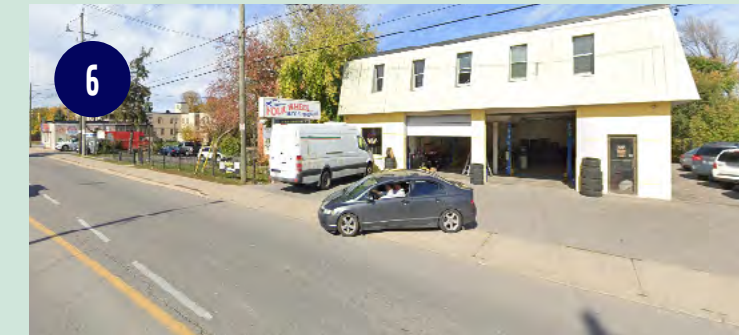
**Address** 76 Geneva Street  
**Sale Date** 2023-01-20  
**Site Size** 0.2 Acres  
**Building Size** 9,624 SF  
**Sale Price** \$965,000 / \$100 PSF



**Address** 11 Perma Court  
**Sale Date** 2022-12-16  
**Site Size** 0.6 Acres  
**Building Size** 7,347 SF  
**Sale Price** \$2,150,000 / \$293 PSF



**Address** 50 Benfield Drive  
**Sale Date** 2022-09-16  
**Site Size** 2.25 Acres  
**Building Size** 6,500 SF  
**Sale Price** \$2,899,000 / \$466 PSF



**Address** 221 Queenston Street  
**Sale Date** 2022-09-09  
**Site Size** 0.23 Acres  
**Building Size** 5,640 SF  
**Sale Price** \$1,230,000 / \$218 PSF



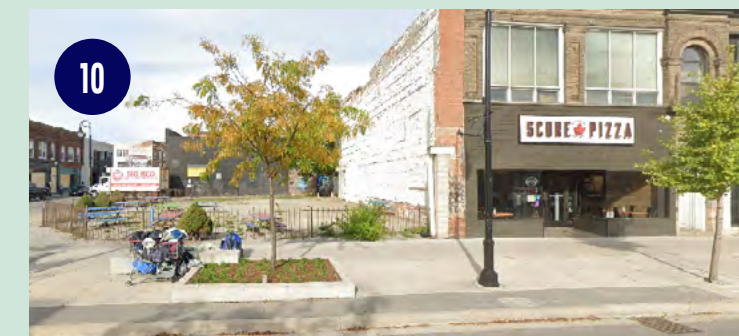
**Address** 244 Ontario Street  
**Sale Date** 2022-06-15  
**Site Size** 0.4 Acres  
**Building Size** 6,500 SF  
**Sale Price** \$2,000,000 / \$308 PSF



**Address** 136 Queenston Street  
**Sale Date** 2022-06-03  
**Site Size** 0.56 Acres  
**Building Size** 7,120 SF  
**Sale Price** \$1,350,000 / \$190 PSF



**Address** 3 Race Street  
**Sale Date** 2022-06-03  
**Site Size** 0.12 Acres  
**Building Size** 9,590 SF  
**Sale Price** \$2,620,000 / \$273 PSF



**Address** 6 James Street  
**Sale Date** 2022-06-02  
**Site Size** 0.1 Acres  
**Building Size** 5,852 SF  
**Sale Price** \$1,330,000 / \$227 PSF



**Address** 72 Hartzel Road  
**Sale Date** 2022-05-18  
**Site Size** 0.34 Acres  
**Building Size** 5,327 SF  
**Sale Price** \$1,630,000 / \$306 PSF



**Address** 58 Queenston Street  
**Sale Date** 2022-05-06  
**Site Size** 0.16 Acres  
**Building Size** 6,400 SF  
**Sale Price** \$1,255,000 / \$191 PSF



MARKET OVERVIEW

NEIGHBOURHOOD  
COMPARABLES  
specialty use



**Address** 33 Church Street  
**Sale Date** 2023-01-06  
**Site Size** 0.13 Acres  
**Building Size** 3,048 SF  
**Sale Price** \$965,000 / \$317 PSF



