

**FOR SALE**

## Three Raised Semi-Detached Bungalow & Residential Development Land in Welland



34 Bruce Street  
2+1 Bedroom Layouts



26, 30, 34, 38, 42, & 46 Bruce Street Offered as a  
Single Investment Package or Sold Individually



50 Bruce Street ±3.5 Acres  
Residential Development Land

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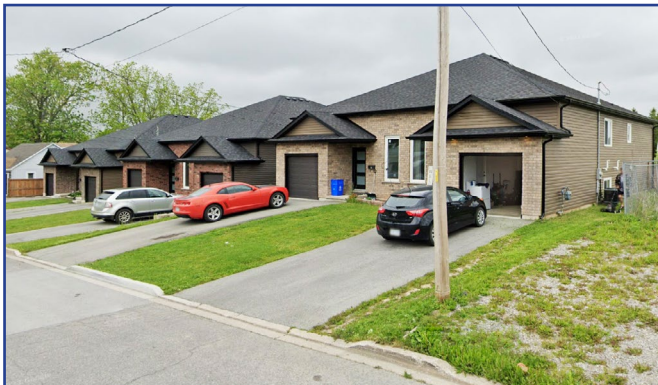
# Packages Offered



ADDRESS:  
34 Bruce Street, Welland

**±975 SF**      **\$499,999**  
BLDG. SIZE      LIST PRICE

- **2+1 bedroom raised bungalow** w/ living and dining area, kitchen with walkout to the backyard, two bedrooms, and a 4-piece bath.
- Finished basement offers in-law suite potential with a rec room, additional bedroom, office/den, and full bathroom
- Fully fenced backyard and parking for 3 with an attached garage and private driveway



ADDRESS:  
34 & 38 Bruce Street, Welland

**±1,950 SF**      **\$999,999**  
TOTAL BLDG. SIZE      LIST PRICE

- **Full Semi Raised Bungalow**
- **Each unit is ±975 SF** above grade with a 2+1 bedroom layout and finished basement
- Main floor includes two bedrooms, a living room, eat-in kitchen, and a 4-piece bathroom, while the basement features a rec room, bedroom, office, and second 4-piece bathroom
- All units have attached garages and fully fenced backyards. Fully tenanted with tenants paying hydro, gas, and water



ADDRESS:  
50 Bruce Street, Welland

**±3.5 AC**      **\$1**  
LOT SIZE      LIST PRICE

- **Residential development land** for sale
- Pre-consultation completed with a proposed development of **128 stacked townhomes**
- Most supporting reports have been completed
- An NDA must be executed prior to accessing the data room
- Well positioned for site plan approval
- Services at lot line

# Listing Details



ADDRESS:

**34 Bruce Street, Welland**

Building Size ±975 SF

Lot Dimension Frontage: ±28 ft. | Depth: ±100 ft.

List Price \$499,999

Taxes TBD

Zoning RL2 - Residential Low Density 2

- Comments
- 2+1 bedroom raised bungalow
  - Features a spacious main floor with living and dining area, kitchen with walkout to the backyard, two bedrooms, and a 4-piece bath
  - Finished basement offers in-law suite potential with a rec room, additional bedroom, office/den, and full bathroom
  - Fully fenced backyard and parking for three with an attached garage and private driveway
  - Conveniently located near the Welland River, parks, shopping, transit, and Highway 406
  - This property can also be purchased as part of a package with 26, 30, 38, 42, and 46 Bruce Street



# Listing Details



ADDRESS:

34 & 38 Bruce Street, Welland

Building Size	Total: ±19,50 SF	List Price	\$999,999
	Each Unit±975 SF	Taxes	TBD
Lot Dimension	Frontage: ±56'   Depth: ±100'	Zoning	RL2 - Residential Low Density 2

