

OFFICE/COMMERCIAL BLDG.
FOR LEASE



637 NIAGARA STREET | WELLAND | ON

**±1,000 SF to ±5,703 SF Available on the Second Floor
and Basement Along Busy Niagara Street in Welland**



Accelerating success.

Colliers International Niagara Ltd., Brokerage

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collierscanada.com/niagara

**Sales Representative **Broker*

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Listing Specifications

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Location Frontage along Niagara Street

Available Area 2nd Floor: ±1,345 SF
2nd Floor: ±5,703 SF
Basement: ±2,000 SF

Zoning CC2 - Community Commercial Corridor

Official Plan Community Commercial Plan

Comments

- Located in a high traffic area on busy Niagara Street
- Plenty of on-site parking
- Surrounded by many amenities including McDonald's, Chuck's Roadhouse, Seaway Mall and more
- The three units are available for lease individually or as a combined space.



2nd Floor

±1,345 SF

AVAILABLE AREA

\$16.00/SF NET + \$7.50/SF TMI + HST + Utilities

- Office area available on 2nd Floor
- Rental incentives available

2nd Floor

±5,703 SF

AVAILABLE AREA

\$14.00/SF NET + \$7.50/SF TMI + HST + Utilities

- Office area available on 2nd Floor
- Comprised of 37 offices, 3 large premium offices, boardroom, kitchenette, reception area, and washrooms
- Rental incentives available

Basement

±2,000 SF

AVAILABLE AREA

\$1,700/Month Gross Lease + HST + Utilities

- Basement unit available
- Recently finished with ceiling tiles
- Elevator access kitchenette facility, and wheelchair access
- Rental incentives available

Exterior Photos

637 NIAGARA STREET | WELLAND | ON



Interior Photos

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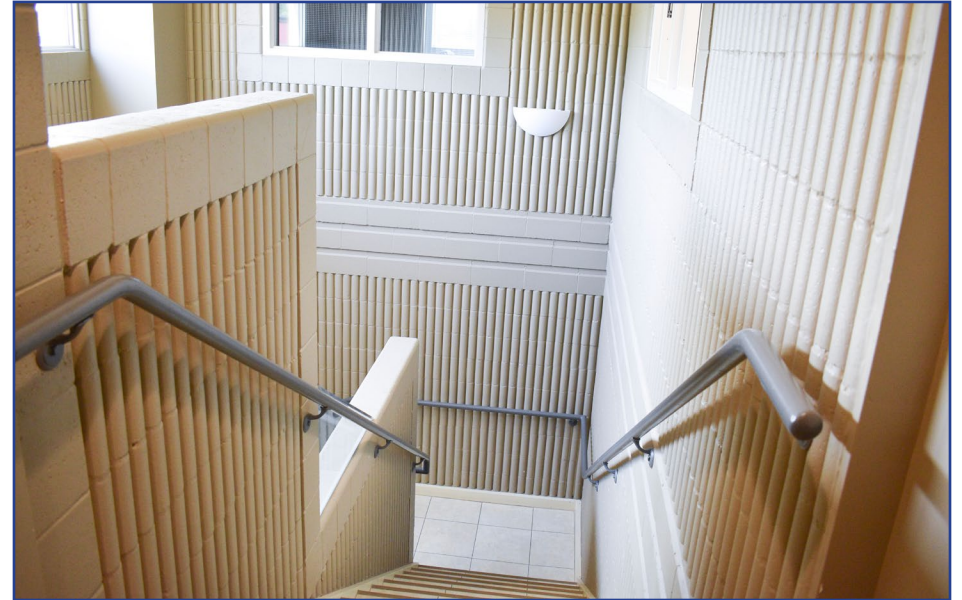
Interior Photos

