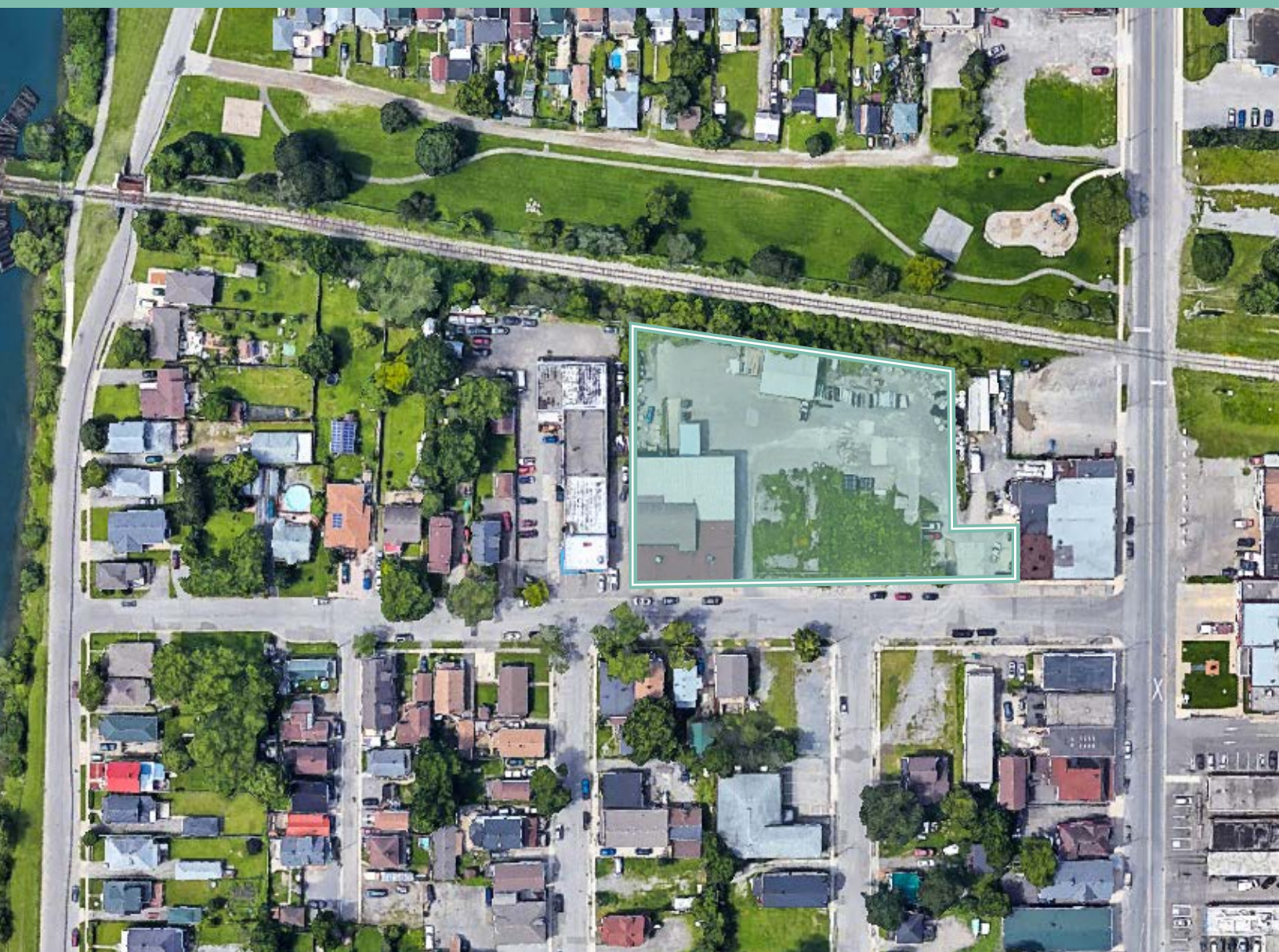


Versatile Property Opportunity

Warehouse, Showroom, Institutional, or Residential
Redevelopment

40 Seventh Street
Welland, ON
www.cbre.ca

±1.68 Acres of Space Available



Commercial/Retail Space Available
40 Seventh Street | Welland, ON



Property Information

40 Seventh Street in Welland is a unique property with a lot of opportunity. Although the zoning is no longer industrial, the city is open to allowing warehouse and distribution or B2B showroom as a continued use, and it would be best for buyers to confirm their intended use with the municipality for assurance. As an industrial property, the building features one loading dock, grade level access, 10-16 foot clear height, 200 amp power supply, and about 2,500 Sq. Ft. of office space. The new zoning INSH caters to health and wellness/institutional uses, and can also accommodate mixed use/ residential redevelopment with up to 8 storeys permitted

Total Building Area	±16,578 Sq. Ft.
Office Area	±2,500 Sq. Ft.
Industrial Area	±14,078 Sq. Ft.
Total Property Size	±1.68 Acres
Clear Height	10-16 Feet
Power	200 Amps
Shipping	1 Grade Level Door 1 Truck Level Door
Zoning	INSH
Taxes	\$27,108.93 (2024)
Sale Price	\$2,950,000.00

