



177 King Street

Port Colborne | ON

Full Medical Centre Building in Downtown Port Colborne

For Sale - Under \$250 PSF

SALE PRICE:

\$1,867,500

VTB AVAILABLE

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Accelerating success.

Property Highlights



Projected >214,000
New Residents in
Niagara by 2051



Located on
±0.347 Acres



±7,500 SF, Full
Medical Centre Bldg.



Downtown
Commercial Zoning



Brand New Roof,
Antimicrobial
Flooring, and HVAC



High Power
225A-400A/240V



±2.6 kms Hwy. 3 &
Hwy. 58 Access



Downtown Commercial Full Medical Centre Available For Sale

177 KING STREET | PORT COLBORNE | ON

This offering presents an opportunity to purchase a Full Medical Centre Building in a Great Location for Pharmacy, Dental Clinic, Health/Wellness Centre, Training Centre, and more...

Located in bustling Downtown Port Colborne, Ontario, the Property offers divided executive offices, a classroom/training centre, 2 kitchens, 2 reception areas, five bathrooms and high quality finishes that include quartz counter tops, motion censored lighting, and brand new roof.

The facility is a state-of-the-art medical facility with high power, anti-bacterial flooring throughout and medical grade heating, ventilation & air conditioning. Owner is willing to offer a VTB.

Listing Specifications

177 KING STREET | PORT COLBORNE | ON



Location	E/S of King Street, South of Clarence Street
Lot Size	±0.347 Acres
Lot Dimension	Frontage ±169 ft. Depth ±132 ft.
Acreage	±0.347 Acre
Zoning	DC - Downtown Commercial
Official Plan	Downtown Commercial
List Price	\$1,867,500 Reduce to sell - under \$250 PSF
Taxes (2023)	\$16,751.43 (<i>Niagara Region Property Tax Calculator</i>)
Power	225A to 400A / 240V