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Interior Photos

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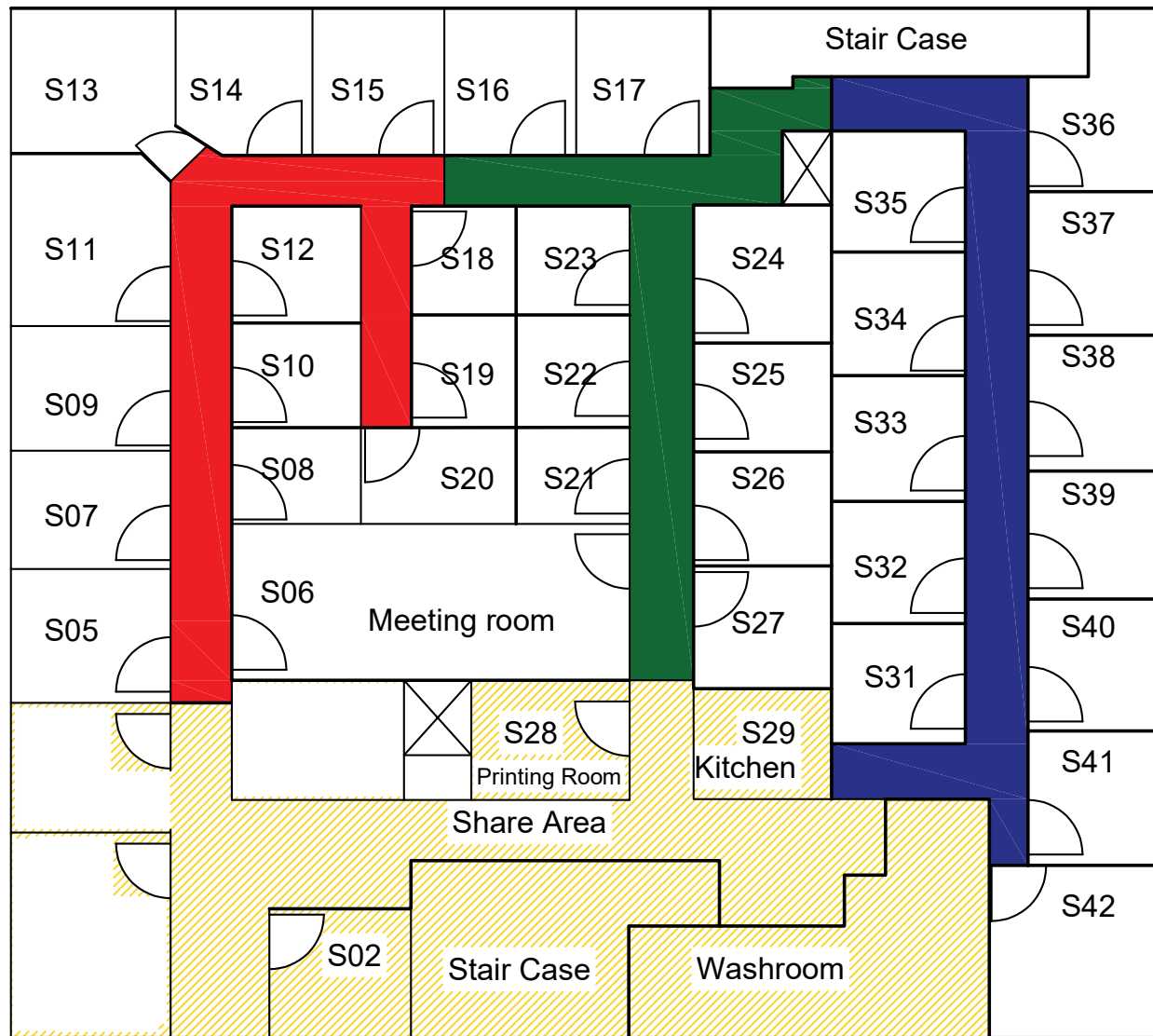
Basement Area Photos

