

FOR LEASE

Colliers



#2 | 6824 THOROLD STONE RD. | NIAGARA FALLS | ON
±1,668 SF Retail Unit in Busy Area at
Dorchester Rd. & Thorold Stone Rd. Corner

LEASE RATE \$20.00/SF NET + \$8.00/SF TMI + HST + Utilities

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**Sales Representative*

Listing Specifications

#2 | 6824 Thorold Stone Road | Niagara Falls | ON

Lot Size ±0.303 Acres

Available Area Unit 2: ±1,668 SF
(±1,600 SF basement can also be available)

Lease Rate \$20.00/SF NET + TMI + HST + Utilities

TMI (2025) \$8.00/SF

Zoning NC - Neighbourhood Commercial

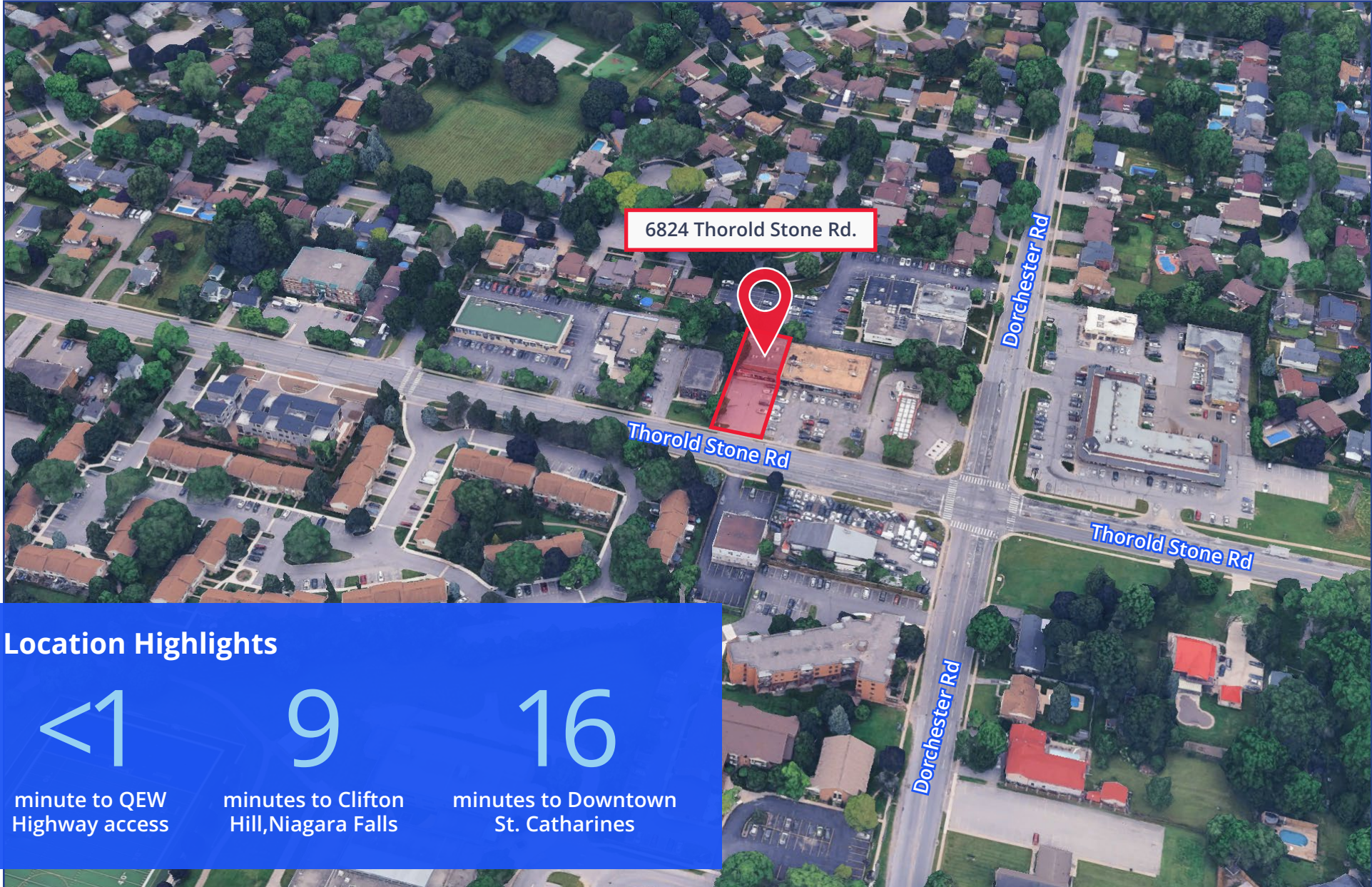
- Comments
- Retail unit on busy Thorold Stone Road near the corner with Dorchester Road
 - Offering excellent exposure and high traffic volumes
 - Anchored by Twice the Deal Pizza, Massage Therapy Niagara and Polonia European Market & Deli
 - Former martial arts studio
 - Ample on-site parking
 - Quick & easy QEW Highway access
 - Neighbourhood Commercial zoning offer many permitted uses including a Bake Shop, Financial Services, Clinic, Office, Personal Services, Restaurant, Retail Store, Service Shop, Animal Clinic, Health Centre and more.