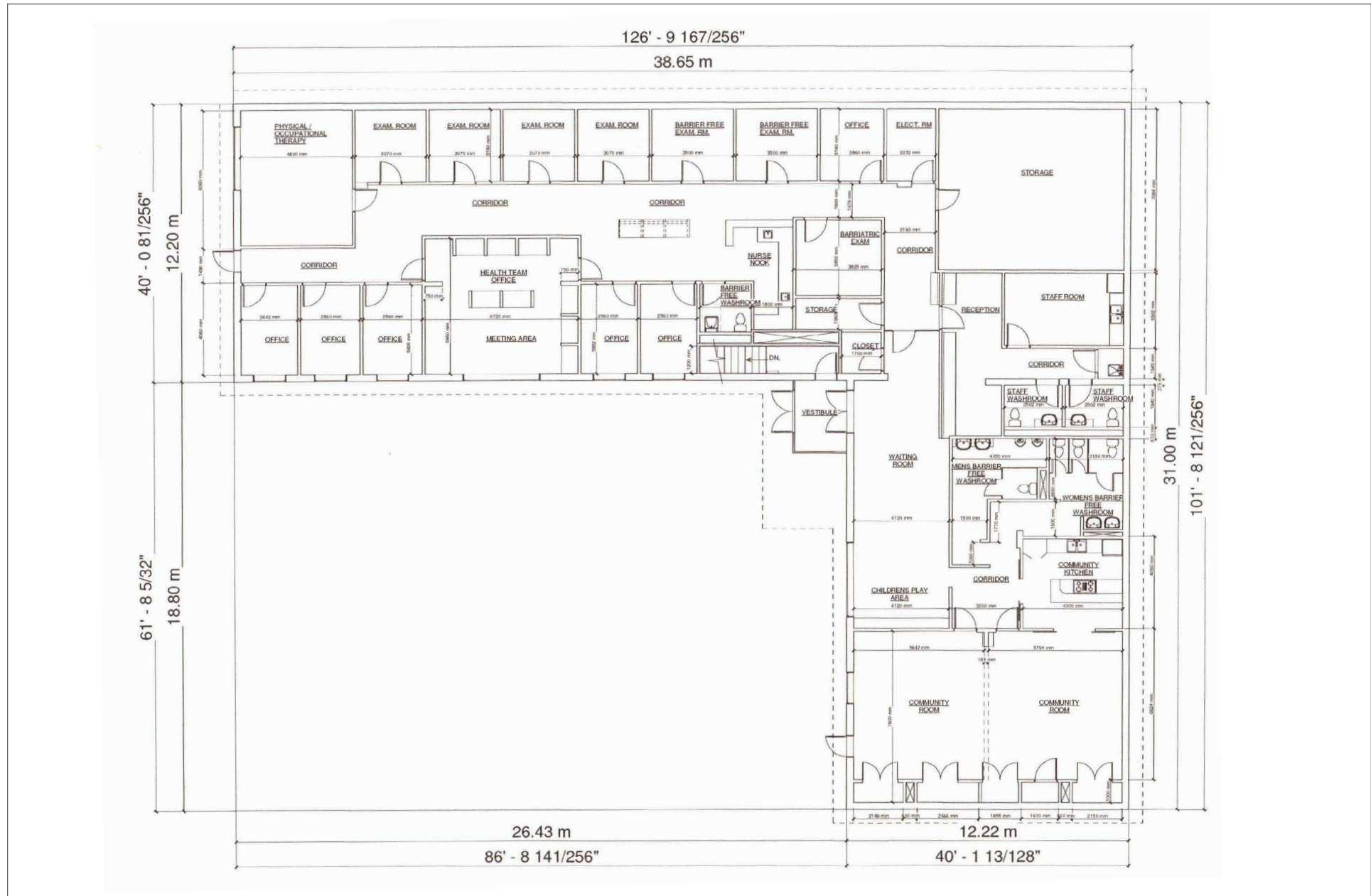
Comments

- Great Opportunity to own & operate a Full Medical Centre Building in Downtown Port Colborne
- Brand new roof
- Modern High End Medical Grade Facility with Antimicrobial floors and HVAC
- Turn key full medical centre
- Fully accessible building
- Barrier free bathrooms
- Two kitchens
- Two reception areas
- Five washrooms
- Classroom/training centre