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Second Floor Layout

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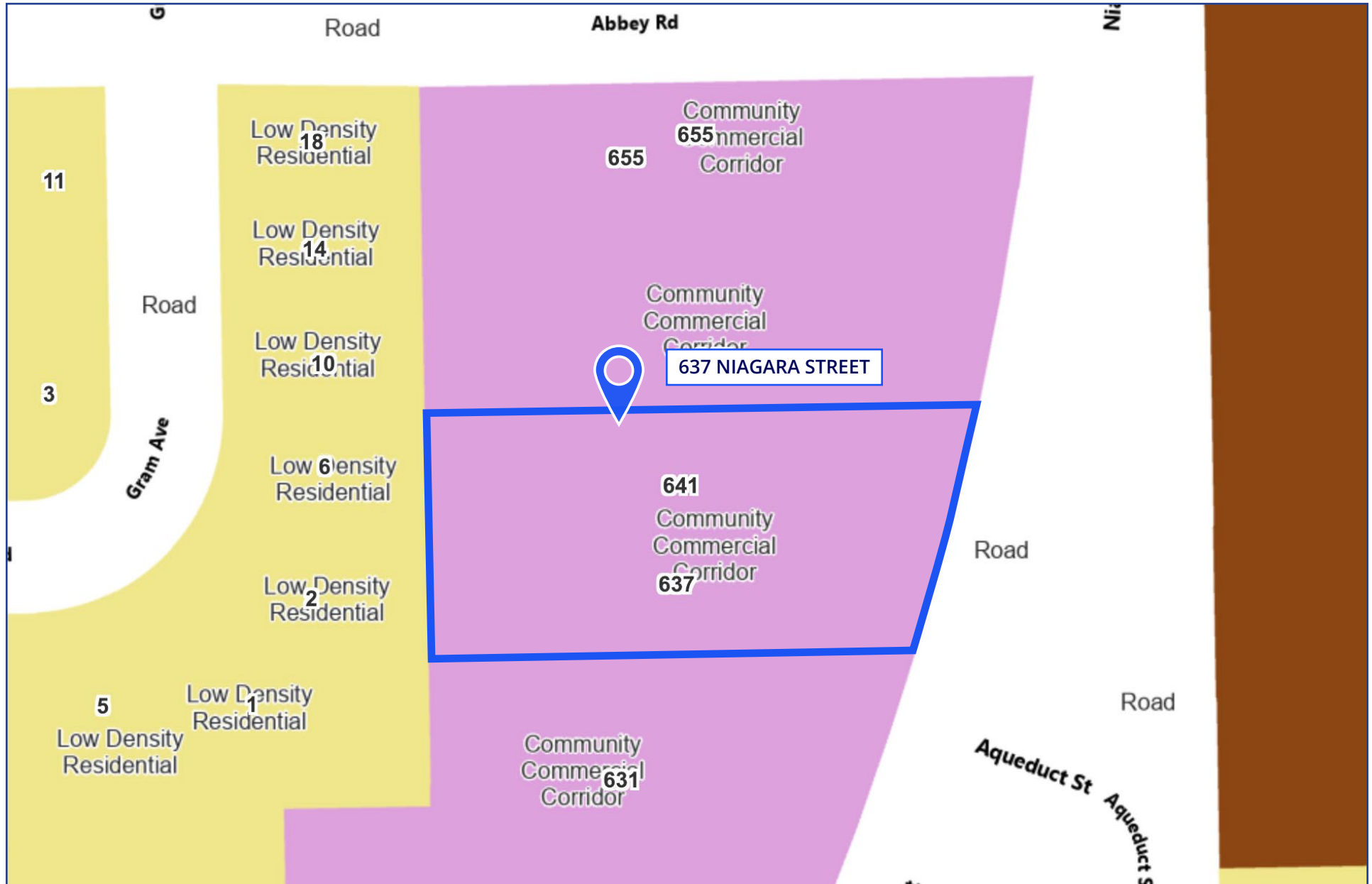


Elevator Entrance

Official Plan **Community Commercial**

Colliers

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Zoning CC2 - Community Commercial Corridor



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PERMITTED USES

- Accessory Uses, Buildings and Structures
- Art Gallery
- Short-Term Rental

COMMERCIAL

- Clubs, Private
- Custom Workshop
- Drive-Through Establishment
- Educational Establishment
- Emergency Service
- Financial Establishment
- Food Production
- Funeral Home
- Garden Centre
- Grocery Store
- Health Related Retail Use
- Home and Auto Sales and Supply Establishment
- Home Furnishing Establishment
- Home Improvement Establishment
- Mini Storage
- Motor Vehicle Sales Dealership
- Motor Vehicle Service Station
- Motor Vehicle Repair Shop
- Motor Vehicle Washing Establishment
- Light Equipment/Machinery Sales, Rental and Service Establishment
- Outside Display and Sales Area
- Parking Lot
- Pet Care Establishment
- Pet Shop

- Place of Entertainment
- Repair Shop
- Restaurant
- Retail Establishment
- Sample or Showroom
- School, Commercial
- Seasonal Outdoor Use
- Service Commercial Establishment
- Veterinary Clinic

HOSPITALITY

- Hotel
- Motel

COMMUNITY

- Community Centre
- Community Garden
- Day Care Centre
- Library
- Museum
- Place of Worship
- Social Services Establishment

OFFICE

- Medical Office or Clinic
- Office
- Survey, Engineering, Planning or Design Business

RECREATIONAL

- Athletic/Fitness Establishment
- Park
- Recreational Establishment

Area Neighbours

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FOR LEASE | OFFICE/COMMERCIAL UNITS

Zehrs MARKETS.



\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025



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About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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