**Address** 204 Richmond Street  
**Sale Date** 2022-11-10  
**Site Size** 0.19 Acres  
**Building Size** 3,043 SF  
**Sale Price** \$900,000 / \$296 PSF



**Address** 1405 Pelham Street  
**Sale Date** 2022-08-08  
**Site Size** 0.28 Acres  
**Building Size** 4,782 SF  
**Sale Price** \$1,250,000 / \$261 PSF



**Address** 4 Sullivan Avenue  
**Sale Date** 2022-06-20  
**Site Size** 0.21 Acres  
**Building Size** 4,000 SF  
**Sale Price** \$1,200,000 / \$300 PSF



**Address** 126 Lakeshore Road  
**Sale Date** 2022-04-01  
**Site Size** 0.45 Acres  
**Building Size** 13,953 SF  
**Sale Price** \$3,250,000 / \$233 PSF



**Address** 2 Pelham Town Square  
**Sale Date** 2022-01-27  
**Site Size** 0.38 Acres  
**Building Size** 6,717 SF  
**Sale Price** \$1,650,000 / \$246 PSF



**Address** 380 Elm Street  
**Sale Date** 2022-01-13  
**Site Size** 2.06 Acres  
**Building Size** 15,774 SF  
**Sale Price** \$3,600,000 / \$228 PSF



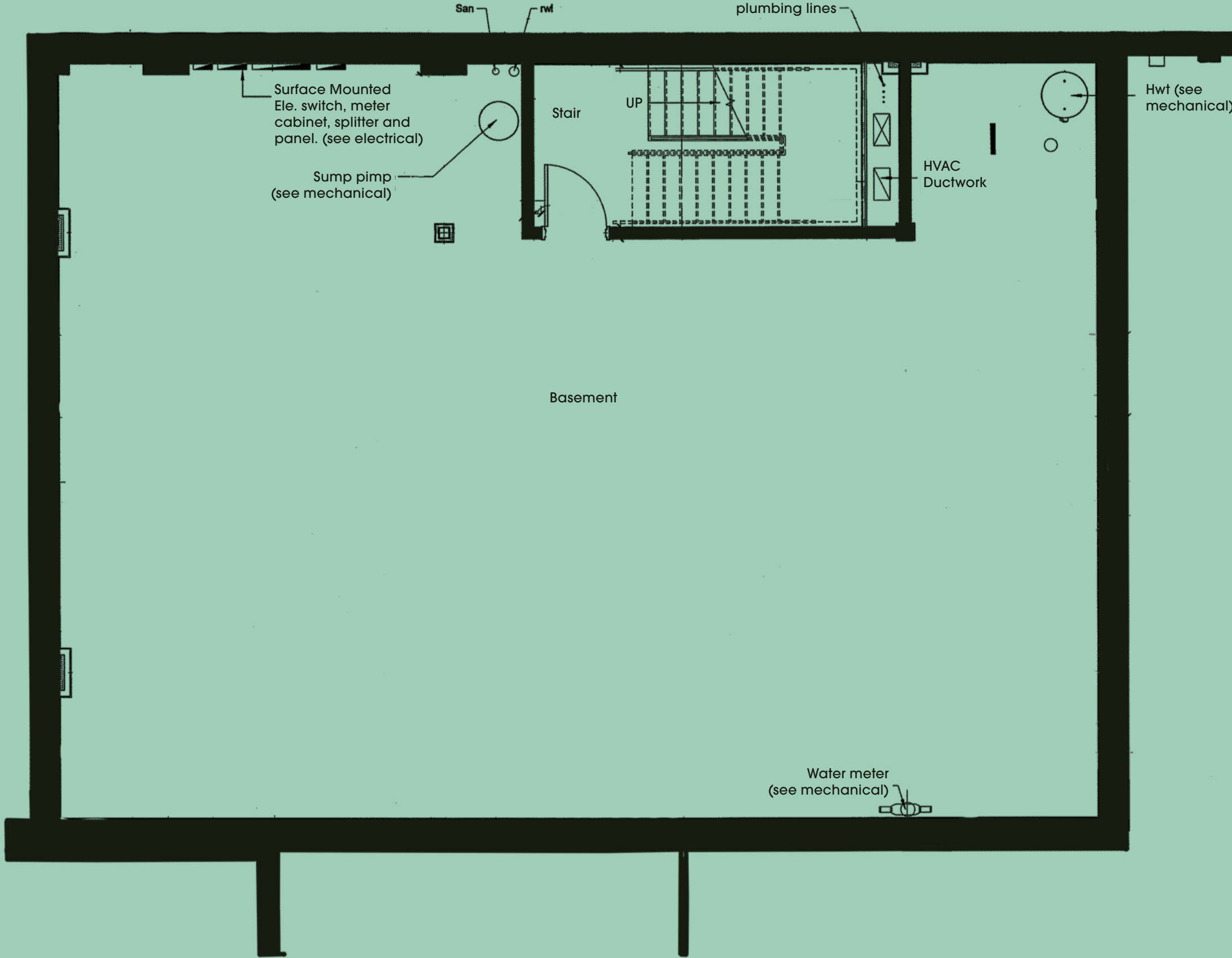
**Address** 264 Main Street East  
**Sale Date** 2021-04-06  
**Site Size** 0.82 Acres  
**Building Size** 9,094 SF  
**Sale Price** \$2,750,000 / \$302 PSF