Floor Plan

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Exterior Photos

177 KING STREET | PORT COLBORNE | ON



Interior Photos

177 KING STREET | PORT COLBORNE | ON



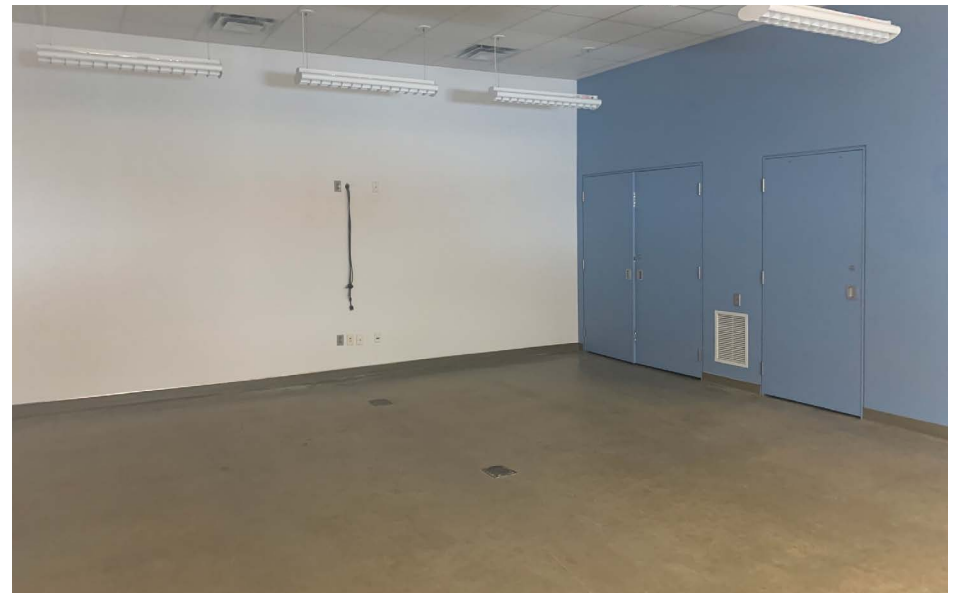
Interior Photos

177 KING STREET | PORT COLBORNE | ON



Interior Photos

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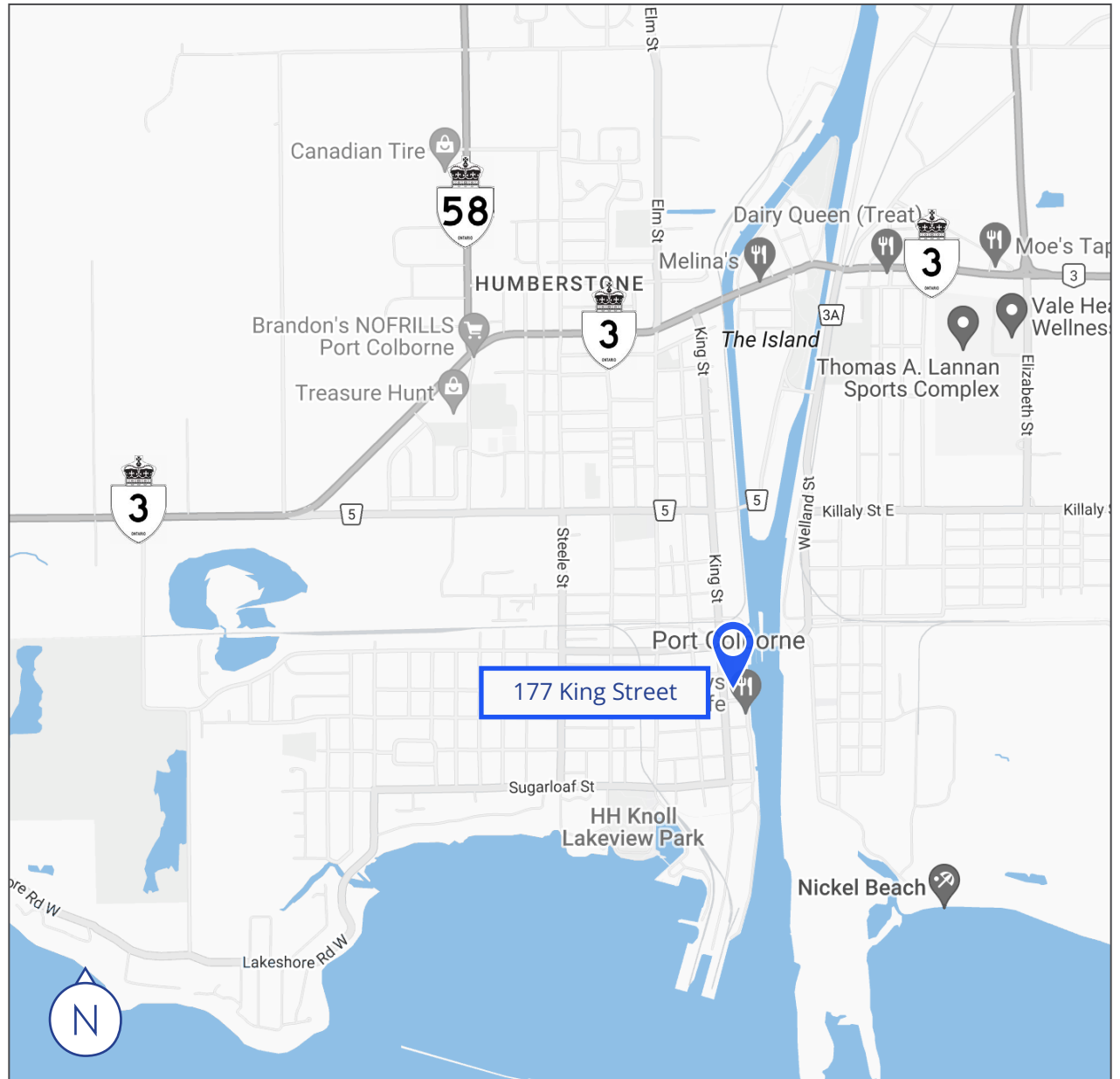
Area Overview

