

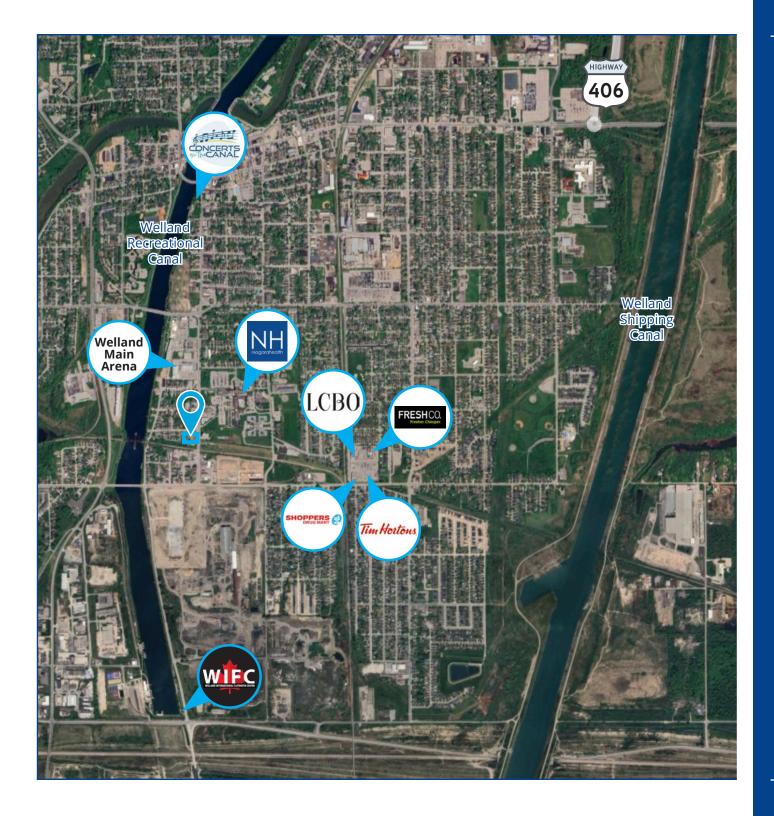
For Sale

- Across from the Niagara Health Welland Hospital
- Zoning allows for **Many Commercial and Residential Uses**

Greg Chew

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Location



Subject Property

- Property is across from the Niagara Health Niagara Hospital
- Welland Main Arena just to the North
- Adjacent to Station Park
- The Welland Recreational Canal is just to the west
- 8 minutes to HWY 406 and HWY 140
- Many amenities down the street at Rose City Plaza including FreshCo, Shoppers Drug Mart, LCBO and Tim Hortons

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Property Lines



Property Overview

Civic Address	619 King St, Welland, ON
Legal Description	LTS 53 & 54 PL 565; PT LT 52 PL 565 AS IN RO432953; PT LANE PL 565 (AS CLOSED BY RO340311) AS IN RO432953 CITY OF WELLAND
Price	\$1,385,000
Taxes	\$5,167.17 (2024)
Lot Size	0.443 Acres
Frontage	137 FF
Depth	132 Feet
Zoning	CC2 - Community Commercial Corridor
Location	West side of King St. just south of the Niagara Health Welland Hospital



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Aerial Photos

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619 King St., Welland, ON









Highlights

Merritt Park Amphitheater

Minutes from the Property, the Amphitheater stands look out over the Welland Recreational Canal and attract popular bands throughout the summer months.

Welland Recreational Canal

The Canal attracts water recreations of all types from rowing to kayaking to paddle boating. There are trails on either side of the canal as well for biking, hiking, running or walking with popular destination Merritt Island to the north.

Welland International Flatwater Centre

Just to the south of the Property, the Flatwater Centre hosts many international and local competitions and training opportunities for water sports such as Canoe sprint, Canoe polo, Dragon boat, Kayak sprint, Open water swim, Rowing, Triathlon and Water polo.









52 50 36 Just 28 1 22 20 561 26 24 16 563 Fifth St Fifth St 570 567 STA STA STA 39 29 25 21 35 33 KingsfriiX 574 11 Patsy Ave 19 587 21 595 44 40 34 30 26 22 18 599 605 5048 16 Sixth St Sixth St 580 41 35 31 27 21 59 57 51 49 43 INSH King St 623 INSH 40 48 624 627 633 Seventh St Seventh St 636 639 43 641 645 29 47 45 21 37 17

Zoning CC2

Community Commercial Corridor

Permitted Uses	CC2
Accessory Uses, Buildings and	✓
Structures	
Art Gallery	✓
Short-Term Rental	✓
Commercial	
Custom Workshop	✓
Drive-Through Establishment	√(3)
Educational Establishment	✓
Emergency Service	✓
Financial Establishment	✓
Food Production Facility	√
Funeral Home	✓
Garden Centre	✓
Grocery Store	✓
Health Related Retail	✓
Home and Auto Sales and Supply	✓
Home Furnishing Establishment	✓
Home Improvement Establishment	✓
Light Equipment/ Machinery Sales,	✓
Mini Storage	✓
Motor Vehicle Sales Dealership	√(3)
Motor Vehicle Service Station	√(3)
Motor Vehicle Repair Shop	✓
Motor Vehicle Washing	√(3)
Outdoor Display and Sales Area	✓
Parking Lot	✓
Pet Care Establishment	✓
Pet Shop	✓
Place of Entertainment	✓
Private Club	✓
Repair Shop	✓
Restaurant	✓
Retail Establishment	✓
Sample or Showroom	✓
School, Commercial	✓
Seasonal Outdoor Use	✓
Service Commercial Establishment	✓
Veterinary Clinic	✓
Hospital ity	
Hotel	✓

Motel	1
Community	
Community Centre	V
Community Garden	_
Day Care Centre	-
Library	V
Museum	V
Place of Worship	√(4)
Social Services Establishment	V
Office	
Medical Office or Clinic	V
Office	_
Survey, Engineering, Planning or	·
Recreation al	
Athletic/Fitness Establishment	✓
Park	V
Recreation al Establishment	V
Residential	
Block Townhouse	✓
Boarding or Lodging House	V
Dwelling, Apartment's	1
Dwelling, Multiple	_
Dwelling Unit's Above Permitted	-
Group Home	1





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