

FOR SALE

**3897 WELLAND ST.
NIAGARA FALLS, ON**

ASKING PRICE:

\$888,000



TODD CRAWFORD**

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**Sales Representative **Broker of Record*

±1,365 SF 4-Bedroom Home on ±0.323-Acre Site
Zoning Approved for 5-Unit Street Townhouse Development



Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

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Listing Specifications

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Location Corner of Welland Street & Oliver Street

Lot Size ±0.323 Acres

Existing Home 4-Bedroom Home: ±1,365 SF

Zoning R3 - Residential Mixed

Asking Price \$888,000

Taxes (2025) \$4,146.24

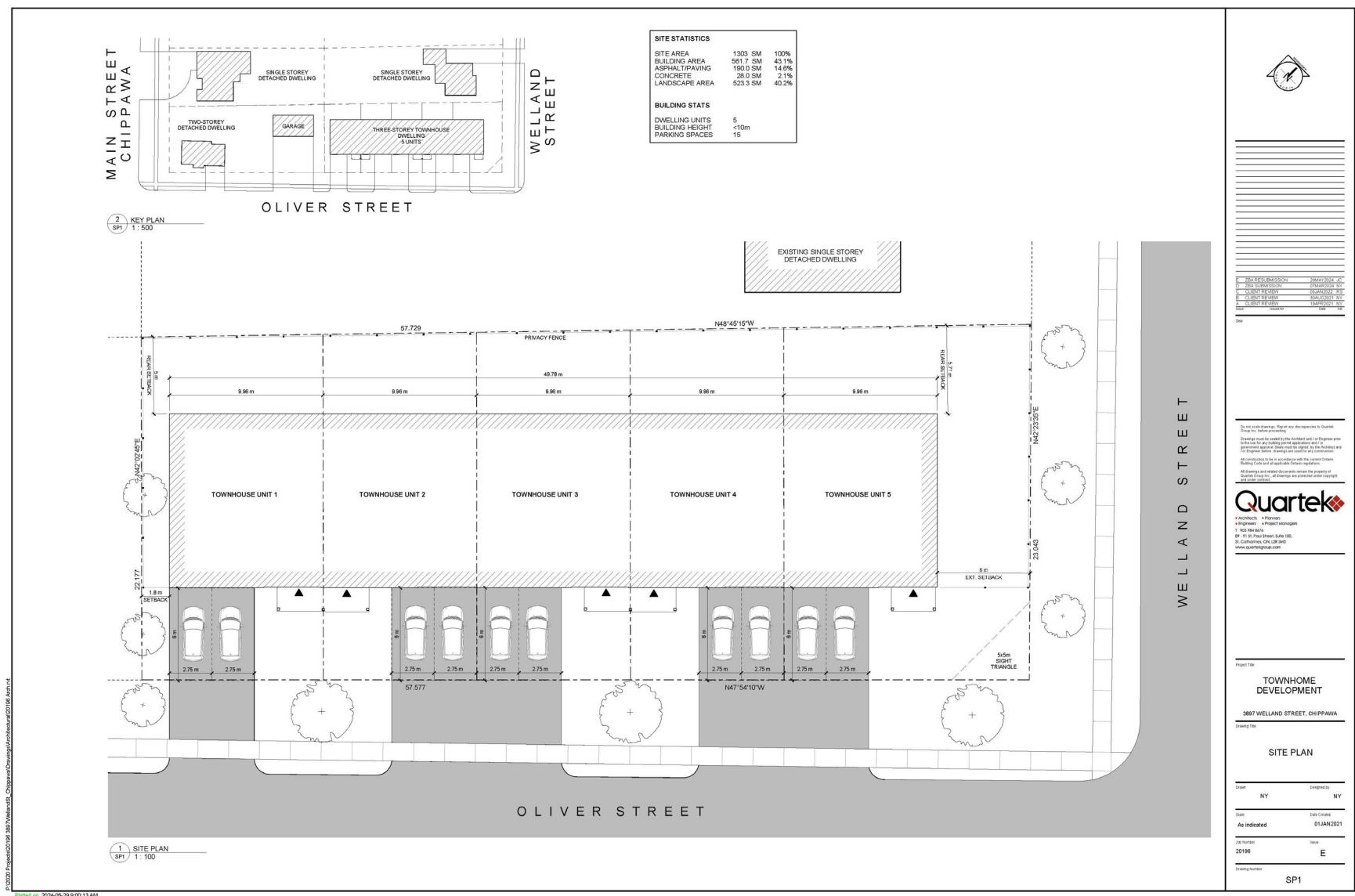
- Comments**
- Well maintained home sitting on an incredible large corner lot in Chippawa
 - Approved by the Ontario Land Tribunal (OLT) for a 5-unit street-townhouse development
 - Offers an excellent opportunity to live in comfort on a large lot with plenty of land, while sitting on land with re-development potential
 - Buyers can also explore severance of the rear yard to retain the existing home, creating a viable infill opportunity
 - Convenient access to schools, shopping, parks, and other local amenities
 - Contact Listing Agents for more details.