Location Overview



#2 | 6824 Thorold Stone Road | Niagara Falls | ON



Location Highlights

<1

minute to QEW Highway access

9

minutes to Clifton Hill, Niagara Falls

16

minutes to Downtown St. Catharines

Exterior Photos

#2 | 6824 Thorold Stone Road | Niagara Falls | ON



Zoning NC - Neighbourhood Commercial



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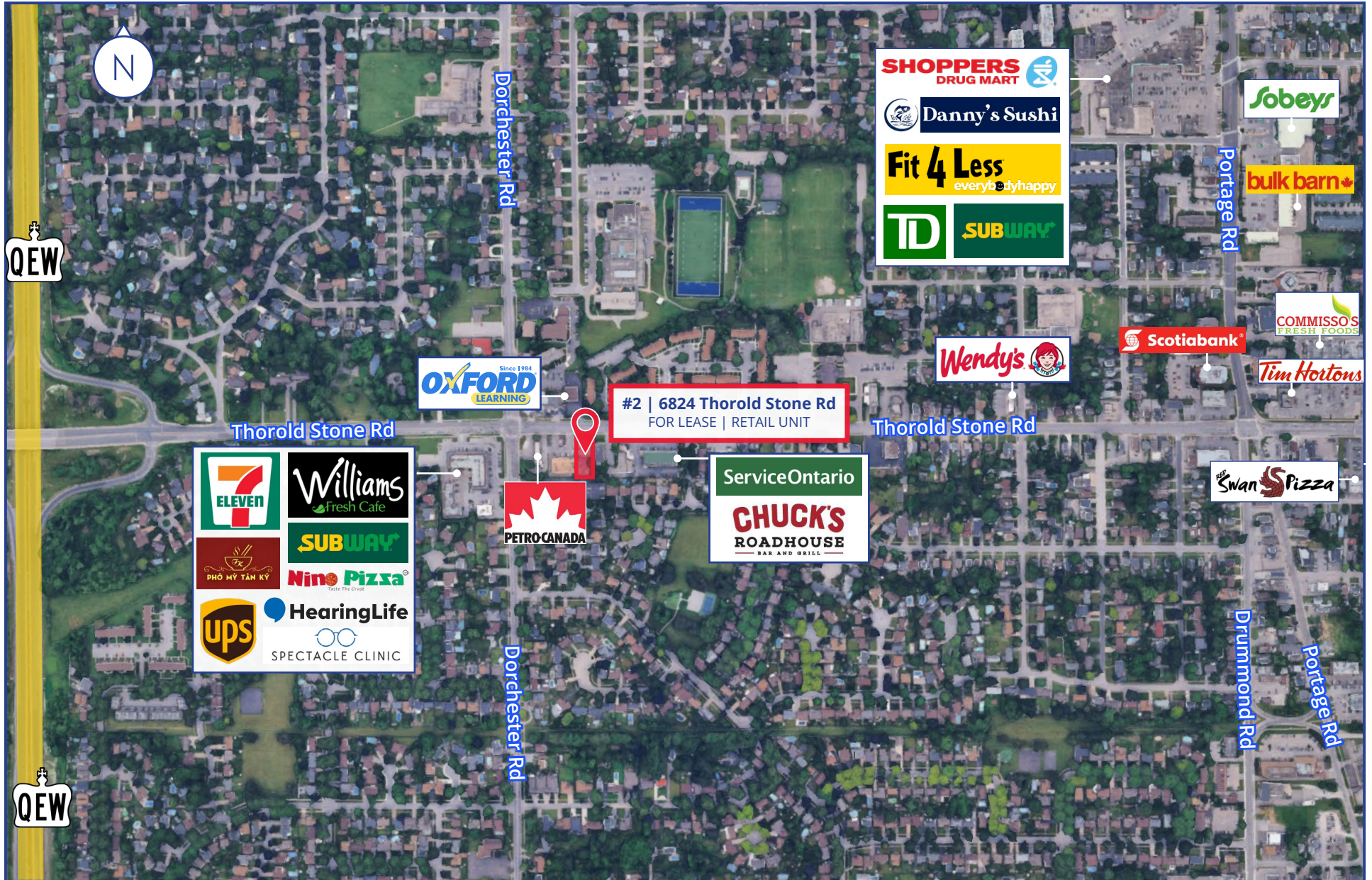


No person shall within any NC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Bake Shop
- Bank, Trust Company, Credit Union, Currency Exchange
- Clinic
- Library
- Office
- Personal Service shop
- Restaurant
- Retail store
- Service shop
- Animal clinic
- Adult Store
- Dwelling units in a building in combination with one or more of the uses listed in clauses a to j inclusive above, provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
- Day nursery
- Health centre
- Outdoor patio which is an accessory use to a restaurant

Area Neighbours

#2 | 6824 Thorold Stone Road | Niagara Falls | ON



\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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