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WEST SIDE

ROAD, PORT COLBORNE



Investment Summary

EXECUTIVE SUMMARY

Colliers Private Capital Investment Group (“the Advisor”) is pleased to offer for sale a 100% freehold interest in 45 West Side Road (the “Property”), an institutional-quality 92,666 SF grocery-anchored shopping plaza in Port Colborne.

Strategically positioned at the intersection of West Side Road and Highway 3, the Property benefits from excellent visibility, access, and proximity to key regional anchor tenants, and local public schools. The Property is 100% leased to a strong mix of nationally recognized service, discount, and daily needs tenants including No Frills, Dollarama, Pet Valu and Goodwill, providing \$939,512 in going-in Net Operating Income (“NOI”) supported by a weighted average lease term (“WALT”) of 4.04 years.

The Property presents investors with further upside potential through the development of 3 retail pads, including 3 drive-thru’s, totaling 5,852 SF. Additionally, with a current average base rental rate of \$8.93 per SF (net), investors have further cash flow upside through upcoming lease renewals.

45 West Side Road is ideally located within Port Colborne’s dominant commercial corridor, less than 2 km from Port Colborne General Hospital and within a short drive of Niagara College’s Welland Campus. The surrounding area is characterized by stable residential neighborhoods, with over 8,390 residents within a 3 km radius and strong average household incomes. The property offers significant long-term upside through potential intensification on the large 8.24-acre site, supported by flexible zoning and large frontages on major arterial roads.

This offering provides investors the opportunity to acquire a stabilized, retail asset in one of the Niagara Region’s most established commercial nodes, with immediate cash flow and the ability to unlock additional value through lease renewals and retail pad development.





Excellent Location

- The site benefits from proximity to established residential neighborhoods - over 8,390 residents live within a 3 km radius - with stable demographics and a strong local customer base.



Value-Add Potential

- The site presents a compelling opportunity to enhance value through retail pad development on the sizable lot.
- With a weighted average base rental rate of \$8.93 per SF, investors will have the opportunity to increase NOI upon lease renewals.



Grocery Anchored with Strong Covenant Retail Tenancies

- The grocery anchored plaza is leased to national tenants such as No Frills, Dollarama, Pet Valu and Goodwill.
- No Frills, with Loblaws Supermarkets Limited as the covenant on the lease, has anchored the Property since 1995, and generates approximately \$694 per SF in revenue per year.



PROPERTY OVERVIEW

The property is an 8.24-acre retail plaza located at the high-exposure intersection of West Side Road and Highway 3 in Port Colborne. The existing site is fully stabilized with a 92,666 SF grocery-anchored shopping centre and offers stable in-place income with future upside through the site plan approved pad development (see page 30-31 for Site Plan).

Currently 100% leased to a strong mix of national tenants including No Frills, Goodwill, Pet Valu and Dollarama, the property provides, the property provides secure cash flow and long-term value backed by a weighted average lease term of 4.04 years.

Surrounded by established residential neighbourhoods and key community infrastructure - the site benefits from flexible zoning and significant frontage on major arterial roads, positioning it well for future intensification or repositioning.

Location	45-53 West Side Road, Port Colborne
Property Type	Grocery Anchored Shopping Plaza
Legal Description	BLK A, PL 828 ; PT LT 31, CON 2 HUMBERSTONE , AS IN RO278237 (FIRST-LY) ; PORT COLBORNE
Vendor	45 West Side Road Inc.
Intersection	West Side Rd. and Hwy 3
Leasable Area (SF)	92,666 (plus an opportunity for 5,978 SF of additional retail development)
Site Area (Acres)	8.24
Key Tenants	No Frills, Goodwill, Dollarama, Pet Valu
Occupancy	100%
Zoning	SC
Weighted Average Lease Term	4.04 years
Net Operating Income (Year 1)	\$939,512

AREA OVERVIEW

Port Colborne

Port Colborne is a city on Lake Erie, at the southern end of the Welland Canal, in the Niagara Region of Southern Ontario, Canada. Located on the south coast of the scenic Niagara Region, the city provides its residents with a variety of recreational opportunities, adding to the overall Niagara experience. The city offers an exceptional small-town experience with the strategic advantages of a large city, as part of a region with 484,840 people.

Port Colborne is known for its connectivity through the Welland Canal, which supports its economy through maritime commerce, including supplying goods, ship repair, and the provisioning trade. The city's proximity to Lake Erie beaches, marinas, and Niagara Falls bolsters its tourism industry, featuring attractions such as the Port Colborne Port Promenade, The Friendship Trail, HH Knoll Lakeview Park, Nickel Beach, Lock 8 Gateway Park, Sugarloaf Harbour Marina, and the Historical and Marine Museum.

Port Colborne has a history of industrial activity due to its proximity to the hydroelectric power of Niagara Falls. Key industries have included a

grain elevator, two modern flour mills, a nickel refinery operated by Vale, a cement plant, and a blast furnace by Algoma Steel. More recently, the city has attracted agro-business operations like Casco Inc. and Jungbunzlauer, which process corn into sweeteners and citric acid. Vale remains a major employer since its refinery opened in 1918. The city continues to focus on traditional sectors like manufacturing, tourism, and health care, while fostering growth in emerging industries. The health care and social assistance sector employs 15% of the workforce, followed by manufacturing at 14%, and retail trade at 12%. Top employers include Vale, Niagara Health System - Port Colborne General Site, and various local businesses.

Port Colborne offers a high quality of life with affordable real estate, short commute times (averaging 23 minutes, mostly by car, truck, or van), and access to education. The city is home to two high schools, Port Colborne High School and Lakeshore Catholic High School. Nearby post-secondary institutions in the Niagara Region, such as Niagara College in Welland, provide further educational opportunities.



Economic Indicators

Port Colborne

	2024 Total Population	20,033
	Total Households	8,270
	Structure types	71% houses 29% apts
	Average Household Income	\$72,484

Trade Area Demographics

Within 3 km of Property

	2024 Total Population	8,390
	Total Households	3,785
	Structure types	70% houses 28% apts
	Average Household Income	\$72,394



Local Demographics

The Property is supported by a healthy and growing residential base, with over 8,390 residents living within a 3 km radius. The immediate 1 km trade area boasts an average household income of \$72,394 - indicating strong consumer spending power.

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