Comments

- Exceptional opportunity to acquire a full semi-detached property comprised of two side-by-side residential units under one ownership
- Each unit offers approximately 975 sq. ft. above grade with a combined footprint of 1950 sq. ft , and features a functional 2+1 bedroom layout with a fully finished basement
- Both units include a bright main floor with two bedrooms, a spacious living room, an eat-in kitchen, and a 4-piece bathroom
- The lower levels are finished with a rec room, additional bedroom, office/den space, and a second 4-piece bathroom-ideal for extended family living or potential secondary suite configuration (subject to approvals)
- Each unit benefits from its own private entrance, attached garage, and fully fenced backyard, providing privacy and strong tenant appeal
- The property is fully tenanted, ensuring stable income. Zoned RL2, permitting two-unit dwellings, this asset offers both immediate cash flow and long-term upside potential
- Ideal for investors seeking a turn-key duplex in a desirable residential setting
- Option to assemble with 26, 30, 42 & 46 Bruce Street is available .

# Listing Details

Colliers



ADDRESS:

50 Bruce Street, Welland

Lot Size	±3.5 Acres
Lot Dimension	Frontage: ±288.71 ft.   Depth: ±502.43 ft.
List Price	\$1
Taxes (2025)	\$7,454.13
Zoning	RL2 - Residential Low Density 2 L1 - Light Industrial
Comments	<ul style="list-style-type: none"><li>• Just under 3.5 acres of residential infill land</li><li>• Pre-consultation completed with a proposed development of 128 stacked townhomes</li><li>• An NDA must be executed prior to accessing the data room</li><li>• The site is well positioned for site plan approval and can also be assembled with 26, 30, 34, 38, 42, and 46 Bruce Street</li><li>• Services at lot line.</li></ul>

