



619 King St., Welland, ON

For Sale

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

Greg Chew
Sales Representative
+1 905 329 4415
greg.chew@colliers.com

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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

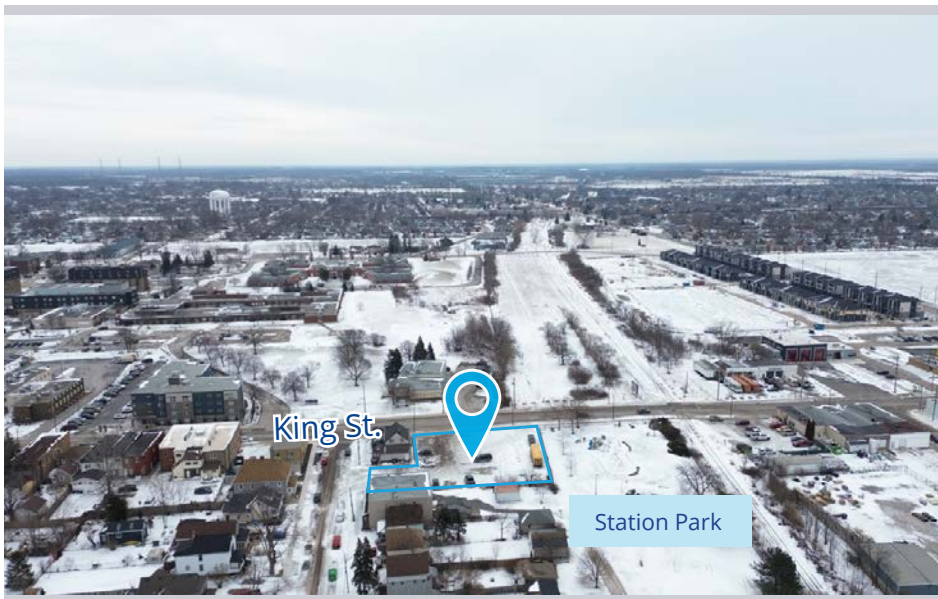
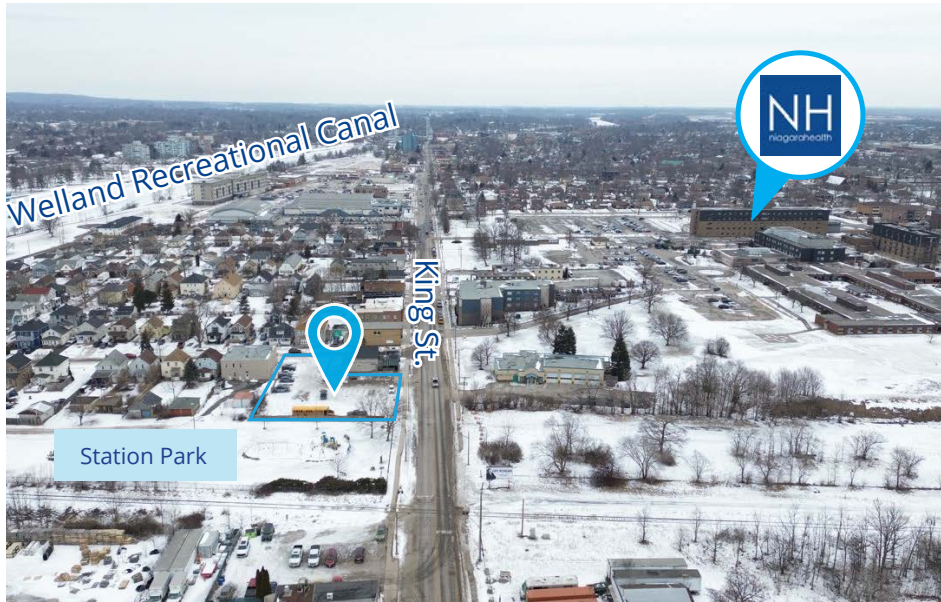
Civic Address	619 King St, Welland, ON
Legal Description	LTS 53 & 54 PL 565; PT LT 52 PL 565 AS IN RO432953; PT LANE PL 565 (AS CLOSED BY RO340311) AS IN RO432953 CITY OF WELLAND
Price	\$1,385,000
Taxes	\$5,167.17 (2024)
Lot Size	0.443 Acres
Frontage	137 FF
Depth	132 Feet
Zoning	CC2 - Community Commercial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



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Aerial Photos

619 King St., Welland, ON



Highlights

Merritt Park Amphitheater

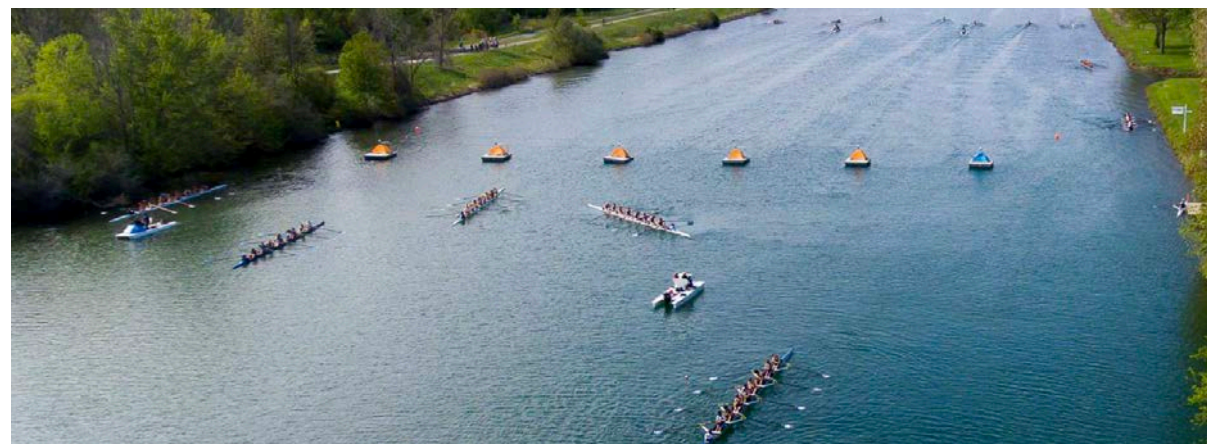
Minutes from the Property, the Amphitheater stands look out over the Welland Recreational Canal and attract popular bands throughout the summer months.

Welland Recreational Canal

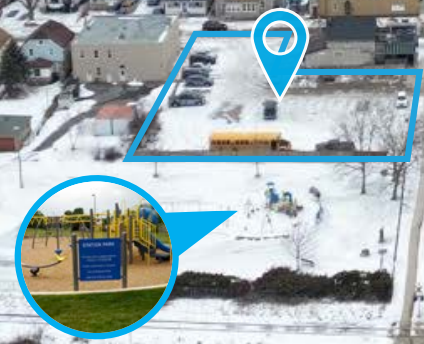
The Canal attracts water recreations of all types from rowing to kayaking to paddle boating. There are trails on either side of the canal as well for biking, hiking, running or walking with popular destination Merritt Island to the north.

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.



Welland Recreational Canal



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Colliers International Niagara Ltd.

82 Lake St | Suite 200
St. Catharines, ON | L2R 5X4
P: +1 905 354 7413

