

**FOR SALE**



148 Welland Avenue

Welland Ave

Court St

Welland Ave



**148 Welland Avenue.**  
St. Catharines | Ontario

**±7,018 SF Vacant Commercial Lot  
in Downtown St. Catharines**

LIST PRICE | **\$399,000**

**DAVE FULTON**  
*Sales Representative*

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# Listing Specifications

148 WELLAND AVENUE | ST. CATHARINES | ON

Location	Frontage along Welland Avenue, South end of Woodland Avenue
Legal Description	LT 265 CP PL 2 GRANTHAM; ST. CATHARINES
ARN	262904000505900
P.I.N	462200022
Lot Size	±7,018 SF (±0.161 Acres)
Lot Dimension	Frontage: ±66.14 ft.   Depth: ±105.79 ft.
Zoning	M2-93   Medium / High Density Mixed Use
List Price	\$399,000
Taxes (2024)	±\$2,540.04
Comments	<ul style="list-style-type: none"><li>• Vacant commercial lot in downtown St. Catharines</li><li>• Zoned M2 with many permitted uses</li><li>• Located on Welland Avenue an arterial road with good commercial exposure</li><li>• Easy walk to the downtown core</li><li>• Close proximity to the QEW Highway &amp; Highway 406</li><li>• Surrounded by many amenities</li></ul>