# Property Photos

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Six Bungalows



50 Bruce Street



Six Bungalows



34 Bruce Street



# Property Photos

Colliers



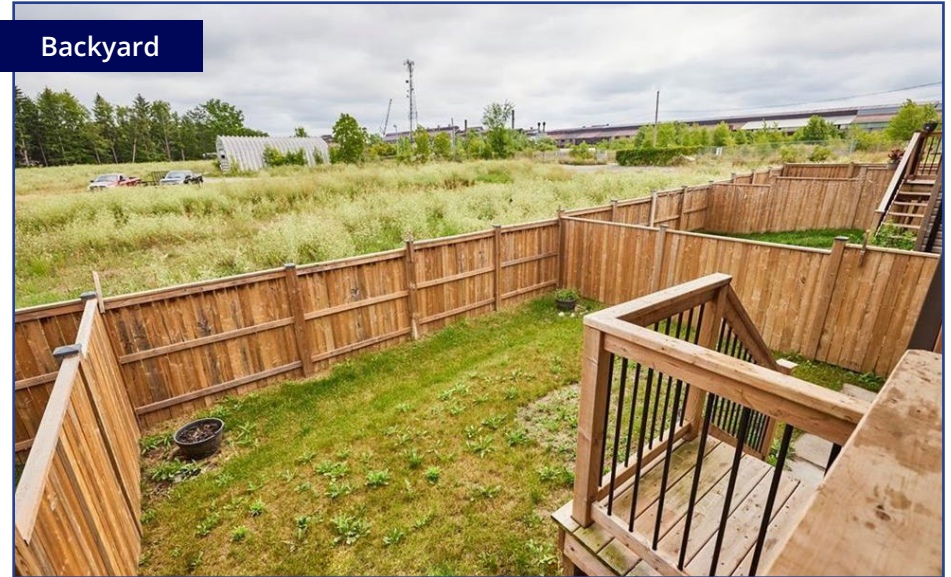
# 34 Bruce Street Photos

Colliers

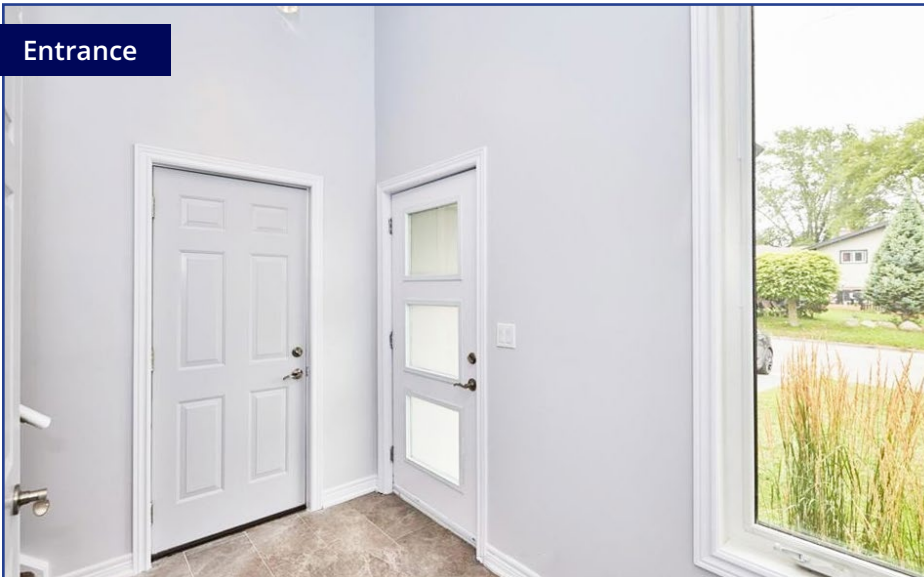
Frontage



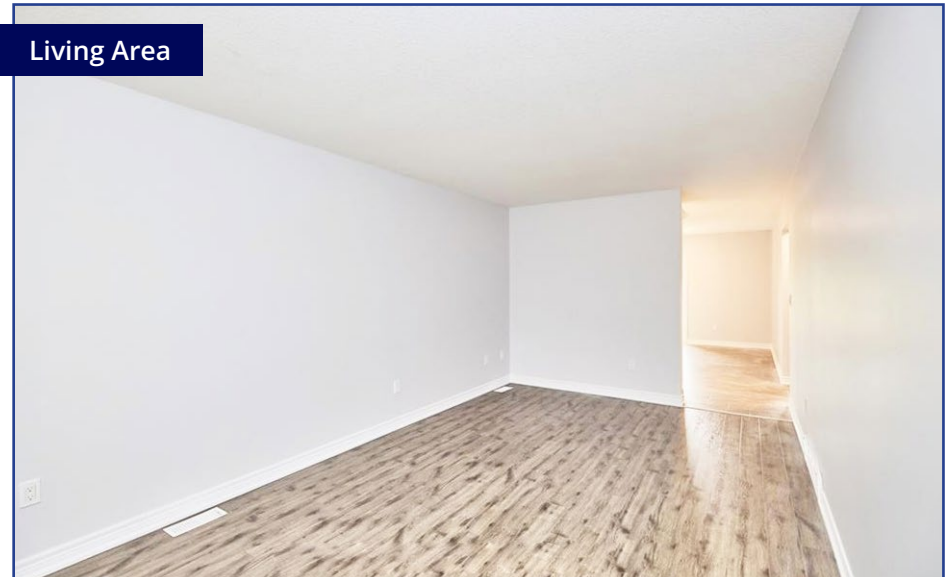
Backyard



Entrance



Living Area



# 34 Bruce Street Photos

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Kitchen



Kitchen



Bedroom



Bedroom



# 34 Bruce Street Photos

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Bathroom



Bathroom



Basement



Basement



# RL2 – Residential Low Density 2 Zone



## PERMITTED USES

- Accessory Dwelling Unit
- Accessory Uses, Buildings and Structures
- Bed and Breakfast
- Block Townhouse
- Garden Suite
- Group Home
- Home Occupation
- Multiple Dwelling
- Semi-Detached Dwelling
- Short-Term Rental
- Single-Detached Dwelling
- Street Townhouse Dwelling
- Townhouse Dwelling
- Two-Unit Dwelling

# Location Overview

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\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026*

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## CONTACT:

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