Location Overview



Potential Re-Development Site Plan



Potential Re-Development Site Plan

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Property Photos

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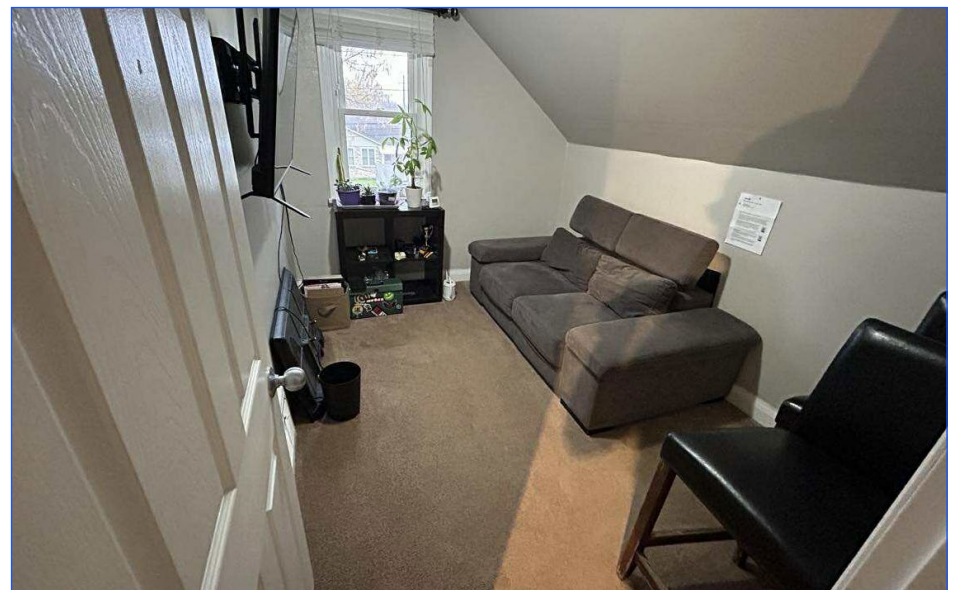
Property Photos

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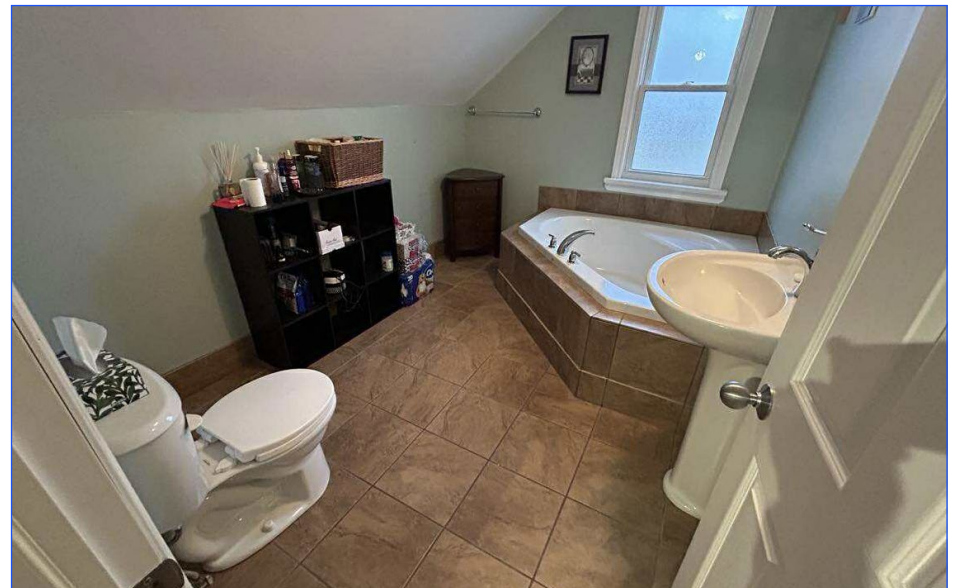
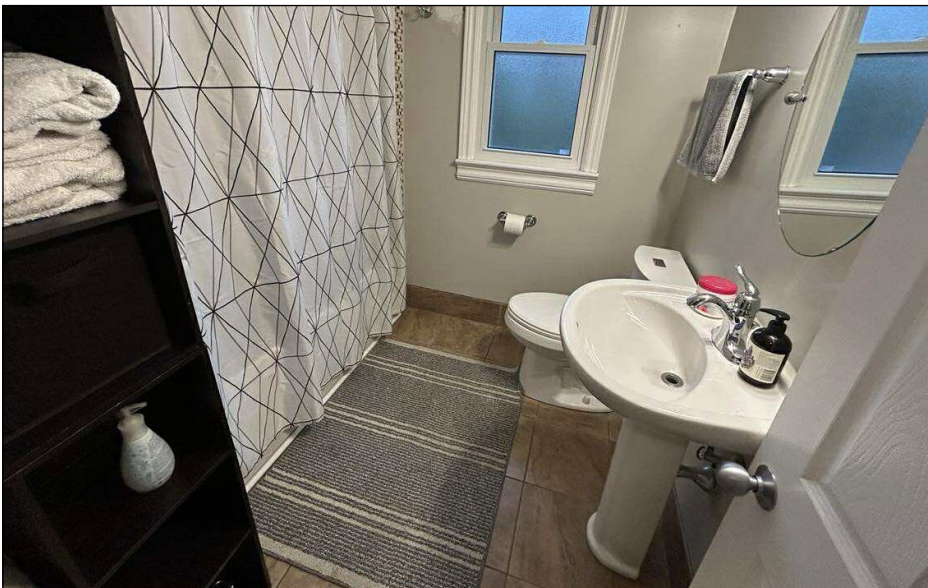
Property Photos

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Property Photos

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R3 – Residential Mixed Zone

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PERMITTED USES: No person shall within any R3 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- A detached dwelling
- A semi-detached dwelling
- A duplex dwelling
- An on street townhouse dwelling
- A triplex dwelling
- A quadruplex dwelling
- A home occupation in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5.
- Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14

\$5.0B+

Annual revenue

2B

Square feet managed

24,000

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 August 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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