

# 120-144 East Main Street, Welland, ON

Downtown Commercial Leasing - Property Spec Sheet | Prepared by Vali Mikho, REALTOR®, HomeLife Professional Realty Inc. | June 2026

## PROPERTY SNAPSHOT

|                  |                                                                                 |                    |                                                                        |
|------------------|---------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------|
| <b>Location</b>  | Downtown core, East Main Street - Welland's primary commercial corridor         | <b>Zoning</b>      | DMC (Downtown Mixed-Use Commercial)                                    |
| <b>Building</b>  | Multi-tenant, two-storey - ground-floor retail/commercial + second-floor office | <b>Parking</b>     | On-site at rear + municipal; transit at door                           |
| <b>Available</b> | Suites approx. 500 - 2,500 sq ft; landlord will demise or combine to suit       | <b>Lease basis</b> | Net + TMI (~\$7.50/sq ft); flexible 3-5 year terms                     |
| <b>Amenities</b> | Steps from City Hall, courthouse, Welland Recreational Canal & boardwalk        | <b>Anchors</b>     | Dental clinic, accounting firm, Il Forno restaurant, incoming pharmacy |

## AVAILABLE UNITS

| Unit | Floor  | Size (SF) | Suitable Uses                                               | Net Rate (\$/SF/yr)                       |
|------|--------|-----------|-------------------------------------------------------------|-------------------------------------------|
| 103  | Ground | 1,274     | Retail, service, wellness, professional                     | \$12.00 net + TMI                         |
| 104  | Ground | 2,342     | Medical/clinic, pharmacy-adjacent health, retail, service   | \$10.00 net + TMI                         |
| 201  | 2nd    | 549       | Office / professional suite                                 | \$14.00 net + TMI                         |
| 204  | 2nd    | 2,514     | Office / professional - divisible into two ~1,257 SF suites | \$9.00 net (demised) / \$6.00 whole + TMI |

Unit 107 (former bank, ground floor) is leased to an incoming pharmacy. All measurements approximate.

## WHY DOWNTOWN / 120-144 EAST MAIN

- A stable, anchored multi-tenant building in the heart of Welland's downtown - established dental, accounting and restaurant tenants, with a pharmacy joining the ground floor, creating a natural health & professional-services hub.
- Flexible suite sizes (~500-2,500 sq ft) and competitive net rates make it an accessible entry point for medical/allied-health, professional and service businesses looking to locate or expand downtown.
- Part of Welland's downtown revitalization - Market Square, the canal-side boardwalk & parkette, and Downtown Community Improvement Plan (CIP) incentive programs that may benefit qualifying tenants.

## LEASING

Competitive net rates, flexible 3-5 year terms, and suites that can be tailored, demised or combined to suit a tenant's needs. For floor plans, current availability, tour bookings or further detail on any unit, please contact the listing agent below.

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