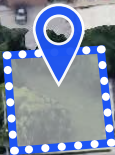


# Property Overview

148 WELLAND AVENUE | ST. CATHARINES | ON



148 Welland Avenue



Welland Ave



Close Proximity to QEW Hwy. & Hwy. 406

Easy Walk to The Downtown Core



# Property Photos

148 WELLAND AVENUE | ST. CATHARINES | ON

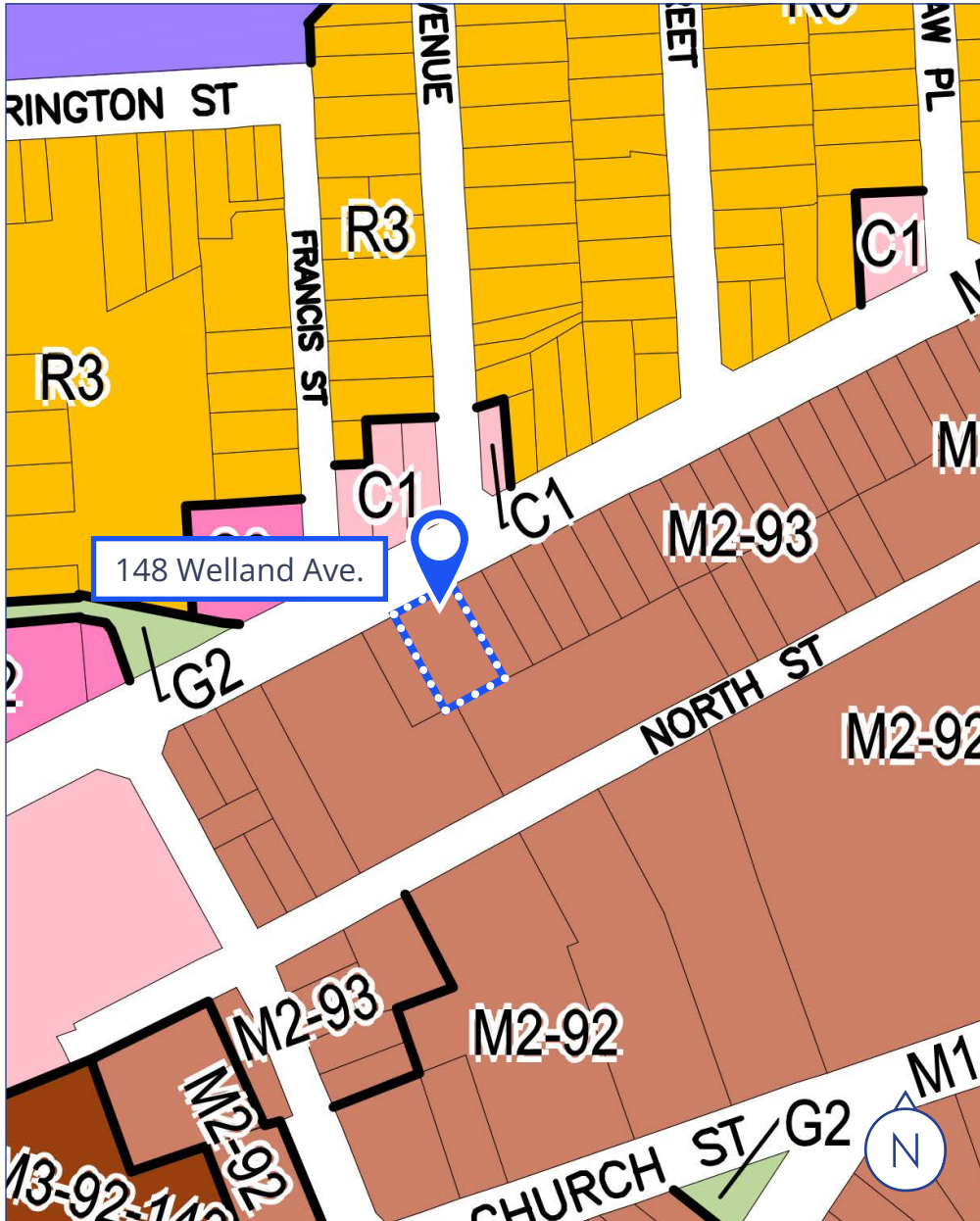




# Zoning M2-93 Medium / High Density Mixed Use



148 WELLAND AVENUE | ST. CATHARINES | ON



## Permitted Uses

- Animal Care Establishment
- Apartment Building
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Detached
- Dwelling, Duplex
- Dwelling, Fourplex
- Dwelling, Quadruplex
- Dwelling, Semi-Detached
- Dwelling, Triplex
- Emergency Service Facility
- Hospital
- Hotel / Motel
- Long Term Care Facility
- Office
- Place of Assembly / Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- School, Elementary
- School, Secondary
- Service Commercial
- Social Service Facility
- Theatre
- Townhouse
- University / College

## Zones

- |   |   |
|---|---|
| <b>R1</b> Low Density Residential - Suburban Neighbourhood    | <b>M1</b> Medium Density Mixed Use            |
| <b>R2</b> Low Density Residential - Traditional Neighbourhood | <b>M2</b> Medium / High Density Mixed Use     |
| <b>R3</b> Medium Density Residential                          | <b>M3</b> High Density Mixed Use              |
| <b>R4</b> High Density Residential                            | <b>G1</b> Conservation / Natural Area         |
| <b>C1</b> Local Convenience Commercial                        | <b>G2</b> Minor Green Space                   |
| <b>C2</b> Community Commercial                                | <b>G3</b> Major Green Space                   |
| <b>C3</b> Arterial Commercial                                 | <b>I1</b> Local Neighbourhood Institutional   |
| <b>C4</b> Major Commercial                                    | <b>I2</b> Community Institutional             |
| <b>C5</b> Downtown Commercial Core                            | <b>I3</b> Major Institutional                 |
| <b>C6</b> Downtown Traditional Main Street                    | <b>A1</b> Agriculture                         |
| <b>E1</b> Business Commercial Employment                      | <b>A2</b> Agriculture Only                    |
|   | <b>A3</b> Agriculture Commercial / Industrial |
|   | <b>Municipal Boundary</b>                     |

