



**38 Clarence St., Port Colborne, ON**

# For Sale / Lease

- **±8,800 SF** Retail Building
- **Free Public Parking** around back
- **\$2,175,000 / \$15.00 PSF**



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# Location



Subject Property

This corner lot sits at the intersection of Clarence Street and King Street in Port Colborne, offering excellent visibility and accessibility in a well-traveled area. Surrounded by local businesses, services, and residential neighbourhoods, the location benefits from steady traffic flow and strong community presence, making it a prime spot for a variety of uses.

The Property is also just minutes from popular tourist destinations and waterfront amenities including West Street, Sugarloaf Harbour Marina, the Lake Erie waterfront and the Welland Canal.



# Property Lines



# Overview

Civic Address	38 Clarence St., Port Colborne, ON
Total Building Size	±8,800 SF
Lot Size	±0.2 Acres
Frontage	76 FF
Depth	113 Feet
Zoning	DC - Downtown Commercial Zone
Power	240 AMP, 400 V, 3 Phase
Heating	Rooftop HVAC and internal furnace
Shipping Door	5' W x 7' H Double Door
Ceiling Height	12 Feet
Parking	Free Public Parking at the back
Basement	Full Basement - Ceiling 7.5 Feet
Sale Price	<b>\$2,175,000</b>
Taxes	\$27,467.25
Net Lease Rate	\$15.00
TMI	\$6.00



# Aerial Photos



38 Clarence St., Port Colborne, ON



# Exterior - Photos



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# Interior - Photos



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# Zoning - DC

## Downtown Commercial Zone

- a) Animal Care Establishment;
- b) Apartment Building;
- c) Apartment Building, Public;
- d) Brew Pub;
- e) Day Care;
- f) Drive-Thru Facility;
- g) Dwelling, Accessory
- h) Existing Motor Vehicle Gas Station;
- i) Existing Motor Vehicle Repair Garage;
- j) Food Vehicle;
- k) Hotel;
- l) Medical Clinic;
- m) Office;
- n) Personal Service Business;
- o) Place of Assembly/Banquet Hall;
- p) Place of Worship;
- q) Private Club;
- r) Public Use;
- s) Recreation Facility;
- t) Restaurant, Fast Food;
- u) Restaurant, Full-Service;
- v) Restaurant, Take-Out;
- w) Retail Store;
- x) Service Commercial;
- y) Social Service Facility;
- z) Studio;
- aa) Veterinary Clinic; and
- bb) Uses, structures and buildings accessory thereto



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