



# 301

ENTERPRISE DR.  
WELLAND, ON



**FOOD PROCESSING FACILITY  
FOR SALE**

**JOHN FILICE\*\***  
Senior Vice President  
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\*\*Broker





## PROPERTY DETAILS

### Building Size

6,750 SF - Office Area On Two Floors

19,125 SF - Warehouse

**25,875 SF - Total**

### Frontage

± 461' along Enterprise Drive

### Zoning

GEC

### Clear Height

18' - 22'

## PROPERTY HIGHLIGHTS

- Main freezer 790,000 cubic feet and -18 degrees Celsius
- Cone blast freezer, raw meat cooler, smokehouse blast freezer, cooker cooler and production area
- Office space is spread out over two floors
- 3,000 sf of cooler storage space and 6,000 sf of freezer space
- Close to U.S. border and Welland Canal

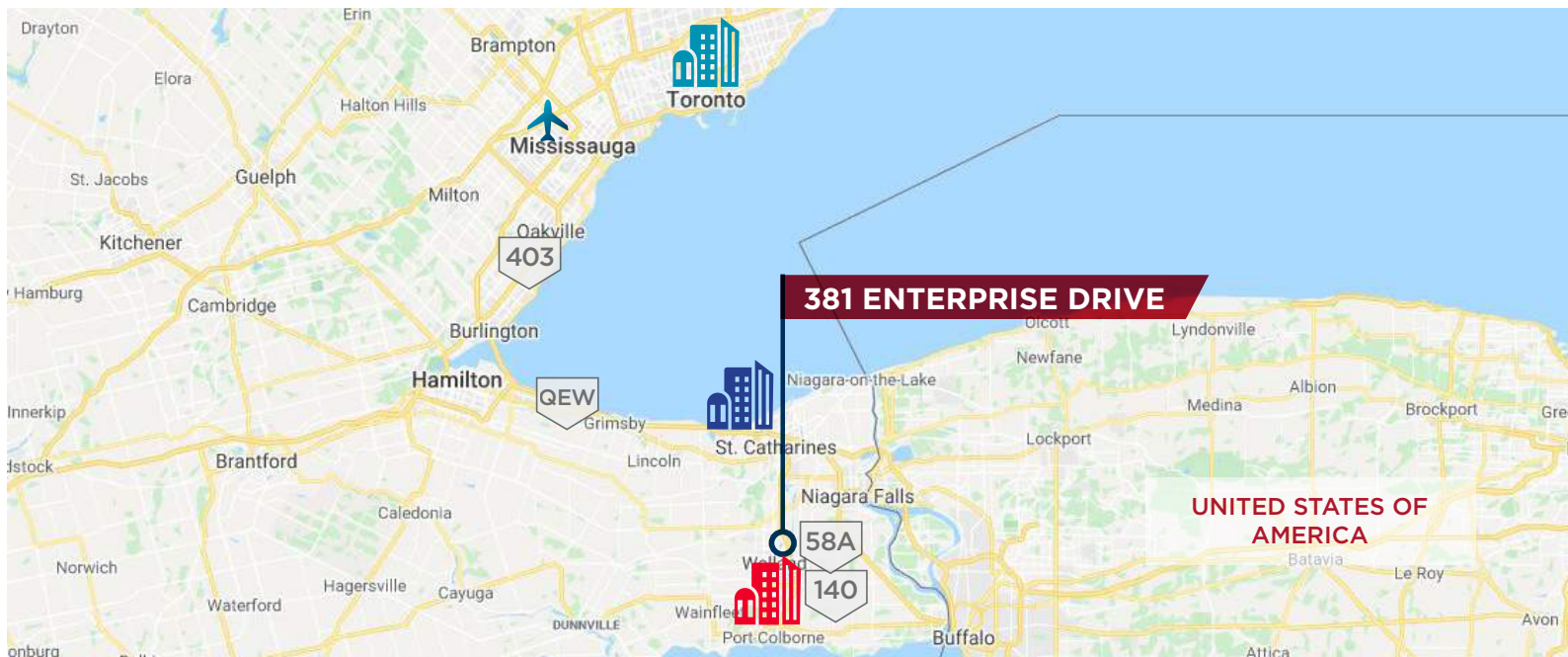
# ZONING MAP

Sample permitted uses in an Gateway Economic Centre (GEC) zone include, but are not limited to;

- Athletic/Fitness Establishment
- Building or Contracting Supply Establishment
- Bulk Storage
- Commercial Greenhouse
- Contractors Establishment
- Custom Workshop
- Financial Institution
- Food Production
- Generating Plant
- Heavy Equipment Sales, Rental and Service
- Heavy Industrial
- Laboratories
- Light Industrial
- Manufacturer Showroom/ Accessory Retail Sales
- Medical Marijuana Production Facility
- Parking Lot



