



## COMMERCIAL SPACE FOR LEASE

Step into the charm of Historic Downtown Port Colborne with this outstanding commercial space. Spanning 856 sq ft on the main floor and an additional 956 sq ft in the basement, this versatile unit is ready for your personal touch.

Please do not go directly or speak with the staff. The buyer and buyer's agent are to verify all measurements and zoning. Contact the Listing Broker for any questions, showings, or additional information, at [jason@hospitalityrealestate.ca](mailto:jason@hospitalityrealestate.ca) or at 647-280-4404.

# northern

HOSPITALITY REAL ESTATE

17 CLARENCE STREET  
PORT COLBORNE, ON  
L3K 3E7

**\$2,500**



## INCLUSIONS

- ✓ GROSS RENT \$2,500 PER MONTH  
(INCLUDING TMI)
- ✓ VERSATILE ZONING PERMITTED
- ✓ 846 SQ.FT. MAIN FLOOR + 956  
SQ.FT BASEMENT

## PROPERTY INFO

- ✓ PRIME END UNIT
- ✓ FULLY RENOVATED
- ✓ "CENTRE ICE" TO CANAL DAYS  
FESTIVAL, MAJOR TOURIST  
ATTRACTION



**JASON KLEYN, Broker**

**647-280-4404**

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Royal LePage Real Estate Services Ltd.  
Commercial Brokerage

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This document is not meant to solicit existing  
listings. (12.2002)