**Address** 1598 Niagara Stone Road  
**Sale Date** 2022-05-06  
**Site Size** 0.92 Acres  
**Building Size** 5,100 SF  
**Sale Price** \$2,200,000 / \$431 PSF

# FLOORPLANS

## basement



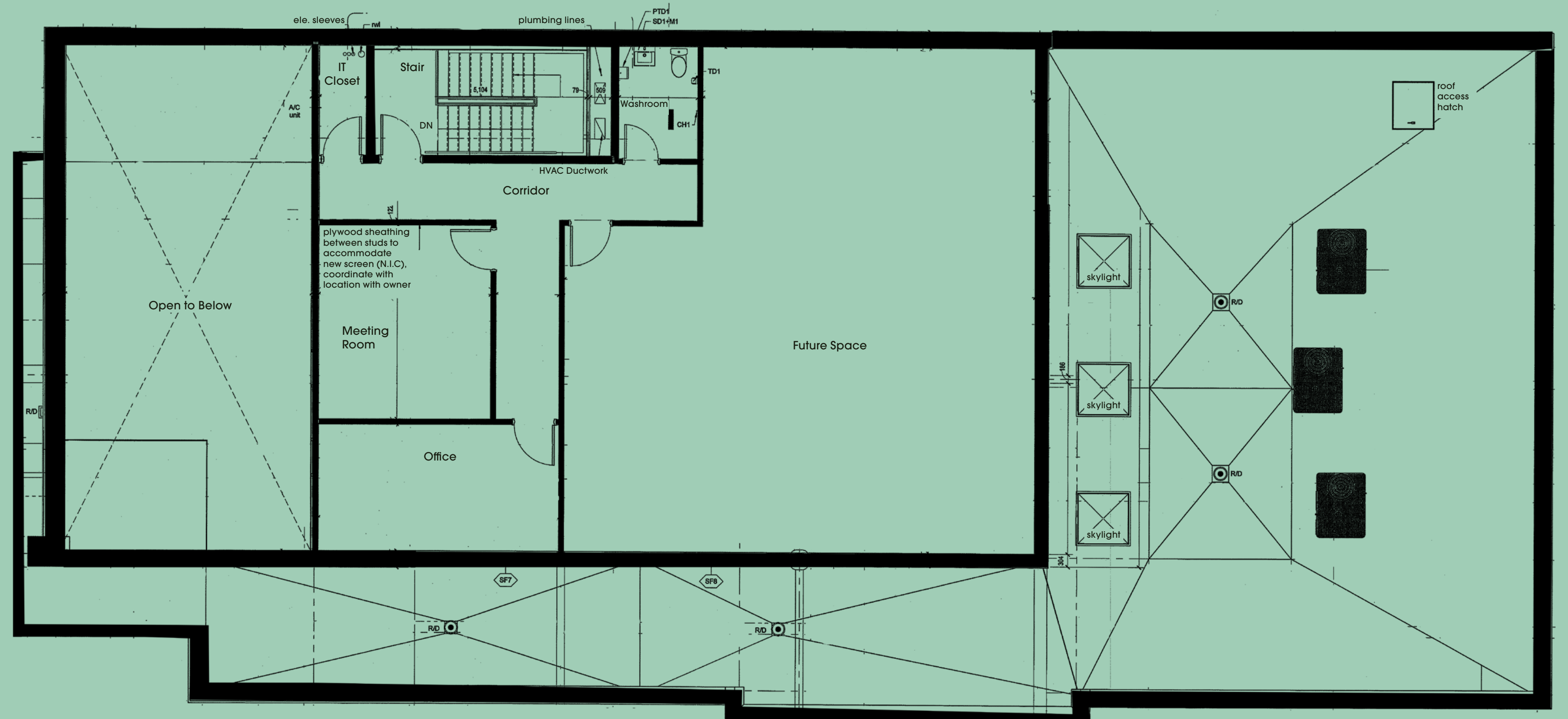
# FLOORPLANS

## 1<sup>st</sup> floor



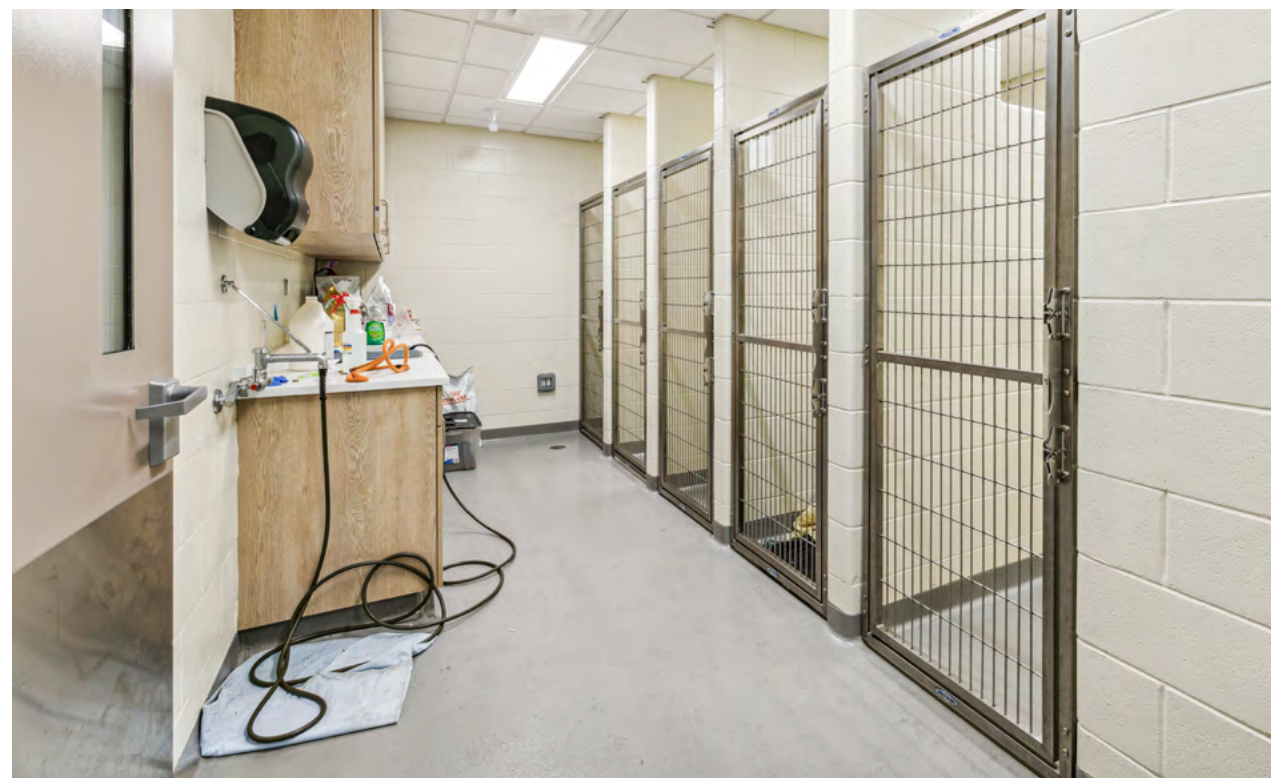