# DISTANCES MAP



**QEW** QEW  
15.0 KM (± 13 MINS)

**58A** HIGHWAY 58A  
3.0 KM (± 3 MINS)

**140** HIGHWAY 3  
0.5 KM (± 1 MINS)

**PORT COLBORNE**  
35 KM (± 30 MINS)

**ST. CATHARINES**  
24.5 KM (± 21 MINS)

**406** HIGHWAY 406  
4.0 KM (± 4 MINS)

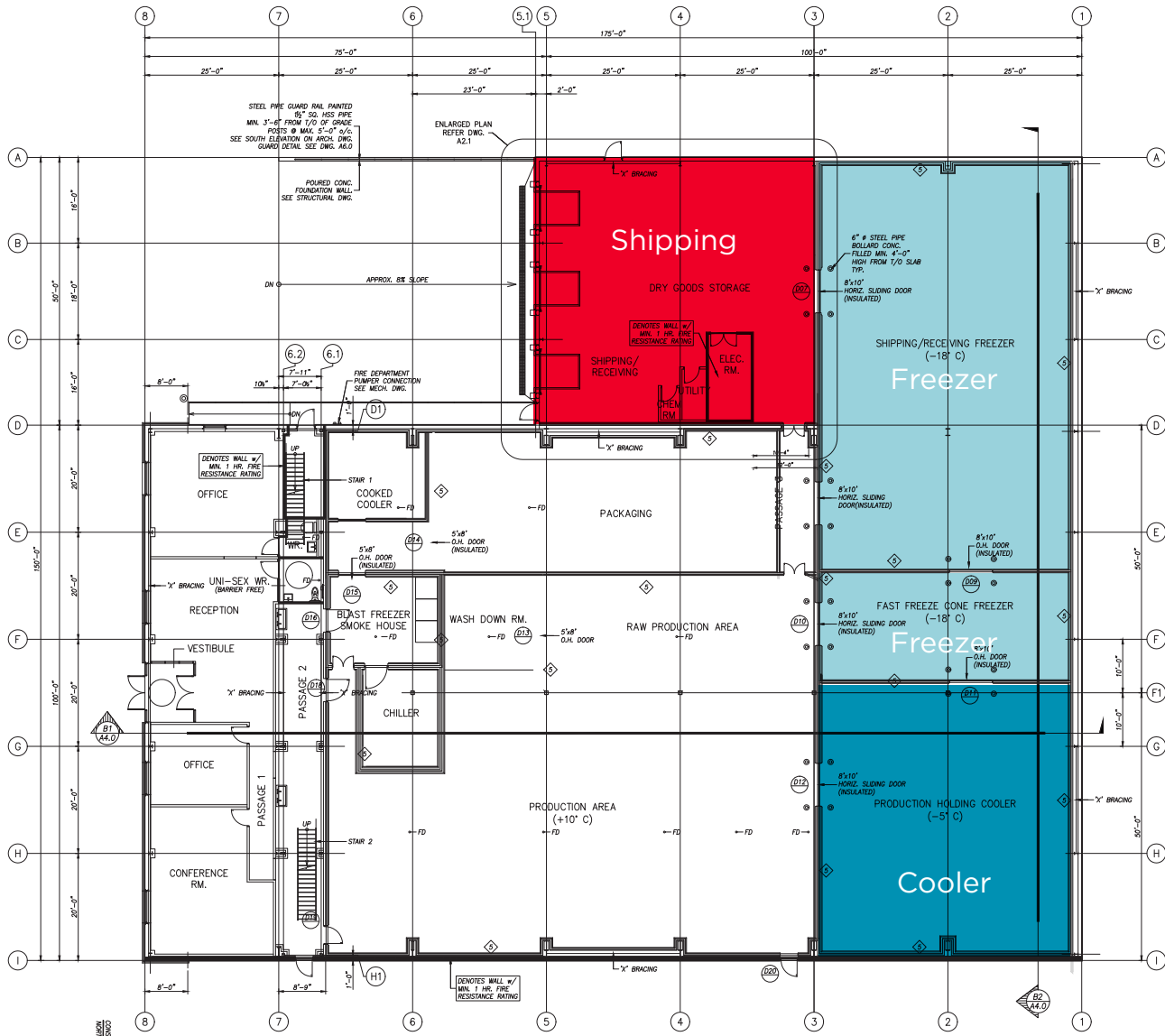
**403** HIGHWAY 403  
83.0 KM (± 49 MINS)

**TORONTO**  
136 KM (± 84 MINS)

**CANADA/US BORDER**  
24 KM (± 30 MINS)

**PEARSON AIRPORT**  
132 KM (± 77 MINS)

# FACILITY PLAN







# 381

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker

Prepared by: SUSAN DAURIO, Administrator  
**CUSHMAN & WAKEFIELD, BROKERAGE**

1 Prologis Blvd Suite 300, Mississauga, ON L5W0G2 905-568-9500

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**381 Enterprise Dr**  
**Welland Ontario L3B 5N7**  
 Welland Niagara  
**SPIS: N** For: Sale  
**Taxes: \$61,824.62 / 2022 / Annual** Last Status: New  
**Legal: Lot 1, Plan 59M342, Welland** DOM: 1

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Industrial **Occup: Vacant** Lse Term Mnths: /  
 Free Standing **Freestanding: Y SPIS: N** Holdover: 90  
 Cooler/Freezer/Food Inspect **Franchise:**  
**Com Cndo Fee:**  
**Dir/Cross St: Hwy 140 / Ridge Road**

