



**FOR
SALE**

70 Provincial Street

Welland, ON

2.132 ACRES LOT | 6,000 SQ. FT. BUILDING | 15' CLEAR CEILING HEIGHT

FOR MORE INFORMATION CONTACT US

Steven Davidson**

Associate Vice President
T: +1 905 321 5550
Steven.Davidson1@cbre.com

Jeff Davidson**

Vice President
T: +1 905 321 1334
Jeff.Davidson@cbre.com

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Property Specifications

BUILDING SIZE 6,000 Sq. Ft. (APPROX.)

LOT SIZE 2.132 Acres

ZONING L1 – Light Industrial

LEGAL DESCRIPTION Pt It 27 con 7 crowland as in ro818829 (firstly); welland

NOTES

- 15' clear ceiling height
- 200 amp electrical service
- 1 grade level door
- 4 loading docks

TAXES \$2,022.00

LIST PRICE \$1,595,000.00

Incredibly rare, small industrial building for sale in Welland. Building features 6000 sq. ft. of warehouse space with radiant heat, loading docks, and grade level access. The property size being over 2 acres offers room for expansion or opportunity for outdoor storage. Plenty of opportunities exist.

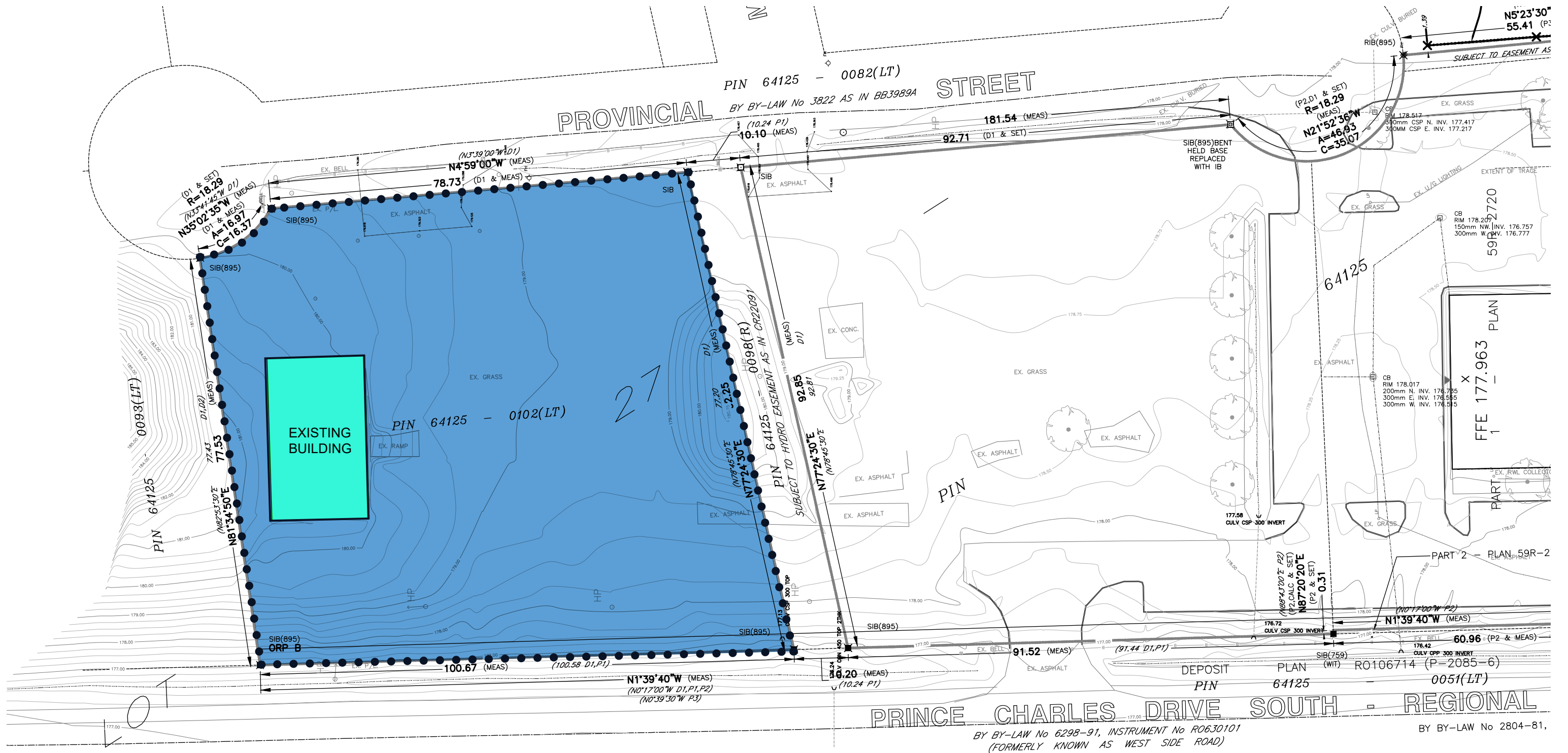


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Site Plan



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Exterior Photos



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Interior Photos





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*Sales Representative,** Broker

CBRE Limited, Real Estate Brokerage | 5935 Airport Rd, Suite 700, Mississauga, ON L4V 1W5 | www.cbre.ca

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