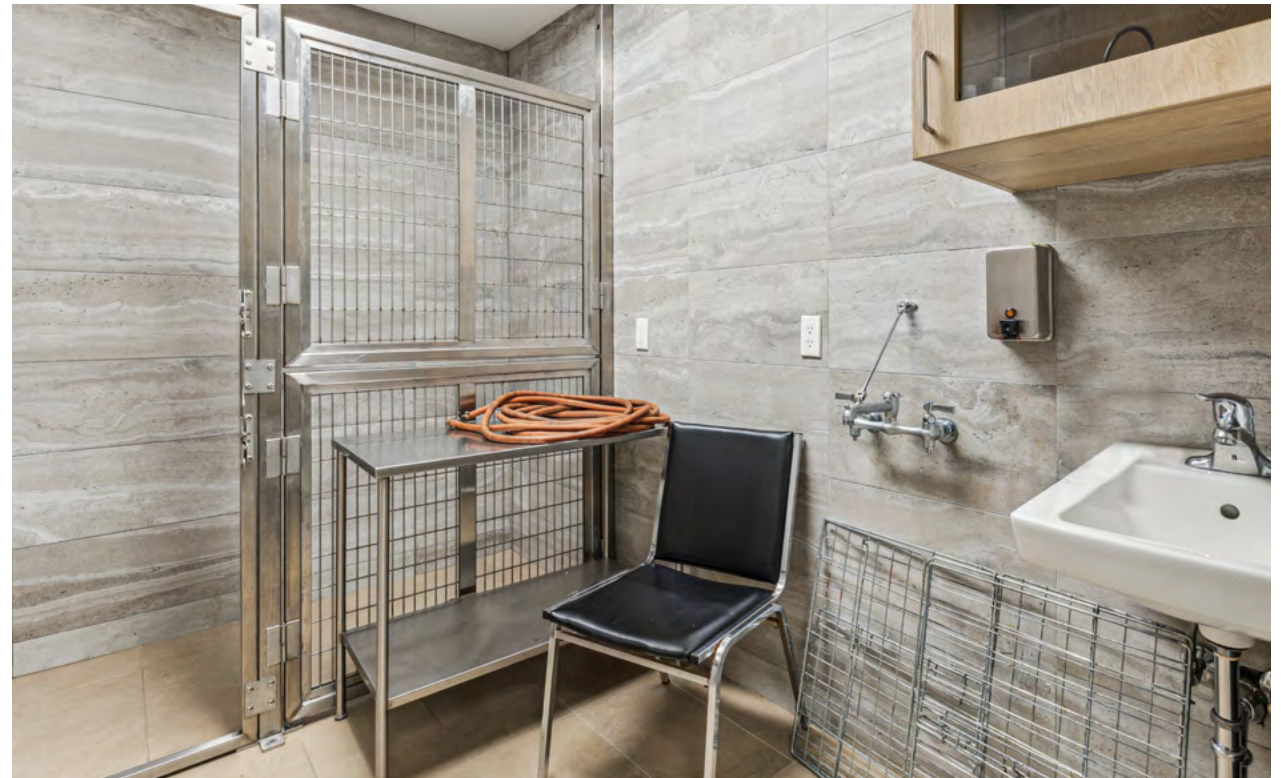
# FLOORPLANS

## 2<sup>nd</sup> floor



# GALLERY

take a tour of your future space



#### **Agreement of Purchase and Sale or Letter of Intent**

Based on information contained in this CIM, the Data Site and other information that may be made available at the Vendors' discretion, interested parties will be invited to submit either an Agreement of Purchase and Sale ("APS") or a non-binding Letter of Intent ("LOI"), which shall at a minimum address the requirements outlined under "Submission Guidelines".