**MLS#: X5886453** **Sellers: Athena Donair Distributors Ltd.** **Contact After Exp: N**  
**Possession Remarks: Immediate**  
**PIN#: 641280171** **ARN#: 271905000113710**

|                                  |  |                                   |
|----------------------------------|--|-----------------------------------|
| <b>Total Area:</b> 25,875 Sq Ft  | <b>Survey:</b>                               | <b>Soil Test:</b>                 |
| <b>Ofc/Apt Area:</b> 6,750 Sq Ft | <b>Lot/Bldg/Unit/Dim:</b> 320.7 x 0 Feet Lot | <b>Out Storage:</b> N             |
| <b>Indust Area:</b> 19,125 Sq Ft | <b>Lot Irreg:</b> 367.56Ft. X 124.13Ft. X    | <b>Rail:</b> N                    |
| <b>Retail Area:</b>              | 83.6Ft                                       | <b>Crane:</b> N                   |
| <b>Apx Age:</b> 0-5              | <b>Bay Size:</b>                             | <b>Basement:</b> N                |
| <b>Volts:</b> 600                | <b>%Bldg:</b>                                | <b>Elevator:</b> None             |
| <b>Amps:</b> 800                 | <b>Washrooms:</b>                            | <b>UFFI:</b> No                   |
| <b>Zoning:</b> Gec Employment    | <b>Water:</b> Municipal                      | <b>Assessment:</b> 1274000 / 2022 |
| <b>Truck Level:</b> 3            | <b>Water Supply:</b>                         | <b>Chattels:</b>                  |
| <b>Grade Level:</b> 0            | <b>Sewers:</b> San+Storm                     | <b>LLBO:</b>                      |
| <b>Drive-In:</b> 0               | <b>A/C:</b> Part                             | <b>Days Open:</b>                 |
| <b>Double Man:</b> 0             | <b>Utilities:</b> Y                          | <b>Hours Open:</b>                |
| <b>Clear Height:</b> 20 0        | <b>Garage Type:</b> Outside/Surface          | <b>Employees:</b>                 |
| <b>Sprinklers:</b> Y             | <b>Park Spaces:</b> #Trl Spc:                | <b>Seats:</b>                     |
| <b>Heat:</b> Radiant             | <b>Energy Cert:</b>                          | <b>Area Infl:</b> Major Highway   |
| <b>Phys Hdcp-Eqp:</b> Y          | <b>Cert Level:</b>                           |                                   |
|                                  | <b>GreenPIS:</b>                             |                                   |

|                          |                  |                             |
|--------------------------|------------------|-----------------------------|
| <b>Bus/Bldg Name:</b>    | <b>For Year:</b> | <b>Financial Stmt:</b>      |
| <b>Actual/Estimated:</b> |                  |                             |
| <b>Taxes:</b>            | <b>Heat:</b>     | <b>Gross Inc/Sales:</b>     |
| <b>Insur:</b>            | <b>Hydro:</b>    | <b>-Vacancy Allow:</b>      |
| <b>Mgmt:</b>             | <b>Water:</b>    | <b>-Operating Exp:</b>      |
| <b>Maint:</b>            | <b>Other:</b>    | <b>=NetIncB4Debt:</b>       |
|                          |                  | <b>EstValueInv At Cost:</b> |
|                          |                  | <b>Com Area Upcharge:</b>   |
|                          |                  | <b>% Rent:</b>              |

**Client Remks:** New Butler Construction Facility Comprising 25,875 Square Feet On 3.1 Acres. Building Can Be Potentially Expanded To Slightly More Than 50,000 Square Feet Depending On Parking Needs. The Plan Was A Federally Inspected Food Processing Facility. 6,000 Square Feet Freezer Area And 3,000 Square Feet Cooler Storage. Building Has Two Street Frontages Including Highway 140. Immediate Access To Highway 406 With Direct Link To Qew. Close Proximity To U.S. Border. All Sizes To Be Verified By Buyer And Agent.

**Extras:** Many Features: Main Freezer, 79,000 Cubic Feet, -18 Degrees Celsius, Cone Blast Freezer, Raw Meat Cooler, Smokehouse, Cooked Cooler & 140,000 Cubic Feet Production Area At 4 Degrees Celsius. Fast Growing Area, Near Brock U & Niagara College.

**Inclusions:**  
**Exclusions:**  
**Rental Items:**

**Brkage Remks:** Commissions Payable Only Upon Collection From Seller And Successful Closing Of Sale Transaction.

CUSHMAN & WAKEFIELD, BROKERAGE Ph: 905-568-9500 Fax: 905-568-9444  
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 JOHN M. FILICE, Broker 905-501-6433  
**Appt:** Lb Only  
**Contract Date:** 2/01/2023 **Condition:** **Ad:** N  
**Expiry Date:** 7/31/2023 **Cond Expiry:** **Escape:**  
**Last Update:** 2/02/2023 **CB Comm:** 1.75% Plus Hst **Original:** \$1.00