For Sale

±16K

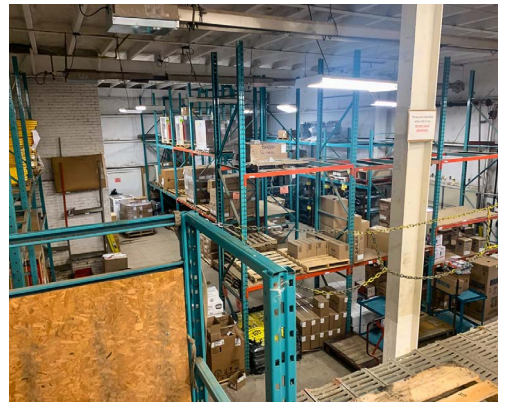
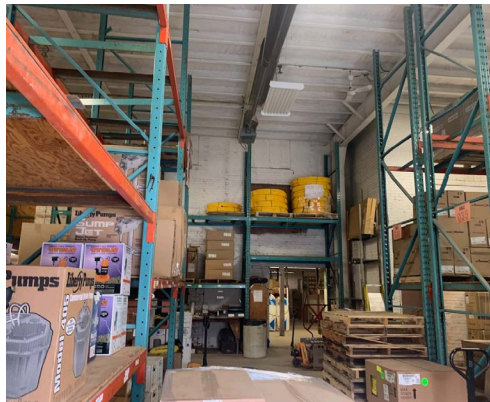
Total Building Size

1.63

Property Size (Acres)

INSH

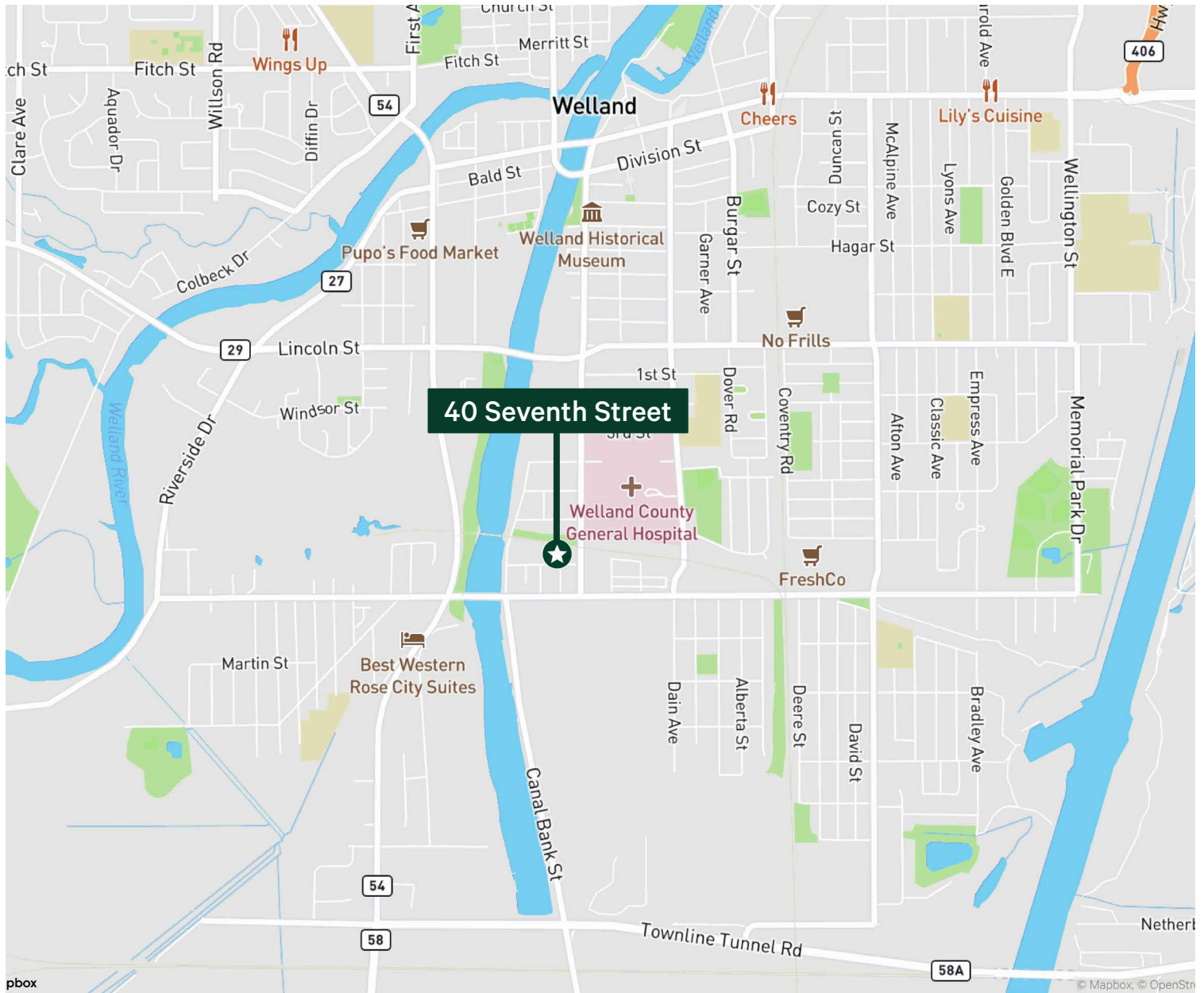
Current Zoning



Commercial/Retail Space Available

40 Seventh Street | Welland, ON

For Lease



Contact Us

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