#### **Submission Guidelines**

Proposals for the Property will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective purchaser's ability to complete the transaction and the proposed date and conditions of closing. A proposal should outline the terms for the purchase of the Property and should include, at a minimum, the following information and items:

1. Purchase price on an all-cash basis and deposit amounts;
2. Name of the ultimate beneficial owners of the purchaser, including their respective percentage interests and a chart setting out the proposed ownership legal structure. If any ultimate beneficial owners are not Canadian publically traded companies, then all owners of more than 10% of the beneficial ownership of the prospective purchaser must be identified;
3. Evidence of the purchaser's financial ability to complete the transaction, including the method of financing the purchase. If the purchase is subject to obtaining equity and/or debt financing, a description of the expected sources of funds is required, including current status of discussions and timing necessary to obtain such funding;
4. Terms and conditions of closing, including a schedule of timing and events to complete the transaction. The schedule should include timing for an agreement of purchase and sale, required due diligence and a proposed closing date;
5. Confirmation that the Property is being acquired on an "as is, where is" basis; and
6. Names of consultants and/or advisors retained to assist the prospective purchaser in the evaluation of the Property.

#### **Vendors' Rights**

Prospective purchasers should note that the Vendor is under no obligation to negotiate or accept any of the submissions, and that the Vendor reserves the right to negotiate with one or more prospective purchasers simultaneously.

The Vendor also reserves the right to end the sale process or to cease sale discussions with any and all prospective purchasers at any time without notice or liability. At any time prior to entering into a binding commitment, the Vendor reserves the right in their sole and absolute discretion to alter the process as outlined herein and the timing thereof.

In furnishing the CIM, the Vendor and Advisor undertake no obligation to provide the recipient with access to additional information. The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience only and shall not affect the construction or interpretation of this CIM.

#### **Purchasers' Independent Investigation**

The Property will be sold on an "as is, where is" basis. Prospective purchasers are solely responsible for inspecting the Property and satisfying themselves as to title. Further, it is the prospective purchaser's responsibility to conduct their own independent investigation and verification of the information provided in this CIM, and should seek legal, tax and engineering advice as necessary.

#### **Indemnification**

In exchange for specific good and valuable consideration, including, without limitation, the delivery of this CIM, the receipt and sufficiency of which is hereby acknowledged, the prospective purchaser hereby agrees to indemnify the Vendor, the Advisor and each of their respective affiliates against any compensation, liability or expense (including solicitor's and their own client costs), arising from claims by any other party with whom the prospective purchaser has had dealings (excluding the Advisor) in connection with the Opportunity, or connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchasers, or any of its agents or contractors, contact any governmental authorities concerning the Property or any tenants, or make any physical inspection or testing of the Portfolio, without the prior written consent of the Vendor.

#### **Confidentiality**

Upon receipt of this CIM, prospective purchasers will have executed a confidentiality agreement (the "Confidentiality Agreement") under which they have agreed to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and without first obtaining from such person, firm or entity a separate Confidentiality Agreement in a form provided and approved by the Vendor.

Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, the Advisor or their respective affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide the Advisor with a list of those persons to whom this CIM or any information contained herein is provided. The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading "Memorandum Contents" relate to all sections of the CIM as if stated independently therein.

The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Vendor. It is made available to prospective purchasers for information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein and upon and subject to the terms of the Confidentiality Agreement. Upon request, the recipient will promptly return or destroy all material received from the Vendor and the Advisor (including this CIM) without retaining any copies thereof.

#### **Confidentiality Agreement**





# 4 PINE

## STREET NORTH

THOROLD ON

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