

Owen HUGHES
COMMERCIAL REAL ESTATE
& INVESTMENT

Welland Development Opportunity

For Sale

131 Broadway Ave,
Welland

Property Overview

This 21,700 square foot (0.50 acre) Welland property is a wonderful investment opportunity. The seller has proposed 11 townhouses from two blocks. The centrally located property is located near the hospital, hotels, golf courses, and greenspace creating the perfect surroundings for a new development. New development is located on the street in close proximity. The site is zoned as mainly RL2 – Residential Low Density 2, with a small portion at rear zoned EC – Environmental Conservation Overlay. Seller to provide Site Plan Approval.

- Seller is proposing 11 townhouse dwelling units
- Official Plan is mainly Low Density Residential, with small portion at rear designated as Core Natural Heritage
- Zoned as mainly RL2 – Residential Low Density 2, with a small portion at rear zoned EC – Environmental Conservation Overlay
- Close to all local amenities



Owen Hughes

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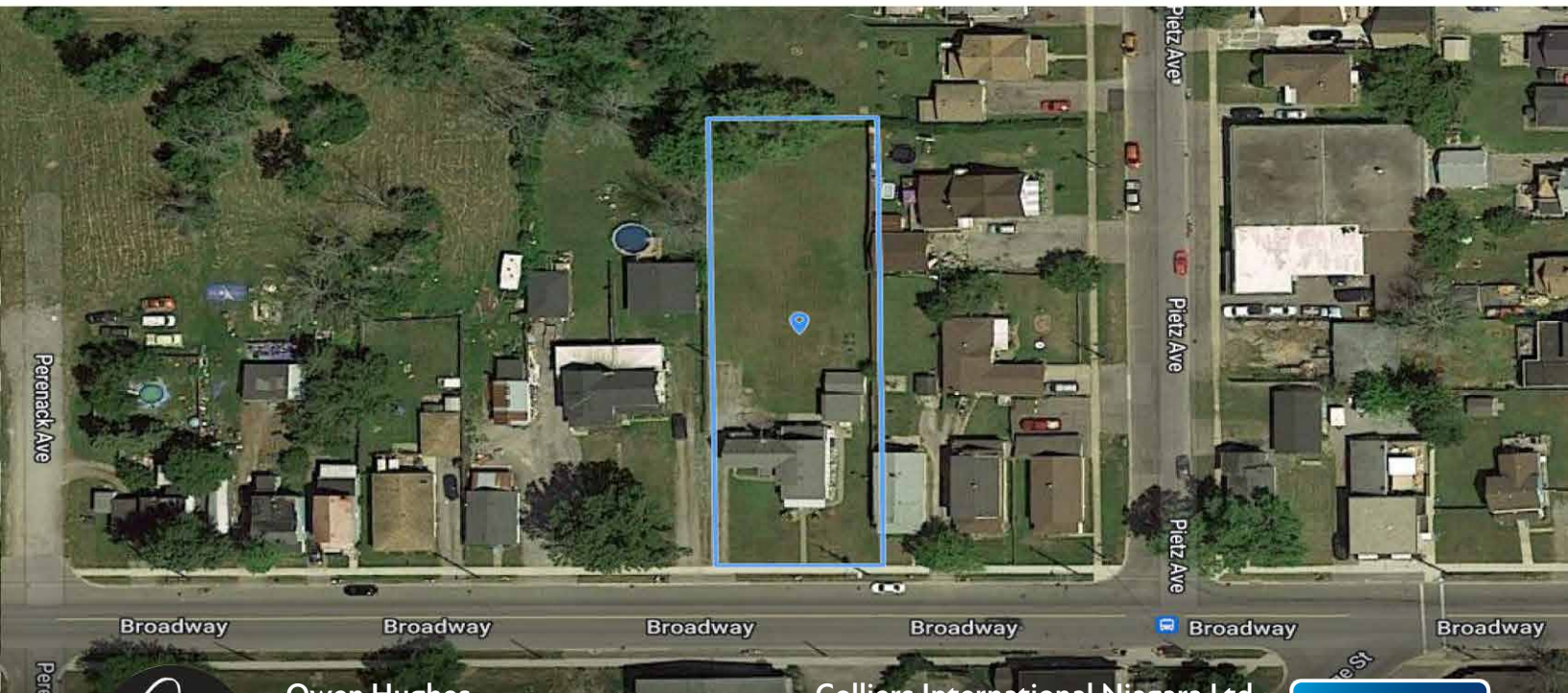




Property Summary

Property Identification Number (PIN)	644350106
MPAC Assessment Roll Number (ARN)	271906001222800
Asking Price	\$1,990,000
Lot Size	21,700 sq ft or 0.50 acres
Zoning	RL2 – Residential Low Density 2, with small portion at rear zoned EC – Environmental Conservation Overlay

PT LT 28 CON 6 CLD, AS IN RO517600
; S/T DEBTS IN RO517600 ; S/T
SPOUSAL INTEREST IN RO517600 ;
WELLAND



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