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Colliers

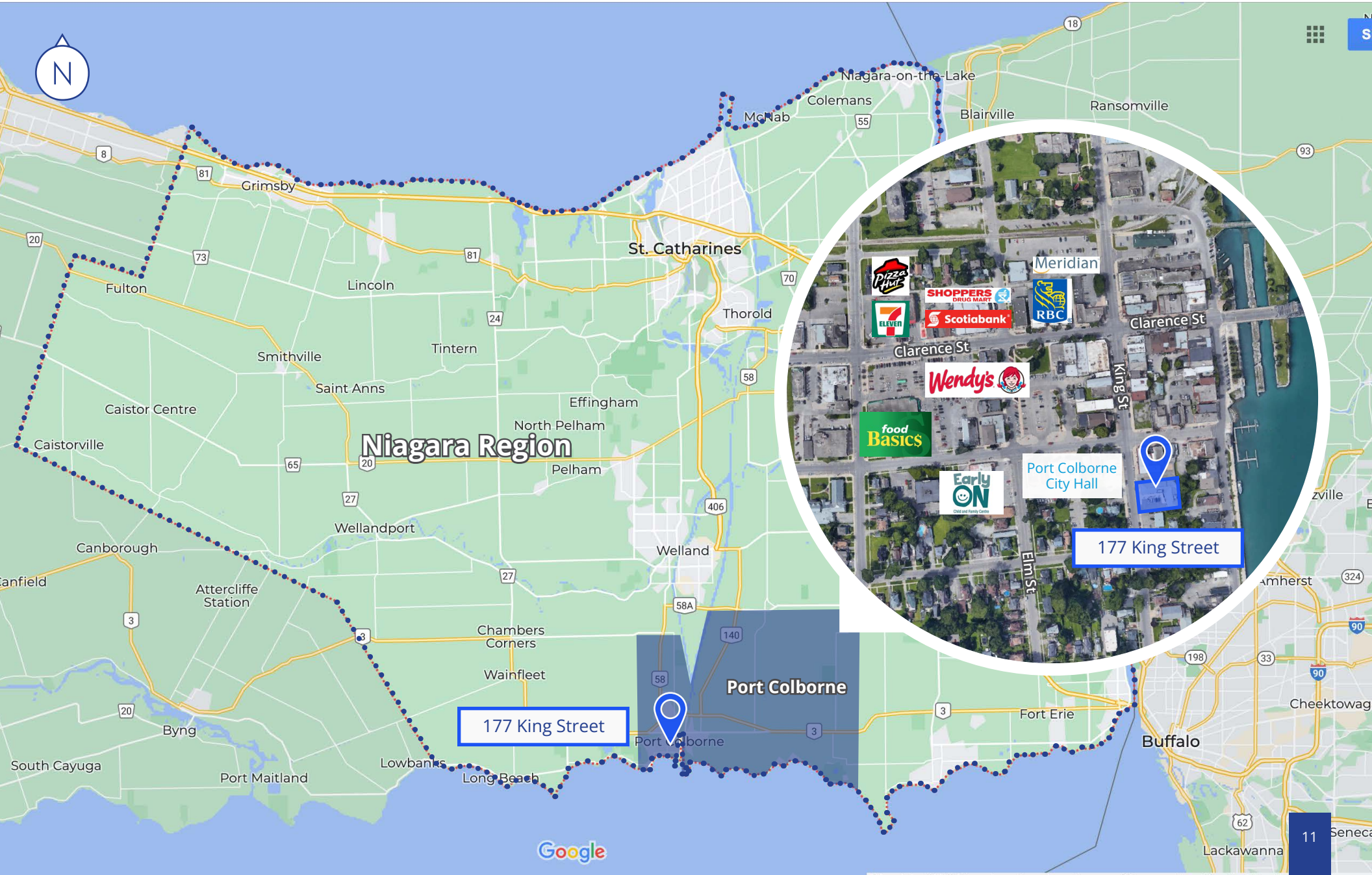
An Opportunity to purchase a Medical Centre Located in the Downtown Core, Port Colborne

- Located in the Downtown Commercial core of the City of Port Colborne.
- Rare opportunity to acquire a larger high grade turn-key medical office facility.
- The property benefits from close access to the Welland Community, and good proximity to Highway access and international borders.
- Niagara Region is anticipated to grow to a population of 694,000 people and 272,000 jobs by the year 2051.
- In July 2017, as part of the Transportation Master Plan (TMP), a long-term analysis conducted for the 2041 horizon year involved an evaluation of a new transportation corridor connecting the QEW near Fort Erie to Highway 403 in Hamilton, to improve the efficiency and reliability of national trade corridors.
- A Niagara-Hamilton Trade Corridor would support international trade by addressing vulnerabilities and congestion on the QEW Highway and address the immediate demands of moving goods in and through Niagara Region.



