

Property Member Full

637 NIAGARA Street, Welland, Ontario L3C 1L9

Member Full  
Active / Commercial Lease

Confidential for REALTORS® Only

MLS® #: 40363353  
List Price: \$14.00/Sq Ft Gross  
New Listing



Niagara/Welland/768 - Welland Downtown Office/

Bld Area Total (SF): 1,000  
Bld Area Total Src:  
SF Range: 501 to 1000  
DOM/CDOM: 10/10  
Min/Max Lease Trm: 60  
Tax Amt/Yr: \$59,021.55/2022  
Business Type:  
Common Interest: Other  
Common Elements: Yes  
Onsite Spaces: 20  
Free Standing Y/N:  
Seller: SOLARCORE INC.  
Recent: 01/10/2023 : New Listing

Remarks/Directions

Public: Prime Downtown 2nd floor leasing opportunity with excellent exposure. The entire 2nd floor comprises of 37 offices including 3 large premium offices, a large boardroom with skylight, a kitchenette, reception area, bathrooms and electrical room. 5703 sq feet in total available to be leased (MLS#40358043)but it can be divided in smaller sections if needed for office space. The entire second floor has been painted recently and the kitchenette was recently updated. the reception area has also been modernized right off the elevator including a glass divider wall and accent wall. Don't miss out on this leasing opportunity. Basement also can be leased out for additional rent (MLS #40363672) . Landlord is willing to divide the 2nd floor into smaller areas if needed.

REALTOR®: Easy to Show. Please contact listing agent for more information

Directions to Property: 406 to Woodlawn Rd. south on Niagara St.

Exterior

Construct. Material: Brick  
Lot Shape:  
Lot Front (Ft): 150.00 Lot Depth (Ft): 323.00  
Topography:  
Local Impvmt:  
Sewer: Sewer (Municipal)  
Water Source: Municipal-Metered  
#Res Units: #Wrhse Units: #Other Units: 0

Interior

Interior Feat: Board Room, Elevator, Lunch Room  
Basement: Full Basement, Fully Finished, Separate Entrance  
Cooling: Central Air  
Heating: Gas Forced Air Closed  
Seating Capacity:  
Winterized:  
# Hnd Wshrms:  
Volts:

Common Elements

Common Element Additional Fee: 9.83  
Common Element Fee Includes: Snow removal, parking lot maintenance  
Common Element/Condo Amenities: Elevator  
Condo Fees Incl: Snow Removal  
Locker: Balcony:

Commercial/Financial

Additional Rent Costs Incl: Central Air Conditioning, Heat, Hydro, Internet, Natural Gas, Signage, Telephone, Utilities, Water  
Additional Rent:  
Tenant Pays: Cable TV, Heat, Hydro, Internet, Janitorial, Natural Gas, Signage, Tenant Insurance, Utilities, Water  
Lease Requirements: Credit Check, Lease Agreement, Rental Application

Property Information

Common Elem Fee: Yes  
Legal Desc: PT TWP LT 240 THOROLD AS IN R0683505, EXCEPT LT128520 ; WELLAND  
Zoning: CC2  
Assess Val/Year: \$1,686,000/2022  
PIN: 640850583  
ROLL: 271901000405700  
Possession/Date: Other/  
Local Improvements Fee:  
Survey: /  
Hold Over Days:  
Occupant Type: Tenant  
Deposit:

Marketing

Showing Requirements: Other  
Showings:   
Showing Remarks: Contact listing agent

Possession: **Other**

**Brokerage Information**

List Date: **01/09/2023** Expiration Date: Int Bearing Bkg Trust Account:  
Financing: SPIS: Contact After Expired: **No**  
Buyer Agency Compensation Remarks: **4%+hst on net rent for 1st year. 2%+hst on net rent for remaining years** Special Agreement: **No**  
Original List Price: **\$14.00**  
List Brokerage: **ROYAL LEPAGE NRC REALTY**   
List Salesperson: **ROMAN GROCHOLSKY, Salesperson**   
Email: **roman@royallepage.ca**  
List Brokerage 2: **ROYAL LEPAGE NRC REALTY**   
List Salesperson 2: **MICHAEL GROCHOLSKY, Salesperson**   
Email: **mgrocholsky@royallepage.ca**  
List Brokerage 3: **ROYAL LEPAGE NRC REALTY**   
List Salesperson 3: **MICHAEL DOBSI, Salesperson**   
Email: **mdotsi@royallepage.ca**