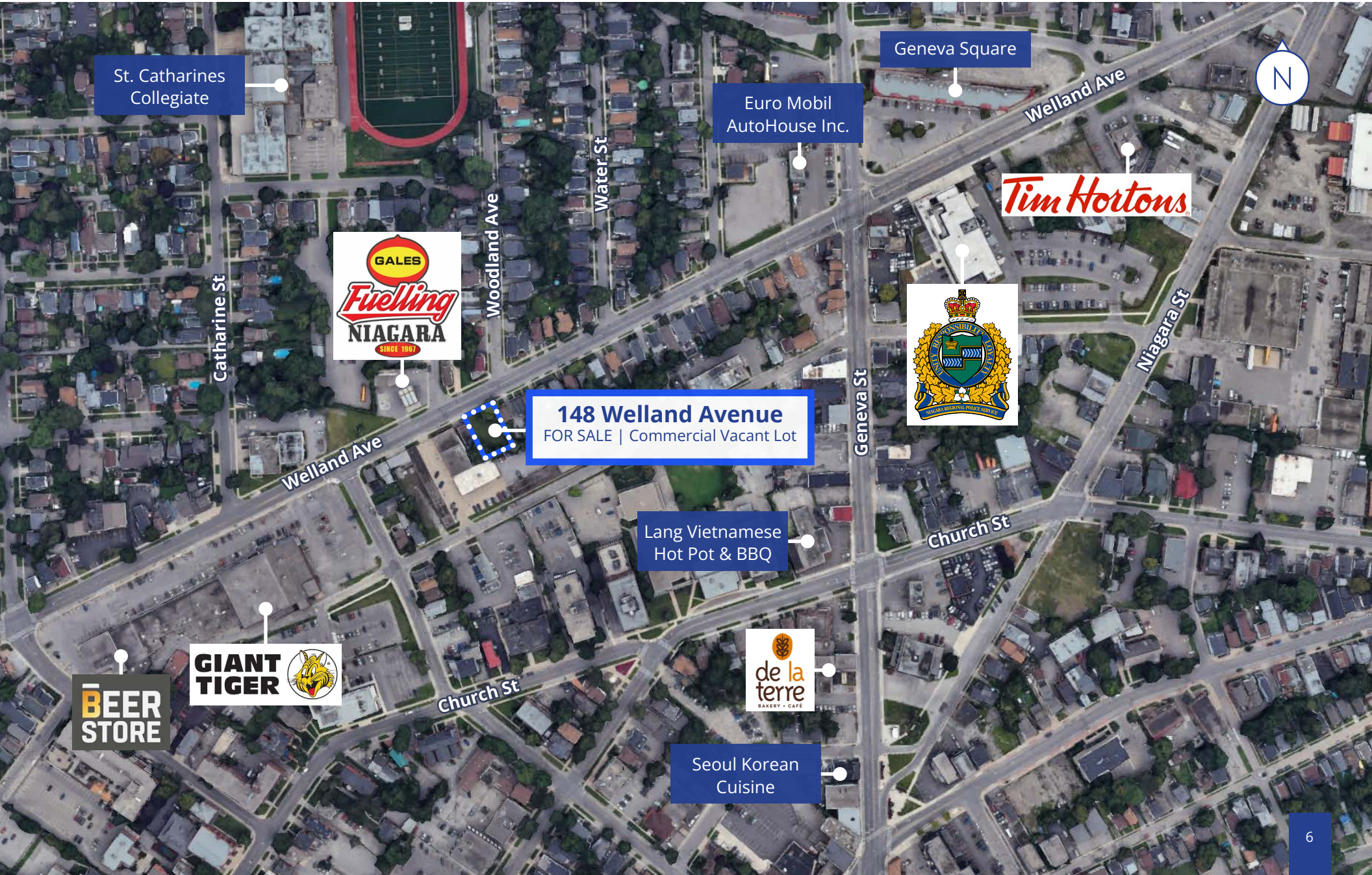
Special Provision	Zone	Schedule A	Location	By-law
93	Varies	14	Downtown Residential Parking Exemption	

Exempt from the parking requirements of Section 3.12.1 and 3.15 of this By-law.



# Area Neighbours

148 WELLAND AVENUE | ST. CATHARINES | ON



St. Catharines Collegiate

Euro Mobil AutoHouse Inc.

Geneva Square

*Tim Hortons*



**148 Welland Avenue**  
FOR SALE | Commercial Vacant Lot



Lang Vietnamese Hot Pot & BBQ

**BEER STORE**



Seoul Korean Cuisine



\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024*

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### CONTACT:

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