Location Overview

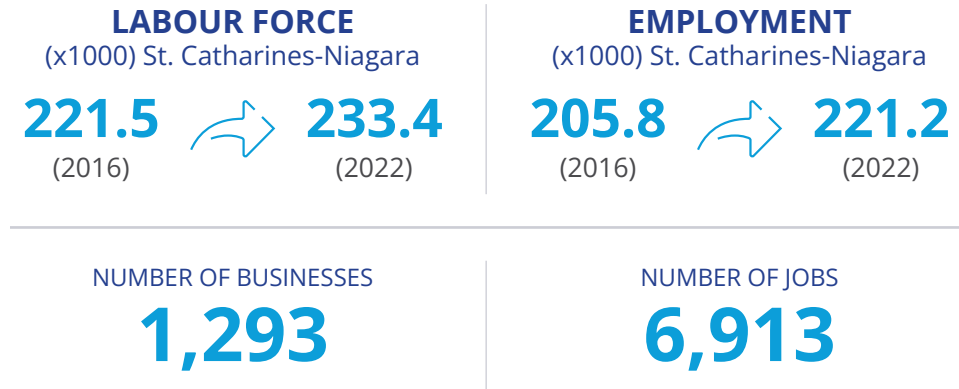
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Port Colborne Growth



Port Colborne is growing by leaps and bounds



Port Colborne Economy

Port Colborne is a city on Lake Erie, at the southern end of the Welland Canal, in the Niagara Region of southern Ontario, Canada

- Only 20 minutes from U.S.A. border
- Labour force of more than 200,000 within 30 minutes
- A working waterfront and a strong industrial marine sector
- Serviced industrial land offering easy multi-modal transportation
- Historic and vibrant downtown with a reinvigorated Main Street commercial district
- Emerging tourism sector with significant investment opportunities

Port Colborne Population



Population (2021)
±20,033



Projected Population (2051)
±23,230



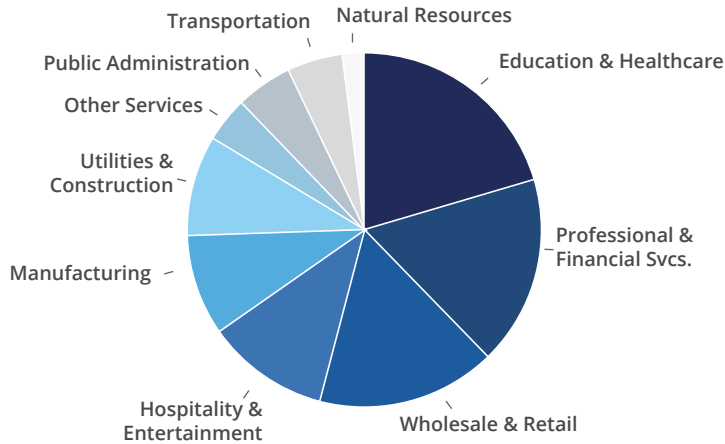
Welland Canal, Port Colborne

Market Update & Demographics



NIAGARA'S WORKFORCE (2022)

±233,400



NIAGARA REGION GROWTH

Population Growth

±6.7%

2016 to 2021

Total Job Growth

±16.7%

2020 to 2022

Tourism Growth

±2.1%

Third Quarter (2022) to Fourth Quarter (2022)



Niagara (RM)
Population (2021)

±477,941



Niagara (RM)
Proj. population (2051)

±674,000



Niagara Region

±62%

of population 25 to 64 have
post-secondary education
(2021)



Niagara (RM)
No. Households (2021)

±196,300



Niagara (RM)
Proj. No. Households (2051)

±288,200



±5.0%

Niagara Region
Unemployment Rate (6/2022)

\$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

VIEW ONLINE 

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