Brkge #: **905-734-4545**  
Direct #: **905-734-4545**  
L/SP Cell:  
Phone: **905-688-4561**  
Phone: **905-688-4561**  
L/SP2 Cell: **905-714-6654**  
Phone: **905-734-4545**  
Phone: **905-734-4545**  
L/SP3 Cell: **905-401-9693**

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**Confidential for REALTORS® Only**  
Source Board: Niagara Association of REALTORS®  
Prepared By: CHANDA GIANCOLA, Salesperson  
Date Prepared: 01/19/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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**MLS® #: 40363353**





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# 637 NIAGARA Street, Welland, Ontario L3C 1L9

Member Full  
**Active / Commercial Lease**

**Confidential for REALTORS® Only**

MLS®#: 40358043  
List Price: **\$14.00/Sq Ft Gross**  
**New Listing**



## Niagara/Welland/768 - Welland Downtown Office/

Bld Area Total (SF): **5,703**  
Bld Area Total Src:  
SF Range: **5001 to 6000**  
DOM/CDOM: **10/10**  
Min/Max Lease Trm: **60**  
Tax Amt/Yr: **\$59,021.55/2022**

Business Type:  
Common Interest: **Other**  
Common Elements: **Yes**  
Onsite Spaces: **20**  
Free Standing Y/N:

Seller: **SOLARCORE INC.**  
Recent: **01/09/2023 : New Listing**

### Remarks/Directions

Public: **Prime Downtown 2nd floor leasing opportunity with excellent exposure. The entire 2nd floor comprises of 37 offices including 3 large premium offices, a large boardroom with skylight, a kitchenette, reception area, bathrooms and electrical room. 5703 sq feet in total to be leased. The entire second floor has been painted recently and the kitchenette was recently updated. the reception area has also been modernized right off the elevator including a glass divider wall and accent wall. Don't miss out on this leasing opportunity. Basement also can be leased out for additional rent. (MLS#40363672) Landlord is willing to divide the 2nd floor into smaller areas if needed.**

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Directions to Property: **406 to Woodlawn Rd. south on Niagara St.**

### Exterior

Construct. Material: **Brick**  
Lot Shape:  
Lot Front (Ft): **150.00** Lot Depth (Ft): **323.00** Sewer: **Sewer (Municipal)**  
Topography: Water Source: **Municipal-Metered**  
Local Impvmt:  
#Res Units: #Wrhse Units: #Other Units: **0**

### Interior

Interior Feat: **Board Room, Elevator, Lunch Room** Winterized:  
Basement: **Full Basement, Fully Finished, Separate Entrance** Seating Capacity: # Hnd Wshrms:  
Cooling: **Central Air**  
Heating: **Gas Forced Air Closed** Volts:

### Common Elements

Common Element Additional Fee: **9.83**  
Common Element Fee Includes: **Snow removal, parking lot maintenance**  
Common Element/Condo Amenities: **Elevator**  
Condo Fees Incl: **Snow Removal**  
Locker: Balcony:

### Commercial/Financial

Additional Rent Costs Incl: **Central Air Conditioning, Heat, Hydro, Internet, Natural Gas, Signage, Telephone, Utilities, Water**  
Additional Rent:  
Tenant Pays: **Cable TV, Heat, Hydro, Internet, Janitorial, Natural Gas, Signage, Tenant Insurance, Utilities, Water**  
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Common Elem Fee: **Yes** Local Improvements Fee:  
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Zoning: **CC2** Survey: /  
Assess Val/Year: **\$1,686,000/2022** Hold Over Days:  
PIN: **640850583** Occupant Type: **Tenant**  
ROLL: **271901000405700**  
Possession/Date: **Other/** Deposit:

### Marketing

Showing Requirements: **Other**  
Showings:   
Showing Remarks: **Contact listing agent**  
Possession: **Other**

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